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CITY OF DUPONT
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**PLANNING DIVISION
REPORT AND RECOMMENDATION TO THE DIRECTOR**

Project: The Cubes at DuPont Guard Shack Relocation and Boundary Line Adjustment
File Number: PLNG2020-005 & PLNG2020-008
Date of Report: July 30, 2020
From: Lisa Klein, AHBL (planning consultant to the City)

SUMMARY OF REQUEST: City approval is required for a Type I Minor Site Plan Amendment (PLNG2020-005) and Type I Boundary Line Adjustment (PLNG2020-008)

PROJECT DESCRIPTION: Relocation of the guard shack to a location associated with Lot 1, Building A. Minor adjustment of the parcel boundaries between Lots 1, 3 and 4 to accommodate the guard shack and meet code requirements for building setbacks and landscape area. Other minor site plan revisions include a reduction of 21 vehicle and 7 trailer parking spaces.

LOCATION: 2800 to 2980 Center Drive. A portion of the NW ¼ of Section 25, Township 19N, Range 1E, in DuPont, Pierce County Washington. Pierce County Tax Parcels 0119238000, -8001, -8002, -8003

APPLICANT: Ted Knapp / CRG
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APPLICANT'S AGENT: Whitney Dunlap
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SUMMARY OF RECOMMENDATION: Staff recommends:

- (1) Type I Minor Site Plan Amendment (PLNG2020-005) - staff recommends approval of the application subject to conditions listed in Section F and as depicted on the Architectural Site Plan dated June 11, 2020 (Attachment H.9) and Civil Plans dated June 24, 2020 (Attachment H.11) and Landscape Plans dated June 15, 2020 (Attachment 12).
 - (2) Type I Boundary Line Adjustment (PLNG2020-008) – staff recommends approval of the application subject to conditions listed in Section F and as depicted on the BLA drawings dated June 16, 2020 (Attachment H.10).
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A. SUMMARY OF RECORD

A complete list of the application plans and documents and comments received on the application can be found in the list of Attachments provided in Section H.

B. FINDINGS OF FACT

1. Permit History

- a. On April 10, 2017, the City issued a SEPA Mitigated Determination of Nonsignificance with 31 mitigation measures. On May 30, 2017 the City issued a Type III Site Plan approval (PLNG2017-006).
- b. On May 1, 2018 the City adopted the April 2017 SEPA Determination for a Major Site Plan Amendment. On May 31, 2018, the City’s Hearing Examiner issued a decision to approve a Major Site Plan Amendment (PLN2018-014 & 015).
- c. On September 4, 2018 the City approved a short plat of the property into four lots (PLNG2018-032). The short plat was recorded on Nov. 16, 2018 (Recording No. 201811165001).
- d. On March 12, 2018 the City approved a Minor Site Plan Amendment (PLNG2018-064) related to building and parking revisions. On February 22, 2018 the City SEPA Official adopted the previous SEPA environmental determination as being appropriate for the current proposal.
- e. The City has issued grading and building permits for the new buildings for Lot 1/Building A and Lot 2/Building B and both are nearing completion of construction. Lot 1/Building A has received a Temporary Certificate of Occupancy.

2. Proposal Details

- a. The site plan approved on March 12, 2018 (PLNG2018-064) depicted a guard shack (noted as a transportation center) north of Lot 3. The proposed site plan amendment seeks to relocate the guard shack to a location west of Lot 3 in the northern portion of Lot 1.
- b. In order to meet the City’s 15-foot building setback requirements, an adjustment to the east Lot line for Lot 1 and west lot line for Lot 3 is required. In order to meet the City’s code requirement for 20% landscape area on each lot, a revision to the lot line between Lot 3 and Lot 4 is also required.
- c. There is a minor reduction in the amount of vehicle and trailer parking from the original approved site plan. The lot line revisions and site plan changes also revised the total landscape area requirement for some of the lots. The changes are described in Table 1.

Table 1 – Site Plan Revisions			
	Approved March 2018 Site Plan	Proposed Site Plan Amendment	Proposed Changes with Amendment
Vehicle Parking	Bldg. A: 174 spaces Bldg. B: 260 spaces Ex. Bldg.: 181 spaces Total: 615 spaces	Bldg. A: 140 spaces Bldg. B: 260 spaces Ex. Bldg.: 194 spaces Total: 594 spaces	Bldg. A: -34 spaces Bldg. B: no chg Ex. Bldg.: +13 spaces Total: -21 spaces
Trailer Parking	Bldg. A: 350 spaces Bldg. B: 106 spaces Ex. Bldg.: 41 spaces Total: 497 spaces	Bldg. A: 346 spaces Bldg. B: 104 spaces Ex. Bldg.: 40 spaces Total: 490 spaces	Bldg. A: -4 spaces Bldg. B: -2 spaces Ex. Bldg.: -1 space Total: -7 spaces
Landscape Area (20% Required per DMC 25.90.020(2)(c))	Lot 1: 8.66A/20.16% Lot 2: 5.24A/20.09% Lot 3: 3.87A/20.15% Lot 4: 100%	Lot 1: 9.29A/21.58% Lot 2: 5.24A/20.08% Lot 3: 4.24A/21.42% Lot 4: 4.22A/100% Total: 22.99A/24.68%	Minor, all lots provide greater than 20% landscape area

- d. Other site plan changes include the addition of a landscape median and security gate at the southeast entrance from Civic Drive, removal of an access drive lane to the prior location of the guard shack, and other minor landscaping revisions.

3. Review Procedures

- a. A Notice of Complete Application was issued on July 24, 2020.
- b. No additional State Environmental Policy Act (SEPA) review is required for the proposal because there is no additional building size or parking spaces being added to the site, therefore the proposal is categorically exempt under per DMC 23.01.030 and WAC 197-11-800(1)(b). Additionally, per DMC 23.01.030 and WAC 197-11-800(6)(f), Boundary Line Adjustments are SEPA exempt.
- c. Per DMC 25.150, there are two site plan amendment types, Major and Minor, with different approval procedures. The types are defined in DMC 25.10.19.065 and 25.10.19.070 as follows (emphasis added):

“Site plan amendment, major” means an amendment to an approved site plan that substantially changes the site design, increases density by more than five percent or increases building area by greater than 10 percent, reduces open space or landscape area by more than 10 percent, requires a modification to a condition of approval or other requirements and conditions of the approved and site plan, or includes new requests to deviate from the standards of the applicable district.

“Site plan amendment, minor” means an amendment to an approved site plan for modifications to the dimensions or footprint location of a building(s) but does not substantially modify the arrangement or increase the number of buildings approved in the plan. Increases to density shall be less than five percent and building size/area shall be less than 10 percent. The amount and quality of landscaping may be increased but may not be reduced by more than 10 percent, provided it complies with the minimum landscaping requirements of the zone in which the property is located. Proposed amendments shall not deviate from standards of the applicable district.

The proposal meets the definition of a minor site plan amendment because the modifications to the dimensions or footprint location of the guard shack do not substantially modify the arrangement or increase the number of buildings approved in the previous plan. Per DMC 25.150.050(1), Minor Site Plan Amendments are processed as a Type I procedure as set forth in DMC 25.175.010.

- d. Per DMC 25.175.020(4)(a) and (e), Type I proposals are exempt from the Notice of Application procedural requirements.
- e. The previous Type III Major Site Plan Amendment approved in May 31, 2018 (PLN2018-014 & 015) included a staff review to ensure it is carried out in a manner consistent with the Comprehensive Plan, the DMC and site plan review criteria. The proposal does not change staff analysis of the project's consistency with the comprehensive plan as provided previously in PLN2018-014 & 015.
- f. DMC Chapter 25.150 Site Plan Review states that in order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied in addition to any general development requirements in DMC Chapters 25.75 through 25.95 and 25.105 through 254.125.

Only the changed aspects of the proposal are up for review with this minor site plan amendment. The changed aspects of the proposal to be reviewed are regulated by the following chapters shown in bold type. Review of these chapter is provided in Section C.1, below:

- **Chapter 25.45 Manufacturing/Research Park District**
 - Chapter 25.75 Commute Trip Reduction
 - Chapter 25.80 Cultural, Historical and Archaeological Resources
 - Chapter 25.85 Affordable Housing Incentives Program
 - **Chapter 25.90 Landscaping**
 - **Chapter 25.95 Off-Street Parking**
 - Chapter 25.100 Recycling
 - Chapter 25.105 Sensitive Areas
 - Chapter 25.110 Setbacks – Street corners
 - Chapter 25.115 Transportation Concurrency Review
 - Chapter 25.116 Sign Code
 - Chapter 25.120 Tree Retention
 - Chapter 25.125 Wireless Communication Facilities
- g. DMC Chapter 24.07 Boundary Line Adjustments provides the criteria for review of boundary line adjustment proposals. See Section C.2, below.

C. ANALYSIS AND CONCLUSIONS OF CONSISTENCY WITH DEVELOPMENT REGULATIONS

DMC Chapter 25.150 Site Plan Review states that in order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied in addition to any general development requirements in DMC Chapters 25.75 through 25.95 and 25.105 through 254.125. As described in Section B.3.f, above, consistency review is to be focused on the changed aspects of the proposal.

1. PLANNING DEPARTMENT REVIEW – SITE PLAN REVIEW (PLNG2020-005)

a. Chapter 25.45 – Manufacturing / Research Park

- 1) DMC 25.45.020 Permitted Use(s): This district permits light manufacturing, office, research, warehousing/distribution, and service providers that: (i) do not create significant noise, risk of explosion, or radioactive release, or air or water pollution; and (ii) are designed for a campus-like setting with architectural detailing as required by DMC 25.45.030(5) and landscaping.

Staff Analysis: The proposed use was approved with the Site Plan approved March 12, 2018: warehouse/office. No changes to the use of the property are proposed with the proposed Amendment; therefore, the proposal complies with the district use standards.

- 2) DMC 25.45.030(1) – (2) Lot Area/Coverage: There is no minimum lot area or maximum lot coverage in the Manufacturing/Research Park District (MRP).
- 3) DMC 25.45.030(3) Building Setbacks: The MRP District requires a front yard setback of 25 feet plus any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet. The side yard setback is 15 feet plus any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet. The rear yard setback is 15 feet plus any building wall over 40 feet high shall be set back at least an additional one foot for each foot in height over 40 feet. In addition, buildings shall be set back 50 feet from DuPont Steilacoom Road and the lesser of 50 feet from Center Drive or 15 feet from the existing meandering sidewalk/path along Center Drive. The formula for additional setback for height beyond 40 feet shall also be added to the 15-foot minimum meandering sidewalk/path setback so that one foot is added to the 15-foot setback for each one foot of building height over 40 feet.

Staff Analysis: The revised plans modify property lines and building distances to property lines. All existing and proposed structures are depicted on the plans and the setback distances are provided. The new guard shack will be setback greater than 15 feet from the proposed revised lot lines and meet the setback requirements. The proposal is compliant.

- 4) DMC 25.45.030(4) Building Height: The MRP District states that building height shall not exceed 65 feet within 100 feet of a public street and no taller than 70 feet when set back 100 feet or more from a public street. Mechanical equipment and its minimum screening shall not be included in the height measurement.

Staff Analysis: The proposed new guard shack building height is 8.41 feet. The proposal is compliant.

- 5) DMC 25.45.030(5) Blank Walls: In the MRP District, blank walls greater than 50 feet in length along the front and side of a building shall be softened either by planting large caliper trees of 10 through 14 feet tall adjacent to the building, large-scale trees planted 10 to 20 feet away, by wood trellises on the building, or by similar means. Furthermore, the district requires that entrances shall be emphasized with architecturally distinctive elements such as a covered walk, gabled roof, landscaping, or similar means. Earth-berming at the base of the facade is encouraged for large-scale structures. Building designs for multiphase campuses are encouraged to be of similar character.

Staff Analysis: The guard shack building is 20 feet long and 10 feet wide. No wall segments are greater than 50 feet; therefore, the blank wall requirements do not apply. The building location makes the guard shack not visible from the public right of way, therefore the requirements for emphasis on the entrances is not required.

- 6) DMC 25.45.030(6) Parking and loading: Shall be required as provided in Chapter 25.95, see *Parking below*.

- 7) DMC 25.45.030(7) Landscaping: The MRP District requires projects to cover at least 20 percent of the lot with landscaping.

Staff Analysis: The amended site plan indicates that each lot exceeds the minimum required amount of landscape area as follows:

Table 2 – Landscape Area Provided Per Lot			
	Approved March 2018 Site Plan	Proposed Site Plan Amendment	Proposed Changes with Amendment
Landscape Area (20% Required per DMC 25.90.020(2)(c))	Lot 1: 8.66A/20.16% Lot 2: 5.24A/20.09% Lot 3: 3.87A/20.15% Lot 4: 100%	Lot 1: 9.29A/21.58% Lot 2: 5.24A/20.08% Lot 3: 4.24A/21.42% Lot 4: 4.22A/100% Total: 22.99A/24.68%	All lots provide greater than 20% landscape area

The proposal is compliant.

- 8) DMC 25.45.030(8) Exterior Mechanical Devices: The MRP District requires that all HVAC equipment, pumps, heaters, and other mechanical equipment shall be fully screened from view from all public rights-of-way.

Staff Analysis: It does not appear that exterior mechanical units are needed for the guard shack as none are shown on the elevations provided. Further, the location of the guard shack will not be visible from public rights-of-way. The proposal is compliant.

- 9) DMC 25.45.030(9) Outdoor Storage and (10) Trash Enclosures: Shall be regulated as required.

Staff Analysis: The amendment does not provide outdoor storage areas or relocate or modify the previously approved trash enclosures.

- 10) DMC 25.45.030(11) Signage: Signage shall comply with the requirements of DMC Chapter 25.115.

Staff Analysis: Sign details were not provided with the application materials. Staff will review signage for compliance with Chapter 25.115 as part of a separate sign permit. (Condition 4)

- 11) DMC 25.45.030(12) – (14) Noise, Air, offensive gases or vapor emissions: Shall be regulated as required.

Staff Analysis: The relocated guard shack application does not affect or modify the previous anticipated levels of noise or air emissions. The proposal is compliant.

- 12) DMC 25.45.030(15) Outdoor lighting: Shall be designed to minimize light escapement beyond the site.

Staff Analysis: The guard shack elevations depict two lighting fixtures located on the front and rear of the building. The light is noted as a 25-watt exterior flood/spotlight with photocell and switch. The guard shack is located on the interior of the site; thereby avoiding light escapement beyond the site. The proposal is compliant.

- 13) DMC 25.45.030(16) Hazardous Substance or Waste Storage: The MRP District states that no more than 20,000 pounds of hazardous substances or hazardous wastes may be stored on-site, and no hazardous substances or wastes may be stored on-site except that which is delivered for on-site operations or produced on-site. Nothing in this section shall preclude storage of diesel fuel stored on-site for emergency generators.

Staff Analysis: The application does not include information pertaining to hazardous substance or waste storage and it is doubtful that hazardous waste would be associated with the proposed guard shack. Each user will be assessed at the time of building permit for compliance in accordance with the previous land use Conditions of Approval.

- 14) DMC 25.45.030(17) Warehouses [location]: The MRP District does not allow warehouses to abut a main street (Center Drive).

Staff Analysis: The proposed guard shack is not a warehouse and does not front on Center Drive. The proposal is compliant.

- 15) DMC 25.45.040 Site Plan approval: DMC 25.45.040 requires site plan approval for all development projects. Development projects and expansions larger than 15 acres shall be processed with a Type III procedure. Processes for all procedures are set forth in DMC 25.175.010.

Staff Analysis: The current proposal is for a minor site plan amendment, as described in Chapter 25.150 and Finding B.3.c., above, which is processed as a Type I procedure.

b. Chapter 25.90 – Landscaping

Landscape Plans were submitted with the minor site plan amendment application and reviewed for consistency with Chapter 25.90 – Landscaping.

- 1) Proportion of Landscape areas: DMC 25.90.020(2) requires that 20 percent of the site be landscaped.

Staff Analysis: As shown on Table 2, above, each lot within the proposal exceeds the minimum 20 percent landscape area requirement. The landscape area calculations for each lot should be added to the Boundary Line Adjustment plans prior to approval for recording. (Condition 12)

- 2) Street Trees: DMC 25.90.030 requires street trees be provided at time of construction of development of adjoining land.

Staff analysis: Not applicable. No changes to the site plan are provided in the vicinity of adjacent streets.

- 3) Landscaping/Interior Parking Lots: DMC 25.90.030(2) requires that the interior of surface parking lots with 10 or more stalls be landscaped with at least one tree per six stalls.

Staff Analysis: The landscape plans provide the number of trees provided in each landscape area and either meet or exceed the parking lot tree requirement. The proposal is compliant.

- 4) Landscape Buffers: DMC 25.90.030(3) requires landscape buffers to minimize adjacent, incompatible land uses.

Staff Analysis: There is a change to the site plan that affects a landscape buffer, and that is the area along the west property line of Building B on Lot 2. The original approved application depicted a 4-foot wide grass strip between the drive aisle and the property line. The City did not require a more robustly planted screening buffer be provided in this area as the adjacent land use is the Amazon fulfillment center, which is considered a compatible use. The applicant is proposing to provide timber edging between the drive aisle and the grass so that the grass can be utilized as a pervious walking path. The changes are acknowledged and allowed within the DMC.

Minimizing incompatibility also has to do with screening of the interior trailer parking and circulation area from view from Center Drive. Additional plantings are needed to augment the screening in the area located at the southwest corner of Building A. The area is currently proposed on the landscape plans as lawn with a row of shrubs adjacent to the building. Trees are to be added in the lawn area be similar to the plantings at the southeast corner of Building B on Lot 2 (which has three 10-foot height Douglas fir) to provide the additional required screening

and consistency along the south elevations of the two buildings. We understand there may be a utility easement in this area, therefore infill plantings should be appropriate to protect the utilities from root encroachment. The tree type should be broad and leafy and be at least 20 feet tall at maturity. (Condition 10)

- 5) Irrigation: DMC 25.90.040 and .050 requires that the landscaping require minimal irrigation.

Staff Analysis: The applicant provided irrigation plans with the minor site plan amendment, which have previously been reviewed and installed. The proposal is compliant.

c. Chapter 25.95 – Off-Street Parking

- 1) Required Parking: DMC 25.95.030 stipulates the minimum and maximum parking spaces required for the proposed type of use. For warehouse uses, DMC 25.95.030 requires a minimum of 0.3 and a maximum of 1 parking space per worker at maximum shift.

Staff Analysis: The applicant has modified the number of vehicle parking spaces as shown in Table 3.

Table 3 – Vehicle Parking Space Revisions				
	Approved March 2018 Site Plan	Proposed Site Plan Amendment	Proposed Changes with Amendment	Allowed Employees at Max Shift
Lot 1	174 spaces	140 spaces	-34 spaces	140 - 467
Lot 2	260 spaces	260 spaces	No change	260 - 867
Lot 3	181 spaces	194 spaces	+13 spaces	194 - 647
Lot 4	No parking	No parking	No change	n/a
Total	615 spaces	594 spaces	-21 spaces	594 – 1,981

The proposed parking allows for a minimum and maximum number of workers during the maximum shift as depicted in Table 3. (Condition 6)

In addition, the proposal is providing trailer parking spaces as described in Table 1. The City does not include trailer parking spaces in determining if a site meets the code requirements. The reason is because trailers are often driven by the same driver using a vehicle parking space. This code provision does not pertain to trailer parking spaces, which are not a code requirement

- 2) Location of parking: DMC 25.95.040 requires that off-street parking be located within a 500-foot walking distance from an entrance to the building served, and that it not be located in a required front yard or within 5 feet of any property line.

Staff Analysis: The proposal removes parking areas but also adds a future 18-stall parking area north of Lot 3 (but associated with Lot 1). The future parking area is located less than 500 feet from the nearest building entrance on Lot 3 and Building A on Lot 1. The proposal is compliant.

- 3) Parking dimensions: DMC 25.95.050 provides dimensional requirements for parking lots and spaces. The code requires that ninety-degree stalls be a minimum 8.75 ft by 18 feet in dimension.

Staff Analysis: The new 18-stall parking area located north of Lot 3 and associated with Lot 1 shall be reviewed for compliance with the dimensional requirements of DMC 25.95.050 at the time of site development permit.

- 4) Preferential parking and high-occupancy vehicles: DMC 25.95.060 requires disabled (ADA) parking be provided as required by state law. Furthermore, the code requires that at least one of every 20 employee parking spaces be reserved for high-occupancy vehicles.

Staff Analysis: As shown in Table 4, the architectural site plan depicts the following number of high occupancy vehicles spaces on each lot. Two additional HOV spaces are required on both Lot 1 and Lot 3. (Condition 9).

Table 4 – High Occupancy Vehicle Parking Space Requirements				
	Proposed Site Plan Amendment Total Vehicle Parking	Number of High Occupancy Vehicles Required (1 per 20 vehicle spaces)	High Occupancy spaces provided	Staff Analysis
Lot 1	140 spaces	7 HOV spaces	5 HOV spaces	2 more HOV spaces required
Lot 2	260 spaces	No change	No change	No change
Lot 3	194 spaces	10 HOV spaces	8 HOV spaces	2 more HOV spaces required

2. PLANNING DEPARTMENT REVIEW – CHAPTER 24.07, BOUNDARY LINE ADJUSTMENTS (PLNG2020-008)

The proposal includes a request to modify the lot boundaries of Lots 1, 3 and 4 in the area of the proposed guard shack relocation.

- 1) Chapter 24.07 Boundary Line Adjustment (BLA) provides the purpose, scope and review procedures for boundary line adjustments. They are intended to accommodate minor adjustments to lot lines and shall not result in increased development or density otherwise regulated by applicable City land use codes and regulations, or to actions requiring replat, amendment, alterations, or vacation of a plat or short subdivision.

Staff Analysis: The proposal seeks to modify the northeast lot line associated with Lot 3, the shared northwest lot line associated with Lot 1 and the northerly lot line of Lot 4. The current and proposed lot areas are modified as shown below in Table 3.

Table 4 – Proposed Lot Area Changes			
Lot	Current Lot Areas	Proposed Lot Areas	Changes in Area
Lot 1	42.97 A	43.045 A	+3,414 SF
Lot 2	26.09 A	no change	No change
Lot 3	19.21 A	19.8 A	+25,869 SF
Lot 4	4.89 A	4.22 A	-29,283 SF

The boundary line adjustments are minor in nature and do not constitute an increase in development or density otherwise regulated by applicable City land use codes and regulations. The proposal is compliant with the purpose of Chapter 24.07.

- 2) DMC 24.07.020(1) – (c) describes that only boundaries line separating four or fewer lots of record may be adjusted. The BLA proposal shall not create an additional lot, tract or parcel or result in a diminished drainage system, water supply or sanitary sewage disposal and access or easement for vehicles, utilities and fire protection for any lot.

Staff Analysis: The proposal seeks to amend lot boundaries in a manner that does not create an additional lot, tract or parcel. The City Engineer has evaluated the proposal and determined that it does not result in a diminished drainage system, water supply or sanitary sewage disposal (see Attachment H.19). There are no impacts to access as the existing access will be maintained.

- 3) DMC 24.07.020(d) – (g) states that BLAs shall not create or diminish any easement or deprive any parcel of access or utilities; shall not increase a nonconforming aspect of an existing nonconforming lot; seek to replat or vacate a plat or short subdivision; or amend the conditions of previously platted property.

Staff Analysis: Several easements are located on the properties in the vicinity of the modified lot lines. In the area of the shared lot line revision between Lot 1 and Lot 3, easements include a 15-foot sewer easement, a 25-foot sewer easement and a 15-foot water easement. The boundary line adjustment associated with the northerly lot line of Lot 4 will shift an existing 25-foot wide sewer easement onto existing Lot 3, which already includes portions of the same easement. The boundary line adjustment does not impact the existing easements or create new easements. Lot 1 and Lot 3 have access to the north to Wharf Road; their shared property lines fall in the center of an access easement that will not be modified by this proposal. Both Lots also have access to the south to Center Drive that will not be modified by the BLA. The existing lots are conforming and will remain conforming upon recording of the proposed BLA. The proposed BLA does not amend the conditions of the previous site plan approval (PLNG2018-064). The proposal is compliant with DMC 24.07.020(d) – (g).

- 4) DMC 24.07.030 and 040 require that BLAs be processed as a Type I procedure and all fees and stipulated filing materials be provided.

Staff Analysis: All required application materials and fees were provided to constitute a complete application and review of the proposal.

- 5) DMC 24.07.050 provides the departmental review criteria. The application is to be forwarded to the City Engineer, Fire Department, Pierce County, or to any other department or division. The departments are to review the BLA for compliance with applicable adopted plans, policies and regulations and forward comments to the Director who shall approve or deny the proposal. Following approval, the applicant has 30 days to record the BLA with the Pierce County Assessor. If not the BLA shall be null and void.

Staff Analysis: The application was forward to the City Engineer, Building Department and Fire Marshal for review for compliance with applicable adopted plans, policies and regulations. See their comments in the Attachments H.17, H.18 and H.19. Their comments have been included as conditions of approval where appropriate. The Pierce County Assessor will be reviewing and signing the BLA prior to recording.

New City procedures require the City to record the signed BLA in the form acceptable to Pierce County. Accordingly, the City will require the applicant provide the final signed BLA within 30 days of approval. If not the BLA shall be null and void. (Condition 16)

- 6) DMC 25.45.030 - The property is located in the Manufacturing/Research Park Zoning District, regulated in DMC Chapter 24.45. Per DMC 25.45.030, there is no minimum lot area for this

district. There is no maximum lot coverage other than what is needed to meet setback and landscaping requirements.

Staff Analysis: The proposal is compliant for lot area and lot coverage. See setbacks and landscaping, below.

- 7) DMC 25.45.030(3) – Building setback requirements for each affected lot are 25 feet from the front property line and 15 feet from the side or rear property lines.

Staff Analysis: The affected lots are fully constructed including buildings, and the building footprints are depicted on the BLA drawings. The revised property lines associated with the northeast and northwest corners of Lots 3 and Lot 4 respectively are both side lot lines, which require the 15-foot building setback. The revision to the setback line associated with the north property line of Lot 4 is not located near a structure. The setback distances of the buildings to the revised side property lines are provided on the plans and demonstrate that the proposal meets the minimum setback requirements. The proposal is compliant.

- 8) DMC 25.45.030(4) – (5) are building related requirements (building height and blank walls) and DMC 25.45.030(6) is related to parking and loading requirements that are not applicable to the evaluation of a boundary line adjustment.

- 9) DMC 25.45.030(7) requires that each lot provide 20 percent of landscape area.

Staff Analysis: The revisions to the boundary lines have the potential to affect the total landscape area. The total landscape area was provided on the landscape plans submitted concurrently and appears compliant. The total landscape area for all lots shall be provided on the face of the Boundary Line Adjustment prior to recording. (Condition 12)

- 10) DMC 25.45.030(8) – (17) are requirements that are not applicable to the evaluation of a boundary line adjustment. They include regulations related to the location or design of exterior mechanical devices, outdoor storage, trash enclosures, signage, lighting as well as nuisance-related regulations.

3. FIRE DEPARTMENT REVIEW

The City Fire Marshal has reviewed the application and provided comments in the memorandum dated July 7, 2020, (Attachment H.17). The comments have been made conditions of approval where warranted.

4. BUILDING DEPARTMENT REVIEW

The City Building Official has reviewed the application and provided comments in the letter dated April 17, 2020 and updated in an email dated July 21, 2020 (Attachment H.18). The comments have been made conditions of approval where warranted.

5. ENGINEERING DEPARTMENT REVIEW

The City Engineer has reviewed the application and provided comments in the letter dated July 22, 2020 (Attachment H.19). The City's Traffic Engineering Consultant, Geralyn Reinart, has reviewed the application and provided comments in the email dated April 13, 2020 (Attachment H.16). The comments have been made conditions of approval where warranted.

D. CONCLUSIONS

In accordance with DMC 25.175.040 staff finds that, subject to the recommended conditions below, the proposal is consistent with the DMC and existing ordinances concerning public utilities, traffic, facilities and services, and provides access, landscaping, screening, building placement, parking lot layout, and protection of sensitive areas, subject to the recommended conditions of approval listed below. The proposal has also been reviewed and found to be compliant with the Site Plan Review criteria in DMC 25.150 and the Boundary Line Adjustment criteria found in DMC 24.07.050.

E. RECOMMENDATION

Based on the findings and conclusions in this report, DuPont staff recommends approval of the Minor Site Plan Amendment for The Cubes at DuPont Guard Shack Relocation and Boundary Line Adjustment (PLNG2020-005 & PLNG2020-008) subject to the conditions below.

- 1) The Conditions of Approval listed in the March 12, 2018 Type I Minor Site Plan Review Decision (PLNG2018-064) have been reviewed and all of those conditions remain applicable to the project and are in full force and effect except as modified below. **The issuance of this approval does not nullify the previously approved site plan amendment.**
- 2) All Mitigation Measures, numbered 1-31, included in the MDNS issued for the proposal on April 10, 2017 (Attachment A.3.a), and the SEPA Addendum issued December 12, 2017(Attachment A.4.a), are hereby adopted in full, incorporated by reference, and included as Conditions of Approval for the Site Plan approved by this Decision.
- 3) A revised set of plans shall be submitted that incorporate the requirements and conditions of approval. The plans shall contain signature blocks for the City Director of Community Development and City Engineer that incorporates all of the conditions for final City approval. The plans shall be labeled “Final Approved Plans per PLNG2020-005” (Minor Site Plan Amendment) and “Final Approved Plans per PLNG2020-008” (Boundary Line Adjustment).
- 4) A sign permit will be required that meets the requirements of DMC 25.116.
- 5) Construction of the development proposal must commence within 24 months from the date of the City’s final decision on the site plan, otherwise the site plan approval expires.
- 6) Per DMC 25.95.030, the provided parking requires a minimum and maximum number of workers during the maximum shift. Each lot is limited to the following range of employees:

	Parking Space Provided	Allowed Employees at Max Shift
Lot 1	140 spaces	140 - 467
Lot 2	260 spaces	260 - 867
Lot 3	194 spaces	194 - 647
Lot 4	No parking	n/a

Conditions Pertaining to Minor Site Plan Amendment:

- 7) All water mains and appurtenances to be owned and operated by the City up to and including water meters and backflow assemblies shall be included within 15-foot-wide easements to the City of DuPont. It appears that the existing easement on the Building A property will need to be revised to include the water meter and backflow assembly that will serve the guard shack.
- 8) The crossing of the 15-inch storm drain under the 12-inch water main to the south of the Guard Shack shall be encased in controlled density fill (CDF). Include City Standard CDF Encasement Detail (DWG. NO. 9.2-3). Add a note to the plans regarding the existing concrete thrust block on the 12-inch water main 90 degree bend. The note shall include the requirement that a City representative shall be present during excavation near the water main. If the bearing

area of the thrust block is disturbed, the City may require additional measures to restrain the water main pipe and fittings.

- 9) Per the requirements of DMC 25.95.060, provide two additional HOV spaces on Lot 1 and Lot 3.
- 10) The landscape plans are to be revised to provide screening of the center truck circulation area and consistency along the south elevations. Trees are to be added in the lawn area at the southeast corner of Building A on Lot 1 and be similar to the plantings at the southeast corner of Building B on Lot 2 (which has three 10-foot height Douglas fir). We understand there may be a utility easement in this area, therefore infill plantings should be appropriate to protect the utilities from root encroachment. The tree type should be broad and leafy and be at least 20 feet tall at maturity.

Conditions Pertaining to Boundary Line Adjustment:

- 11) Per DMC 24.07.050 approval of the BLA is not a guarantee that future permits will be granted within the lots affected by the BLA.
- 12) The landscape area calculations for each lot should be added to the Boundary Line Adjustment plans prior to approval for recording. Add City Project number PLNG2020-008 to the BLA drawings.
- 13) On Sheet 3, provide a blowup of the area with lot line revisions to Parcels A and B.
- 14) Provide closure calculations for the revised lots.
- 15) The Boundary Line Adjustment shall be recorded prior to issuance of a building permit for the guard shack.
- 16) Per DMC 24.07.050, the applicant shall provide the final signed BLA within 30 days of approval. If not the BLA shall be null and void.

F. DECISION

Based on the Findings and Analysis summarized above, the City finds that the proposal, as conditioned, is consistent with the Comprehensive Plan and DMC Title 25.75 through 25.95 and 25.105 through 25.125. The City has determined that the proposal meets the standards and criteria necessary to obtain approval by the City. All conditions included in the Recommendation are incorporated herein with this Approval.

Jeffrey S. Wilson

July 30, 2020

Jeffrey S. Wilson, AICP
Director of Community Development, City of DuPont

Date

G. APPEALS

Consistent with DMC 25.175.060(4), this decision by the director may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. **An appeal must be filed within 14 days after issuance of this decision (by 5:00 p.m. on August 13, 2020).** The instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee (\$1,500), and contain the information detailed in DMC 25.175.060(4)(d).

H. LIST OF ATTACHMENTS (SUMMARY OF RECORD)

The following attachments to the Staff Report constitute the administrative record for the application:

1. Application for Boundary Line Adjustment dated May 4, 2020
2. Land Use Application dated May 4, 2020
3. Authorization to Act as Agent dated March 23, 2020
4. Responsible Party for Payment Letter prepared by CRG dated March 23, 2020
5. Guard Shack Spec Sheets and Elevations from Porta-King Building Systems, undated
6. Vicinity Map
7. Cover Letter prepared by Barghausen Consulting Engineers, dated June 26, 2020
8. Architectural Site Plan prepared by CRG dated June 11, 2020
9. Old Architectural Site Plan provided for reference purposes prepared by CRG dated Sept. 7, 2018
10. Boundary Line Adjustment Drawings prepared by Barghausen Consulting Engineers, dated June 16, 2020
11. Civil Plans including Cover Sheet, Utilities and Construction Notes prepared by Barghausen Consulting Engineers, dated June 24, 2020
12. Landscape Plans dated June 15, 2020
13. Truck Turn Exhibit prepared by Barghausen Consulting Engineers, dated June 25, 2020
14. Title Report prepared by First American dated June 5, 2020
15. Landscape Plans dated July 10, 2020
16. Geralyn Reinart (City Traffic Engineer) comment email dated April 13, 2020
17. Fire Department comment memorandum dated July 7, 2020
18. Building Department comment memorandum dated April 17, 2020 and email dated July 21, 2020
19. City Engineer comment letter dated July 22, 2020

I. PARTIES OF RECORD

Parties of record include any agencies or individuals who commented on the application. They are:

1. Ted Knapp, CRG, via email: knappt@realcrg.com
2. Whitney Dunlap, Barghausen Consulting Engineers, via email: wdunlap@barghausen.com
3. Dominic Miller, PE, Gray & Osborne, Inc. (City engineer)
4. Fred Foreman, City PW Water Quality Dept.
5. Mike Turner, City of DuPont Fire Department (Fire Marshal)
6. Bill Anderson, City of DuPont Building Department (Building Official)
7. Geralyn Reinart, PE (City's traffic engineer consultant)
8. Lisa Klein, AICP, AHBL, (City's land use consultant)

c: File Nos.: PLNG2020-005, -008



City of DuPont Planning Division Boundary Line Adjustment Lot Line Elimination Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: _____

All information listed in this application, or by applicable ordinance, must be submitted in order for the application to be determined complete. Only complete applications will be processed for conformance with adopted policies and requirements.

General Information:

Applicant name: Ted Knapp, CRG
Address: 2199 Innerbelt Business Center Drive St. Louis, MO 63114
Phone number: (425)681-9682
Fax number: _____

Agent/Contact: Whitney Dunlap, Barghausen Consulting Engineers, Inc.
Address: 18215 72nd Ave. S Kent, WA 98032
Phone number: (425) 251-6222
Fax number: _____

Description of proposal. Be specific.

Adjust line between 2 parcels to accomodate proposed guard shack.

Site Information:

Parcel numbers of affected lots: 011923-8000 & 011923-8002
Area of each affected lot before and after adjustment: Lot 1: 1,871,651 sf Lot 3: 836,703 sf
Parcel A: 1,875,065 sf Parcel B: 833,289 sf

Required Plans, Information and Fee:

Quantity of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size.

- Drawings showing all information required by DMC 24.7 for BLA or DMC 24.08 for LLE application (eight copies).
- Title Report less than 30 days old (two copies).
- Completed Agent Affidavit.
- Filing fee. OK per City to use funds from withdrawn major site plan amendment.

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. All plans must be folded to 8½ by 11 inch size. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained.

Ted F Knapp 5-4-20
(Applicant Signature) (Date)

Ted F Knapp
(Print name)



City of DuPont Planning Division Land Use Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: _____

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: The Cubes @ DuPont

Applicant name: Ted Knapp / CRG

Address: 2199 Interbelt Business Center Drive, St. Louis, MO 63114

Phone number: 314-233-6818 Fax number: knappt@realcrg.com

Applicant's representative: Whitney Dunlap, Barghausen Consulting Engineers

Address: 18215 - 72nd Avenue South, Kent, WA 98032

Phone number: 425-251-6222 Fax number: wdunlap@barghausen.com

Description of proposal. Be specific.

Relocation of guard shack associated with Phase 1, Building A.

Site Information:

Assessor's Parcel Number(s): 011923-8000

Area of site in square feet: 1,875,065 SF new lot area (1,871,651 SF ex + 3,414 SF additional from BLA)

Area of streets and alleys: N/A

Area of storm drainage improvements and conveyance lines: 200 sq. ft.

Area of open space and neighborhood green tracts: N/A

Area of critical areas and buffers: N/A

Area of building floors: 200 sq. ft. modified guard shack (747,488 SF building A = 747,688 SF total)

Area of impervious surfaces: 400 sq. ft. modified (1,475,185 sq. ft. total)

Area of landscaping: 399,880 sq. ft. total

Building height: Under 9-foot

Number of dwelling units: 0

Number of employees: 2 (maximum pershift)

Number of disabled, compact and standard parking stalls: 0 modified **Attachment 2. Land Use Application dated May 4, 2020**

Description and area of all proposed tracts: N/A

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

- 1. Vicinity Map (include as part of site plan).
- 2. Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
- 3. Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
- 4. Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
- 5. Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
- 6. Preliminary Stormwater Management Report and calculations (three copies).
- 7. Roadway cross sections, (seven copies of single line drawing with dimensions).
- 8. One each 8 by 11 inch reduction of all drawings. (mailed separately to City of DuPont)
- 9. Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
- 10. Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
- 11. Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
- 12. Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
- 13. Letter of Sewer Availability from Pierce County (two copies).
- 14. Letter of Water Availability from City of DuPont (two copies).
- 15. One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
- 16. Completed Environmental Checklist (two copies).
- 17. Completed Land Use Application (one copy).
- 18. Completed Agent Affidavit (one copy).
- 19. Filing fee(s). (previously mailed and processed by City of DuPont)

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

Ted F Knapp 5-4-20
(Applicant Signature) (Date)

Ted F Knapp
(Print name)



City of DuPont
 1700 Civic Drive • DuPont, WA 98327
 Phone: (253) 964-8121 / Fax: (253) 964-1455

AUTHORIZATION TO ACT AS AGENT AFFIDAVIT

I, Center Drive Lot 3, LLC, as property owner of the following described property

2980 Center Drive

(Property Address)

011923-8002

(Parcel Number)

herby authorize

Dan Balmelli, Whitney Dunlap, Betsy Dyer, Barghausen Consulting Engineers

(Name)

18215-72nd Avenue South, Kent, WA 98032

(Address)

425-251-6222 / dbalmelli@barghausen.com / wdunlap@barghausen.com / bdyer@barghausen.com

(Phone/Email)

to act as agent on my behalf before the City of DuPont regarding the application to
Minor Site Plan Amendment and Administrative Variance for proposed guard shack.

Ted F. Knapp
 Property Owner Signature

3-23-20
 Date

Ted F. Knapp
 Print Name

STATE OF WASHINGTON }
 COUNTY OF PIERCE }

On this 23rd day of March 2020, personally appeared before me
Ted F. Knapp known to be
 the individual(s) described in and who executed the within and foregoing instrument and acknowledged
 that he/she signed the same as given, as his/her free and voluntary act and deed, for the uses and purposes
 therein mentioned, and under oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and
 year first above written.



Susan D Champeau
 Notary Public
 Print Name
 NOTARY PUBLIC in and for the State of Washington
 Residing at Big Herby
 My Commission expires: May 3 2021

March 23, 2020

Jeff Wilson
City of DuPont
Planning Department
1700 Civic Drive
DuPont, WA 98327

RE: Responsible Party for Payment
Minor Site Plan Amendment
Cubes @ DuPont
2800 Center Drive, DuPont, Pierce County, Washington
Our Job No. 18713

Dear Jeff,

As needed for the minor site plan amendment application, the following party is responsible for payment of invoices for contractual services relating to the above referenced project.

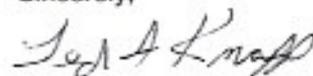
Lots 1, 2 and 3 Center Drive, LLC
c/o CRG
2199 Innerbelt Business Center Drive
St. Louis No, 63114

With copy to:

Ted Knapp
PO Box 918
Gig Harbor, WA 98335

Please let me know if you have any questions or need additional information. Thank you.

Sincerely,



DURALUMINUM

Duraluminum is our most economical prefabricated building line. These factory assembled structures are highly adaptable, cost effective alternatives to conventional construction for a wide range of building applications.

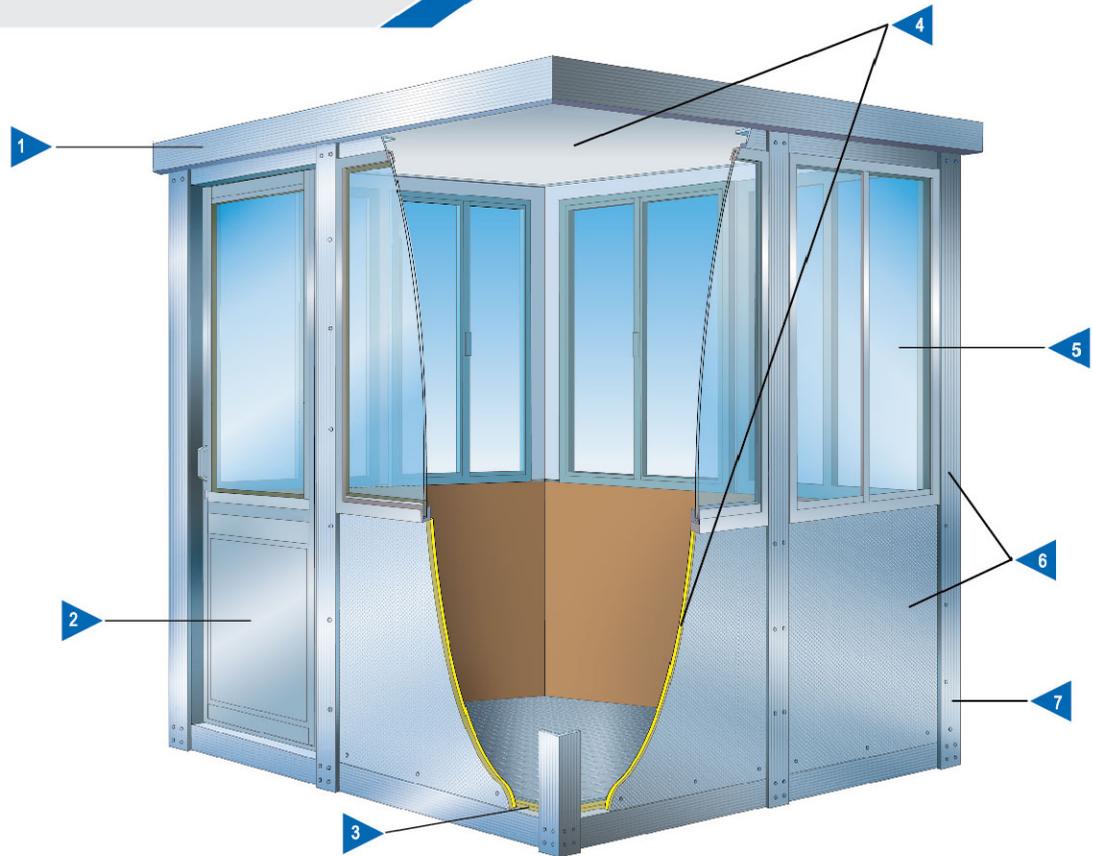


DURALUMINUM

Duraluminum - Construction utilizes all maintenance-free, clear anodized aluminum components so buildings never need to be painted and will not rust or oxidize. All building components are mechanically fastened together to create a rigid frame while still enabling replacement of any piece of the building should damage occur. Duraluminum buildings can be adapted to virtually any application and can include a wide variety of optional architectural features to enhance the aesthetics of the structure.

Attachment 5. Guard Shack Spec Sheets and Elevations from Porta-King Building Systems, undated

1. Roof includes a finished coating consisting of a three part, white, solar reflective, water proof membrane.
2. High security 1 ¾" heavy duty anodized aluminum swing door or top suspended sliding door.
3. 1 ½" Solid insulating floor structure with maintenance-free aluminum treadplate finished surface.
4. Insulated walls, ceiling and floor available.
5. Windows are standard and available as fixed or sliding type and feature 3/16" clear tempered safety glass.
6. Maintenance-free, clear anodized aluminum structural components and exterior wall panels with a 5-year warranty against oxidation.
7. Mechanically fastened components to enable field replacement of panels.



We offer the industry's most experienced team of engineers and fabricators to create custom designed prefabricated buildings that meet your expectations in style, purpose and performance. We have over 160,000 square feet of manufacturing space that gives us unsurpassed production capacity. Our centralized location located just west of St. Louis, Missouri, enables us to cost effectively ship product anywhere in North America.

These application photos illustrate just a few of the many different sizes of Duraluminum buildings we have manufactured along with a sampling of the optional design features we can include to enhance the appearance of these buildings. We also encourage you to visit our website to see even more!



Model 14496 Duraluminum with total exterior paint finish, tinted glazing, elevated legs, stair and landing



Model 14476 Duraluminum with clear anodized aluminum finish



Model 480192 Duraluminum with clear anodized aluminum finish and wall mounted package HVAC unit



Model BR9676 Duraluminum with UL 752 Level 3 bullet resistant construction, swing door, tinted glazing, sliding window, exterior lighting and roof mounted AC



Model TRL-7648 trailer mounted Duraluminum with clear anodized aluminum finish



Model 9676 Duraluminum with faux stone finish



Model 9696 Duraluminum with total exterior paint finish



Model 16896 Duraluminum with standing seam hip roof, total exterior paint finish, tinted glazing and integral restroom



Model 18388 Duraluminum with total exterior paint finish, tinted glazing, factory plumbed integral restroom, canopy over door, raised platform, stair and landing



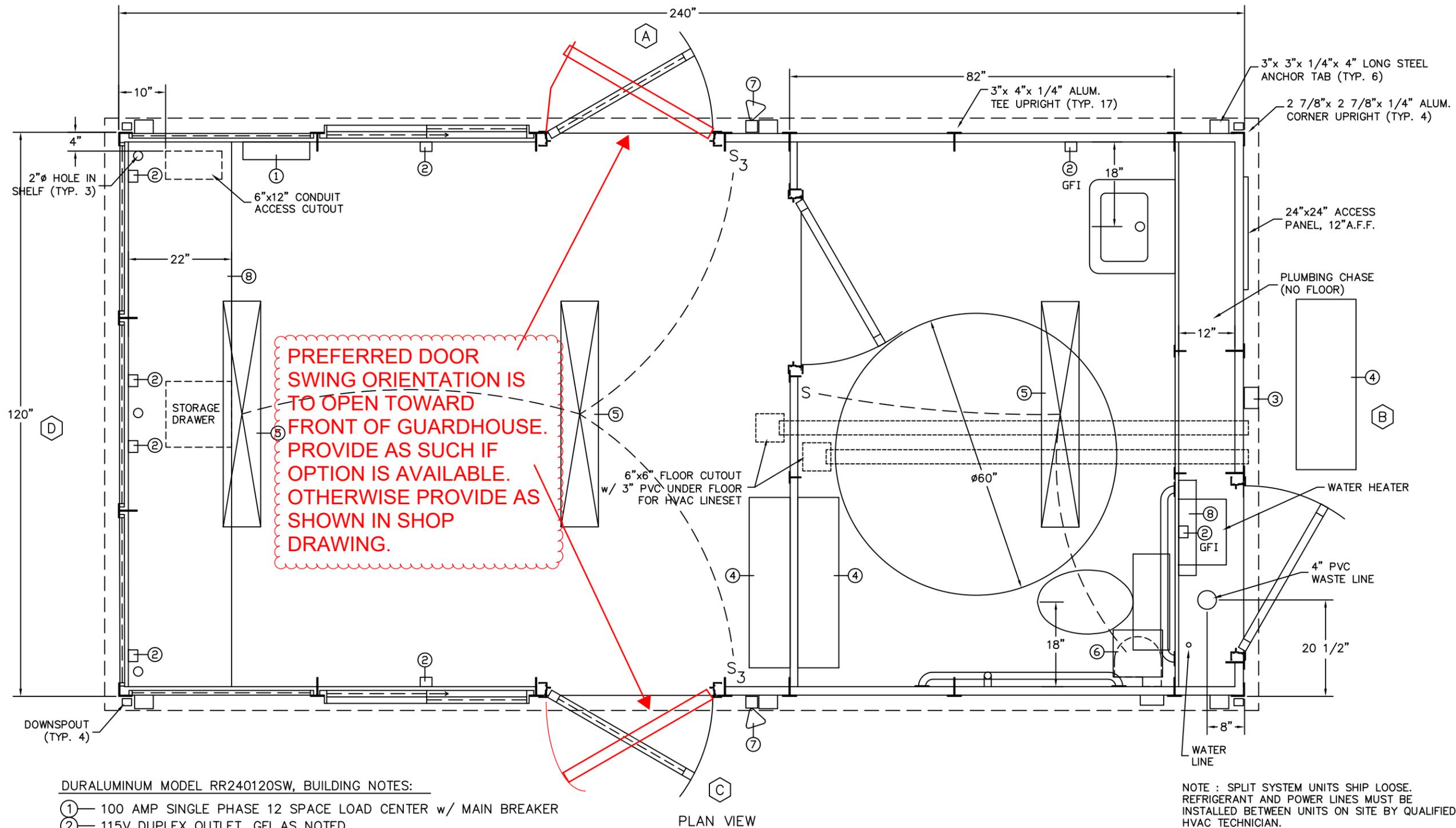
Model 9696 Duraluminum with standing seam hip roof, tinted glazing, factory adhered brick and clear anodized aluminum finish



Model 24096 Duraluminum with total exterior paint finish, tinted glazing and integral restroom



Model 12084 Duraluminum with standing seam hip roof, clear anodized aluminum finish and integral restroom



DURALUMINUM MODEL RR240120SW, BUILDING NOTES:

- ①— 100 AMP SINGLE PHASE 12 SPACE LOAD CENTER w/ MAIN BREAKER
- ②— 115V DUPLEX OUTLET, GFI AS NOTED
- ③— DISCONNECT SWITCH AND SERVICE OUTLET
- ④— 230V 2 TON SPLIT SYSTEM W/14.3 AND 7.5 KBTU INT. UNITS
- ⑤— 40 WATT SURFACE MTD. LED LIGHT W/SWITCH
- ⑥— 80 CFM EXHAUST FAN (WIRED TO LIGHT)
- ⑦— 25 WATT EXT. FLOOD/SPOT LIGHT W/PHOTOCELL AND SWITCH
- ⑧— 22" DEEP 14GA STEEL, PAINTED SHELF W/STORAGE DRAWER
- * 3" OVERHANG EXTERIOR ROOF w/(4) DOWNSPOUTS
- * 90" INTERIOR HEIGHT
- * 2- HEAVY DUTY ALUMINUM DOORS 3068 w/HALF GLASS, ADA CLOSER, AND LEVER LOCK (EXTERIOR DOOR)
- * 1- HEAVY DUTY ALUMINUM DOOR 3068 (SOLID) w/ADA CLOSER, AND PRIVACY LEVER LOCK (RESTROOM DOOR)
- * 1- HEAVY DUTY ALUMINUM DOOR 3068 (SOLID) w/LEVER LOCKSET AND CHECK CHAIN (CHASE DOOR)

- * 2- SLIDING WINDOWS W/SLIDING INSECT SCREEN
- * GLAZING— 5/8" GRAY INSULATED TEMPERED GLASS
- * INSULATION— WALLS R-10, CEILING AND FLOOR R-12
- * INTERIOR WALL FINISH— DIAMOND EMBOSSED ANODIZED ALUMINUM
- * RAISED RUBBER DISK FLOOR, BLACK
- * PLUMBING ITEMS INSTALLED & PLUMBED TO CHASE :
 - ADA WATER CLOSET LH, REAR DISCHARGE w/SEAT
 - ADA SINK w/ADA FAUCET
 - 120V 2.5 GAL. POINT-OF-USE WATER HEATER
 - ADA GRAB BARS, 42", 36", AND 18" VERTICAL
 - PAPER TOWEL DISP., LIQUID SOAP DISP., TISSUE HOLDER, AND ADA MIRROR 16"x30"
 - 115V 500 WATT CHASE HEATER
 - 24"x24" ACCESS PANEL

NOTE : SPLIT SYSTEM UNITS SHIP LOOSE. REFRIGERANT AND POWER LINES MUST BE INSTALLED BETWEEN UNITS ON SITE BY QUALIFIED HVAC TECHNICIAN.
3" PVC INSTALLED IN BASE TO RUN LINE-SET TO CUTOUT IN FLOOR, AND TO INT. UNITS.

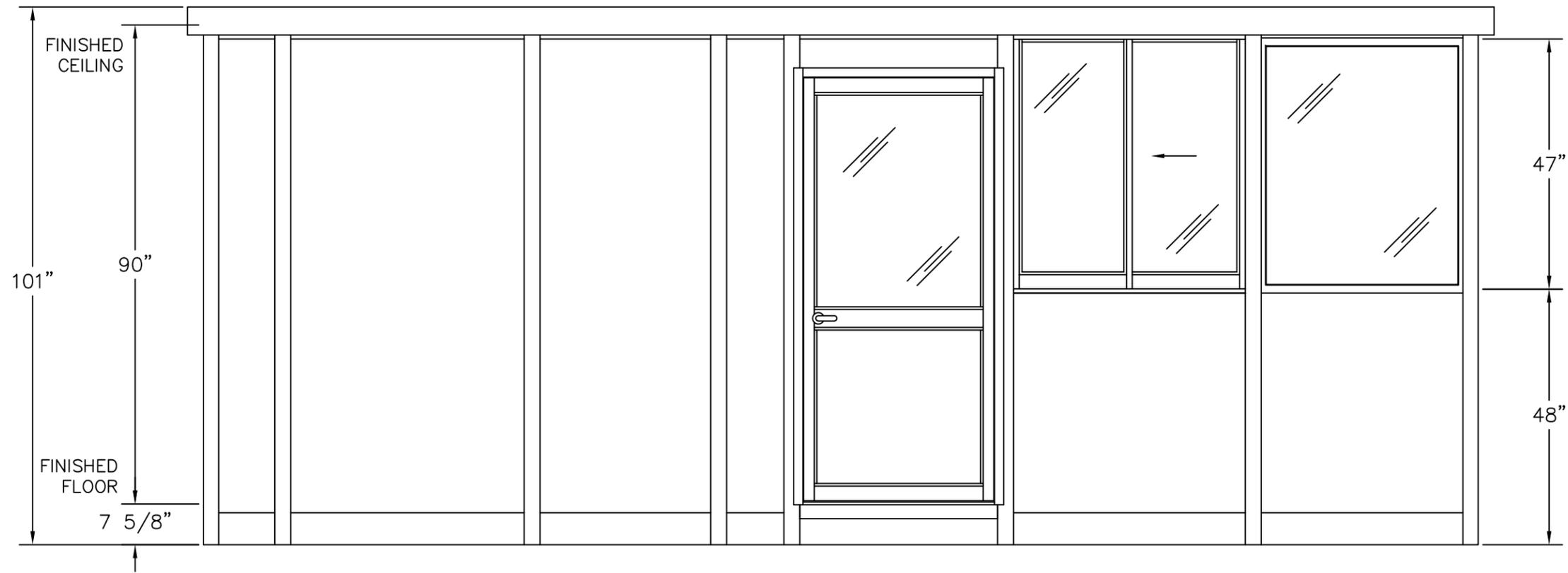
PLAN VIEW

PROJECT: KIMBERLY CLARK
2900 CENTER DRIVE
DUPONT, WA 98327

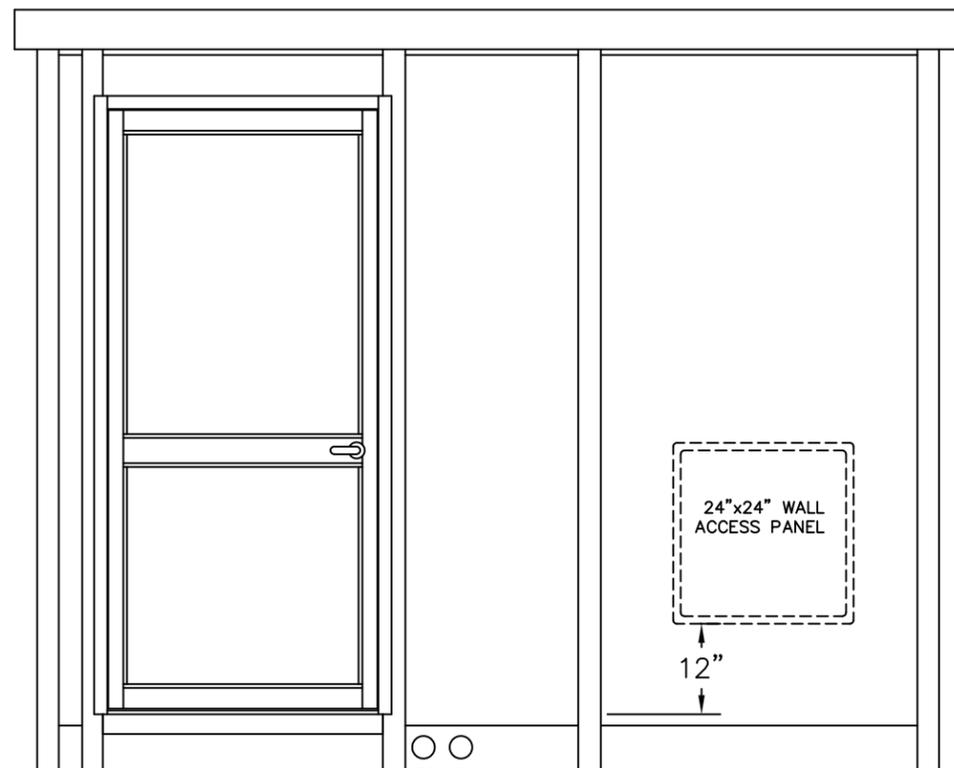
CUSTOMER: CLAYCO CONSTRUCTION
SYSTEM: DURALUMINUM
MODEL: RR240120SW

PORTA-KING
BUILDING SYSTEMS
4133 SHORELINE DRIVE
EARTH CITY, MO 63045
1-800-456-5464
www.portaking.com

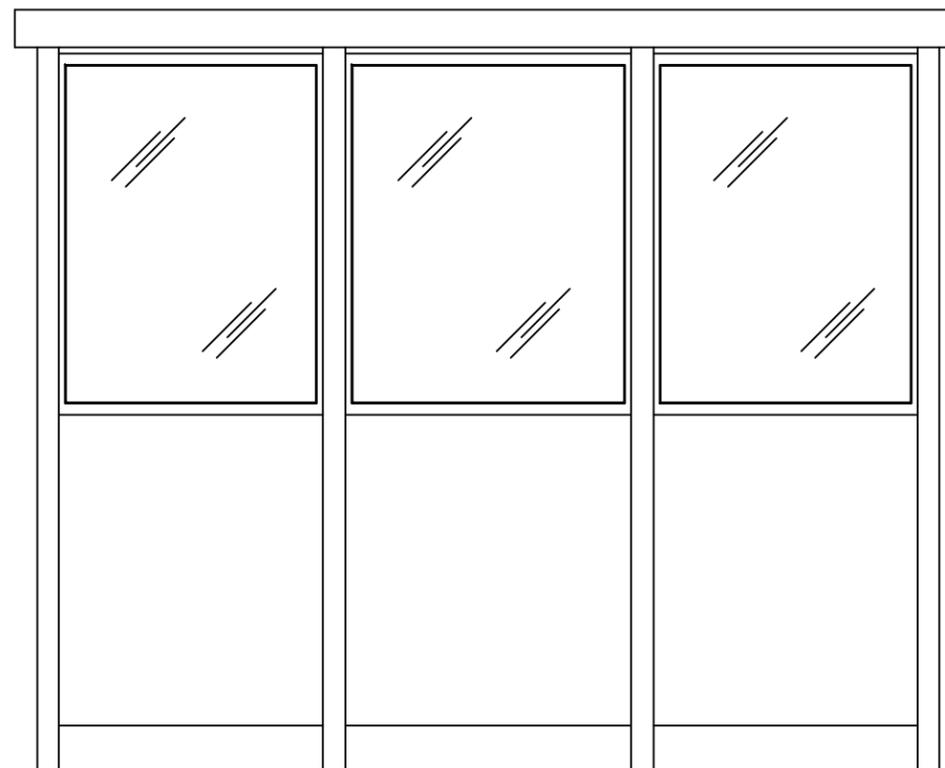
ESTIMATE:
ORDER: PK31272
JOB:
DATE: 9-3-19
REVISED: ---
DRAWN BY: KCD
SHEET 1 OF 3



ELEVATION A AND (C MIRRORED)



ELEVATION B



ELEVATION D

PROJECT:

KIMBERLY CLARK

2900 CENTER DRIVE

DUPONT, WA 98327

CUSTOMER:

CLAYCO CONSTRUCTION

SYSTEM:

DURALUMINUM

MODEL:

RR240120SW

PORTA-KING
BUILDING SYSTEMS

4133 SHORELINE DRIVE
EARTH CITY, MO 63045
1-800-456-5464
www.portaking.com

ESTIMATE:

ORDER: PK31272

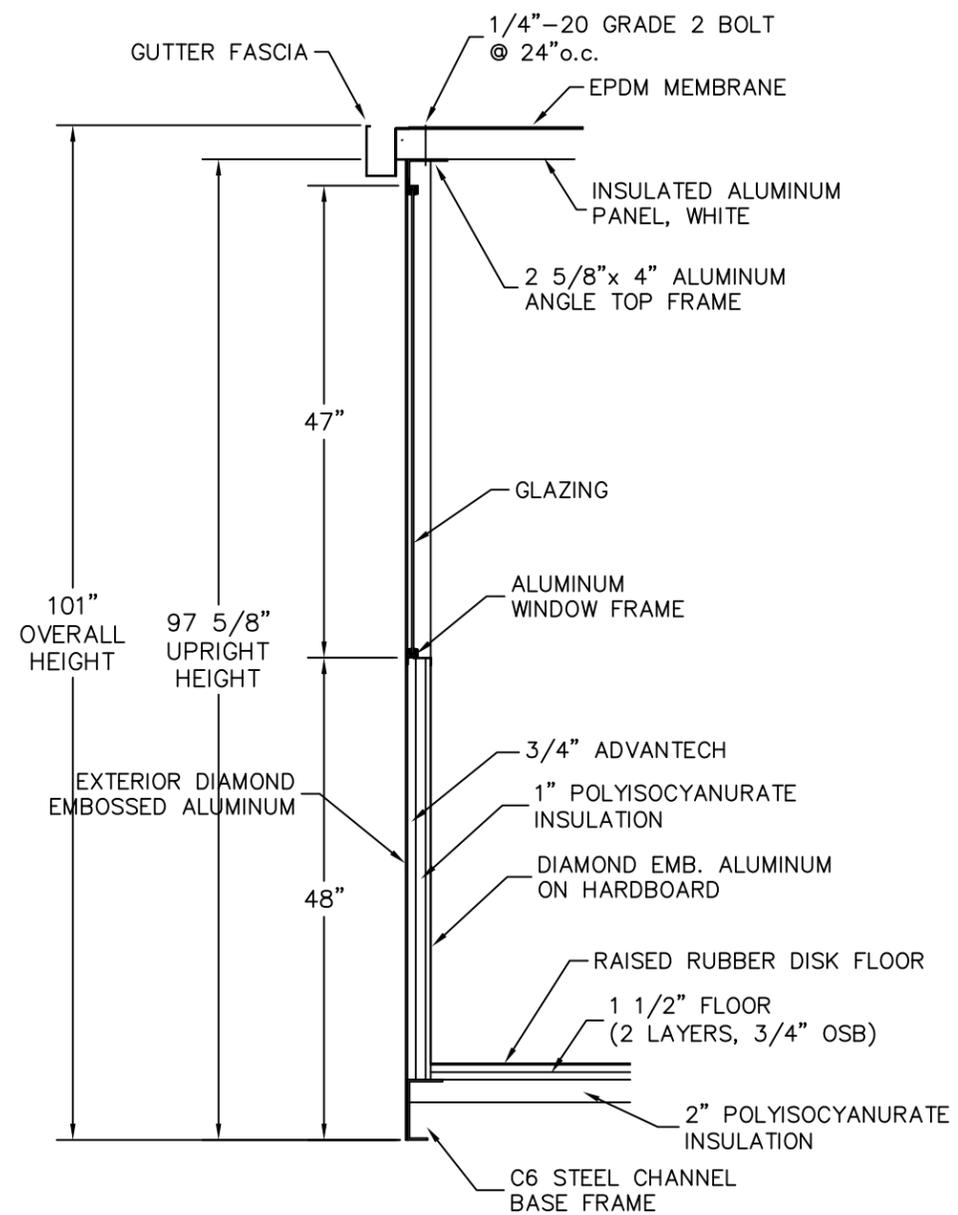
JOB:

DATE: 9-3-19

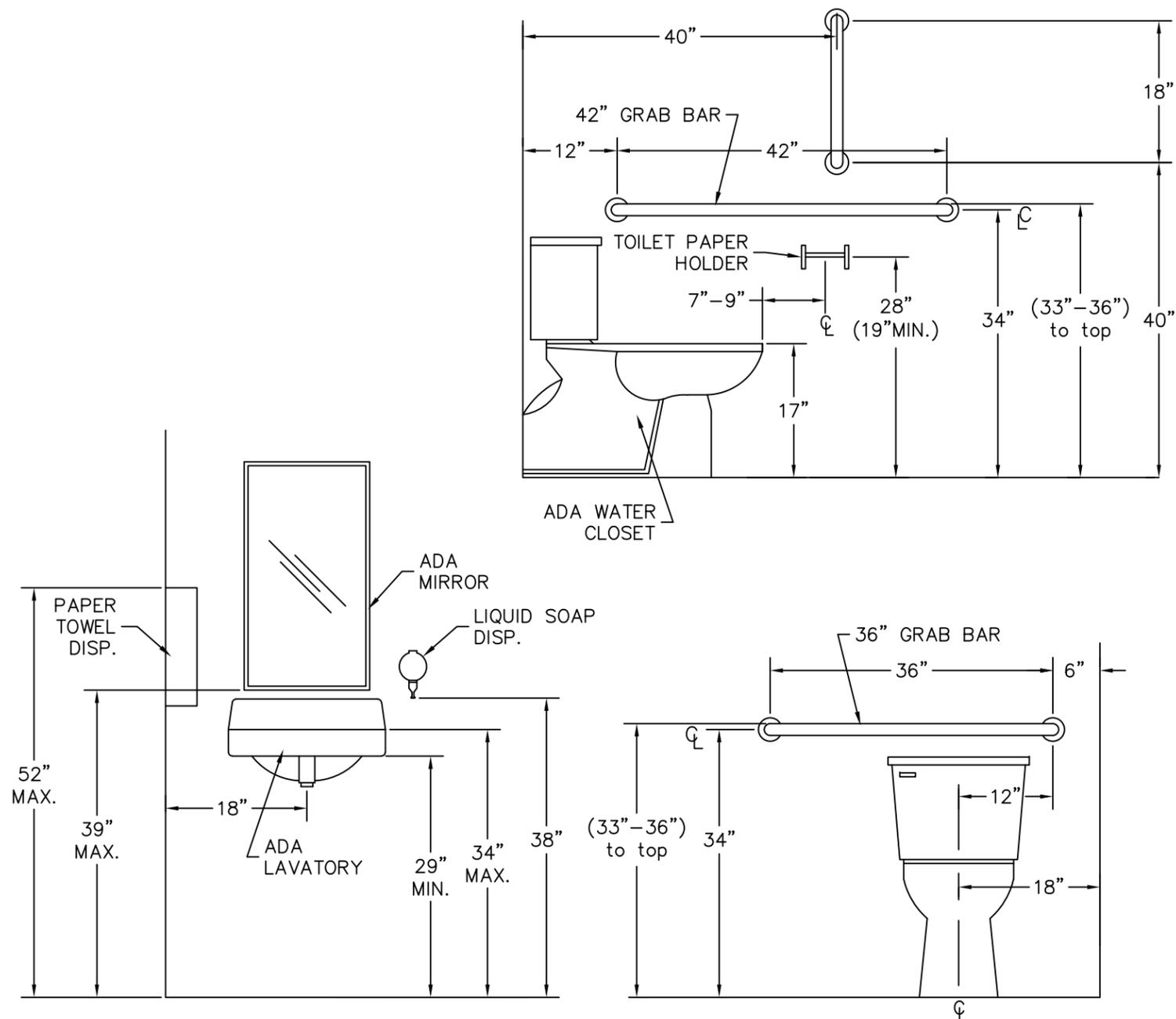
REVISED: ---

DRAWN BY: KCD

SHEET 2 OF 3

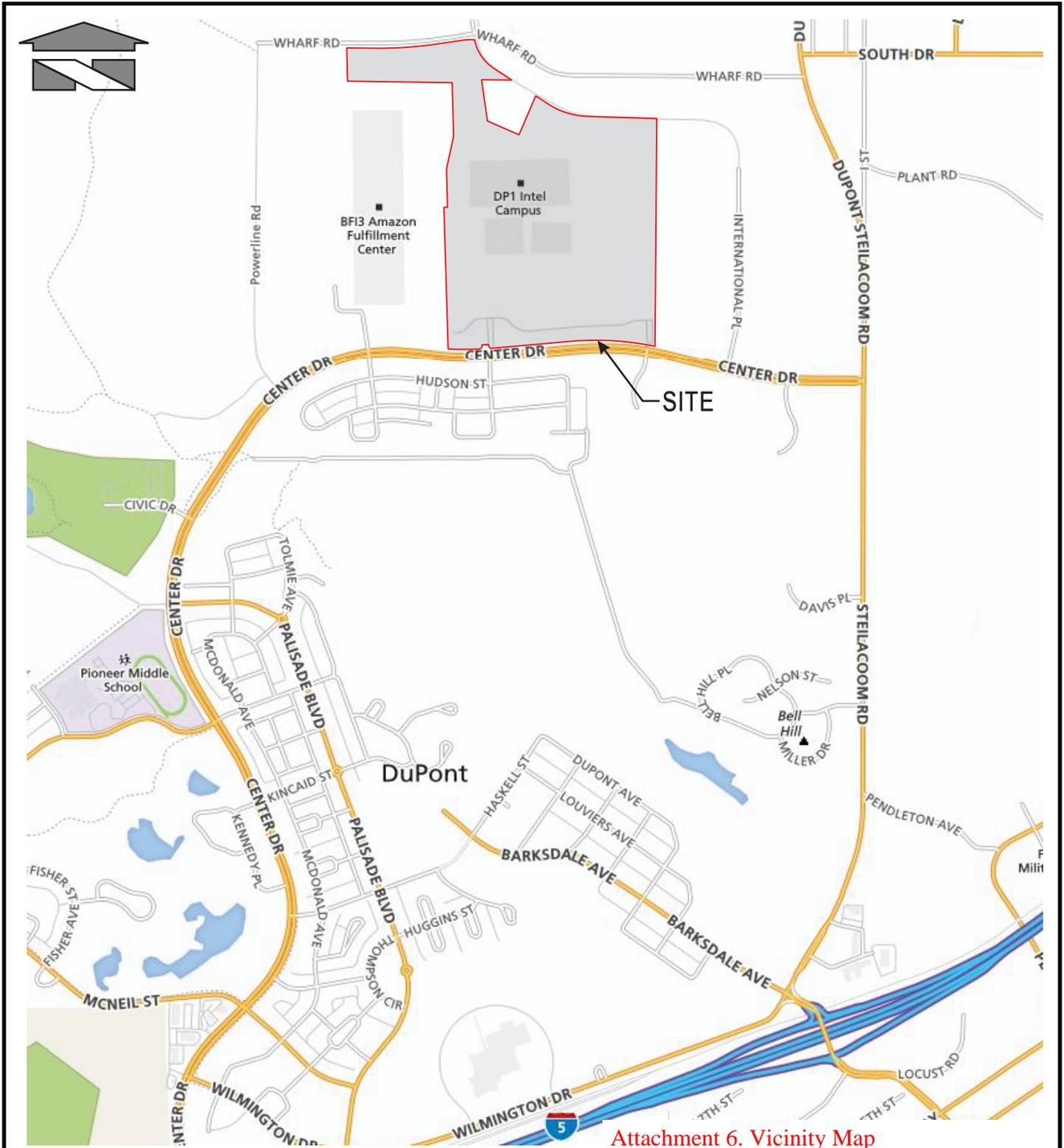


WALL SECTION DETAIL



RESTROOM MOUNTING HEIGHTS

PROJECT:	KIMBERLY CLARK
CUSTOMER:	CLAYCO CONSTRUCTION
SYSTEM:	DURALUMINUM
MODEL:	RR240120SW
PORTA-KING BUILDING SYSTEMS 4133 SHORELINE DRIVE EARTH CITY, MO 63045 1-800-456-5464 www.portaking.com	
ESTIMATE:	
ORDER:	PK31272
JOB:	
DATE:	9-3-19
REVISED:	---
DRAWN BY:	KCD
SHEET	3 OF 3



Attachment 6. Vicinity Map

REFERENCE: Rand McNally (2015)

<p>Scale: Horizontal: N.T.S. Vertical: N/A</p>	<p>For: DuPont Intel Campus DuPont, Washington</p>	<p>Job Number 18713</p>
 <p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782</p> <p>CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p>	<p>Title: VICINITY MAP</p>	<p>DATE: 03/06/18</p>



June 26, 2020

Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont
Department of Community Development
1700 Civic Drive
DuPont, WA 98327

RE: Responses to Planning Department Notice of Incomplete Application
The Cubes at DuPont Guard Shack Relocation
City of DuPont File No. PLNG 2020-005 & PLNG2020-008
Our Job No. 18713

Dear Jeffrey:

We have revised the plans and technical documents for the above-referenced project to address the comments in your letter dated June 2, 2020. Enclosed are the following documents for your review and approval:

1. One (1) electronic copy Revised Civil Engineering Plans for Site Plan Amendment
2. One (1) electronic copy Revised Landscape and Irrigation Plans
3. One (1) electronic copy Truck Turning Exhibit
4. One (1) electronic copy Proposed Architectural Site Plan (clouded)
5. One (1) electronic copy Previous Architectural Site Plan (for reference/comparison)
6. One (1) electronic copy Revised Record of Survey for Boundary Line Adjustment
7. One (1) electronic copy Title Report Lot 4

The following outline provides each of your comments in italics, along with a narrative response describing how each comment was addressed:

1. *The civil site plan needs a full site plan with additional information. The application details describe changes to parking quantities and landscape area calculations since the previous approved site plan, but it is not possible to determine where those changes occurred or are located. Provide a complete site plan that clouds the changes to parking and landscaping and clearly depict the new/proposed lot lines.*

Response: The civil site plan has been revised to show the full limits of the property, with specific areas of difference called out. The current architectural site plan is included in the resubmittal, with changes clouded, as well as the previously approved site plan for additional comparison to show changes.

**Attachment 7. Cover Letter prepared by Barghausen
Consulting Engineers, dated June 26, 2020**

2. *Sheet C2 of the civil plans provides the guard house plan view but is difficult to interpret with all the civil and building permit-level details provided. For a site plan amendment, we need to see the guard shack, footprint, new lot lines, setbacks, existing and proposed curb/access and parking. Easement locations and dimensions shall also be provided. The other details can be removed.*

Response: A civil site plan covering all areas of the subject property is now included on the plans showing the above requested detail. Proposed changes are shown in bolder black lines, with existing or previously proposed elements that have not changed between site plan amendments shown as gray scaled.

3. *Clarify the parking quantities. In reviewing the different materials provided there is a discrepancy in the amount of trailer parking provided for Building A in the cover letter (346) and architectural site plan (378). Additionally, the civil plans provide a total quantity of parking spaces that is not consistent with any of the other provided parking statistics (2,961 total vs. 1,084 in the cover letter or 1,116 on the architectural site plan). Cloud and note the area described on the architectural site plan as "trailer lot" on Lot 1. Cloud and note the area described the architectural site plan describes as "future 18 cars" on Lot 1.*

Response: The architectural site plan includes the quantity of parking provided for the site. The list of parking stalls on the civil sheets were existing stalls for the Intel Site before this project was started. For clarity these have been removed from the cover sheet. The "trailer lot" and "future 18 cars" lot have been clouded on the architectural site plan. The reason for the separation of "trailer lot" is for leasing purposes as Kimberly Clark is currently leasing Building A but does not have a lease on the "trailer lot."

4. *Provide a landscape plan that conforms to the proposed revised site plan and depicts the landscape area calculations per lot. In the cover letter you describe "impervious area" but you did not provide the landscape area; provide the landscape area. In the architectural site plan the landscape area per lot is provided, which complies with the code minimum requirement of 20%; however, the parking quantities do not agree with the parking statistics provided in the cover letter, so it is not clear if the landscape area calculations are correct. Note that the new gravel path along the west property boundary is not to be included in the landscape area calculation.*

Response: Landscaping plans are included in the resubmittal. In order to ensure each lot met the 20% required landscaping, boundary lines between lots 3 and 4 were adjusted. Also, the pathway from Center Drive to the Existing DP-1 building is now shown as grass to meet the landscape requirements. Included are the revised BLA documents including title report for Lot 4 which is now involved in the BLA, as well as Lots 2 and 3, of which title reports have previously been submitted to the City.

5. *The architectural site plan should show the proposed/adjusted boundary lines.*

Response: The revised architectural site plan now shows the adjusted boundary lines for both the lot 1& 3 adjustment at the guard house and the lot 3&4 adjustment near the infiltration pond.

6. *Provide an exhibit that depicts the turning movements for the large trucks and emergency vehicles that will need to be circulating through the new guard shack area.*

Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont
Department of Community Development

-3-

June 26, 2020

Response: A vehicle maneuvering diagram for the project has been included for emergency vehicles circulating through the guard shack area.

We believe that the above responses, together with the enclosed documents address all of the comments in your June 2, 2020 comment letter. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Whitney Dunlap
Project Engineer

WED/yg

18713c.021.doc

enc: As Noted

cc: Ted Knapp, Center Drive, LLC c/o CRG

Mike Wurtsbaugh, CRG

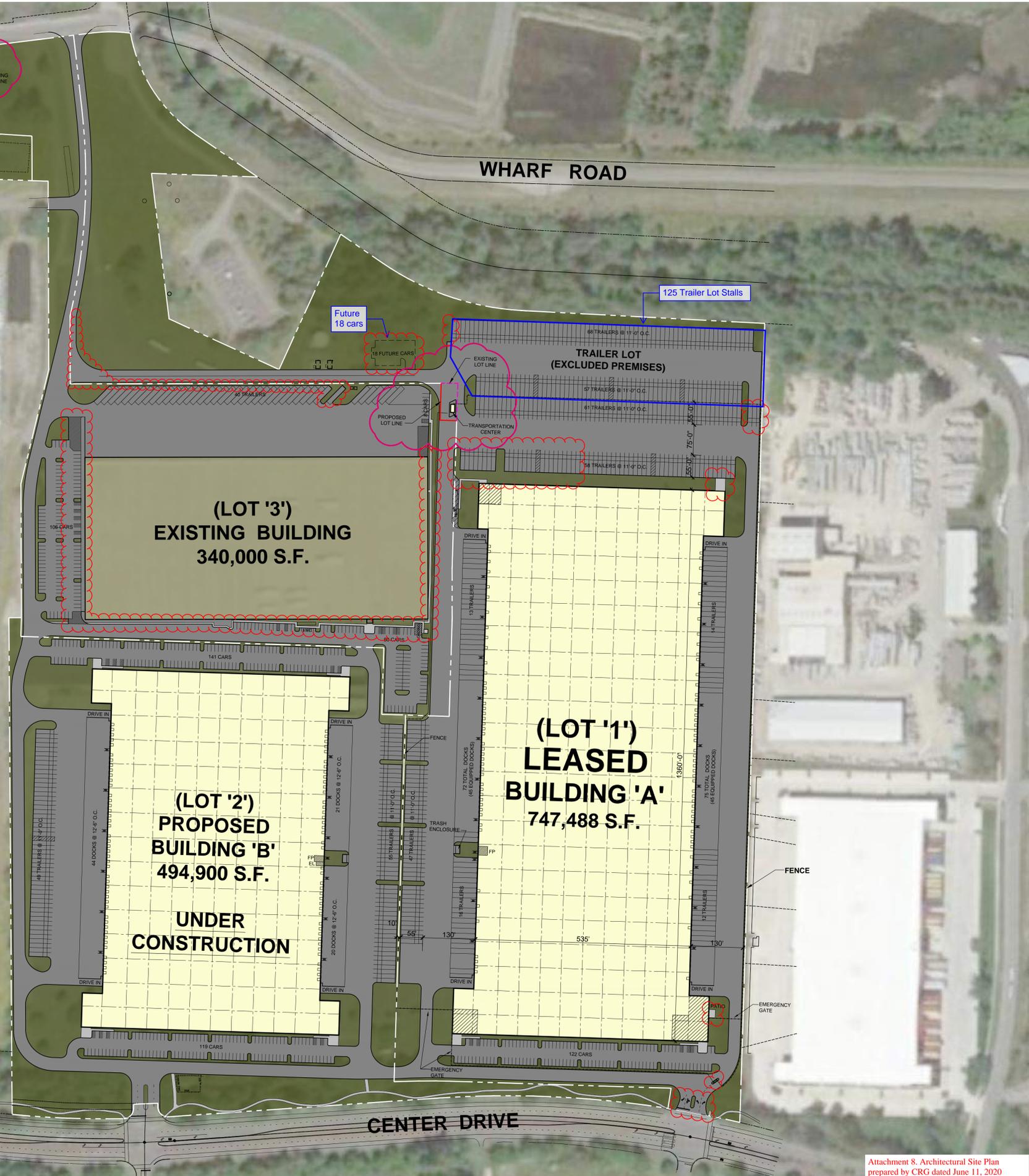
Daniel K. Balmelli, Barghausen Consulting Engineers, Inc.

TABULATIONS: BUILDING 'A' (LOT 1)	
SITE AREA:	±43.05 ACRES
BUILDING AREA:	±747,488 S.F.
CAR PARKING PROVIDED:	122 CARS (INCLUDING 5 H.C. STALLS) 18 FUTURE CARS
TRAILER PARKING PROVIDED:	166 TRAILERS OFF-WALL: ON-WALL: TOTAL:
ADDITIONAL TRAILER PARKING (TRAILER LOT):	125 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	90 DOCKS EQUIPPED: UNEQUIPPED: TOTAL:
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS
GREEN AREA COVERAGE:	21.58%

TABULATIONS: BUILDING 'B' (LOT 2)	
SITE AREA:	±26.09 ACRES
BUILDING AREA:	±494,900 S.F.
CAR PARKING PROVIDED:	260 CARS (INCLUDING 10 H.C. STALLS)
TRAILER PARKING PROVIDED:	104 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	85 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS
GREEN AREA COVERAGE:	20.08%

TABULATIONS: EXISTING BUILDING (LOT '3')	
SITE AREA:	±19.8 ACRES
BUILDING AREA (EXISTING):	±340,000 S.F.
CAR PARKING PROVIDED:	194 CARS (INCLUDING 8 H.C. STALLS)
TRAILER PARKING PROVIDED:	40 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	35 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	3 DRIVE INS
GREEN AREA COVERAGE:	21.42%

TABULATIONS: LOT '4'	
SITE AREA:	±4.22 ACRES
GREEN AREA COVERAGE:	100%



Attachment 8. Architectural Site Plan prepared by CRG dated June 11, 2020

SEAL

developed by: **CRG** INTEGRATED REAL ESTATE SOLUTIONS realcrg.com

36 E. WACKER DRIVE CHICAGO, ILLINOIS 60601 Ph: 312.658.0747 Fx: 314.429.1890

Architect

Civil Engineer

Structural Engineer

Landscape Architect

Interior Architect

MEP Engineer

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

PROJECT: **THE CUBES @ DUPONT** DUPONT, WA

Developer

DRAWING ISSUE 06/11/2020

Description Date

Drawing Title

SITE PLAN

Drawing No.

SK-1

Clayton Job No. #-###-### Consult Job No. #-###-###

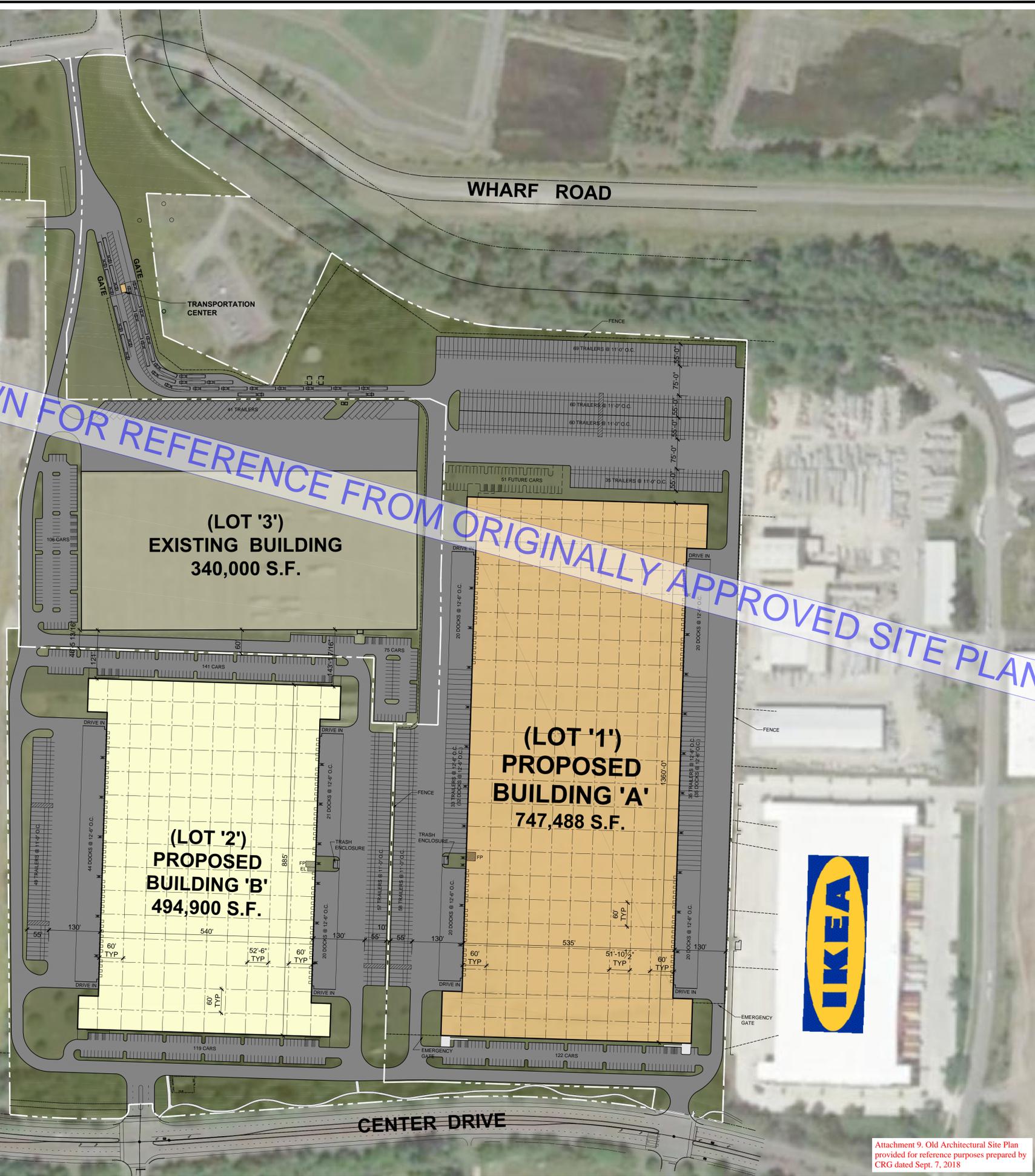
TABULATIONS: BUILDING '1'	
SITE AREA:	±42.97 ACRES
BUILDING AREA:	±747,488 S.F.
CAR PARKING PROVIDED:	122 CARS (INCLUDING 5 H.C. STALLS) 52 FUTURE (INCLUDING 3 H.C. STALLS)
TRAILER PARKING PROVIDED:	282 TRAILERS OFF-WALL: ON-WALL: TOTAL:
DOCK DOORS PROVIDED (9'X10'):	147 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS
GREEN AREA COVERAGE:	20.159%

TABULATIONS: BUILDING '2'	
SITE AREA:	±26.09 ACRES
BUILDING AREA:	±494,900 S.F.
CAR PARKING PROVIDED:	260 CARS (INCLUDING 10 H.C. STALLS)
TRAILER PARKING PROVIDED:	106 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	85 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS
GREEN AREA COVERAGE:	20.092%

TABULATIONS: LOT '3' (EXISTING BUILDING)	
SITE AREA:	±19.21 ACRES
BUILDING AREA (EXISTING):	±340,000 S.F.
CAR PARKING PROVIDED:	181 CARS (INCLUDING 8 H.C. STALLS)
TRAILER PARKING PROVIDED:	41 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	35 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	3 DRIVE INS
GREEN AREA COVERAGE:	20.147%

TABULATIONS: LOT '4'	
SITE AREA:	±4.89 ACRES
GREEN AREA COVERAGE:	100%

SHOWN FOR REFERENCE FROM ORIGINALLY APPROVED SITE PLAN



SITE PLAN

1" = 130'-0"

Attachment 9. Old Architectural Site Plan provided for reference purposes prepared by CRG dated Sept. 7, 2018

SEAL

developed by: **CRG** INTEGRATED REAL ESTATE SOLUTIONS realcrg.com

35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601
PH: 312.658.0747 FX: 314.429.1890

Architect
CONSULTANT NAME

Civil Engineer
CONSULTANT NAME

Structural Engineer
CONSULTANT NAME

Landscape Architect
CONSULTANT NAME

Interior Architect
CONSULTANT NAME

MEP Engineer
CONSULTANT NAME

PROJECT: **THE CUBES @ DUPONT** DUPONT, WA

Developer

DRAWING ISSUE 09/07/2018

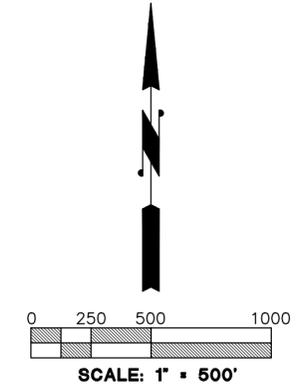
Description Date

Drawing Title
SITE PLAN

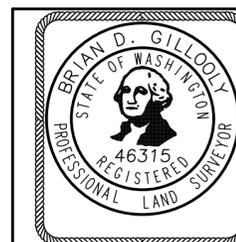
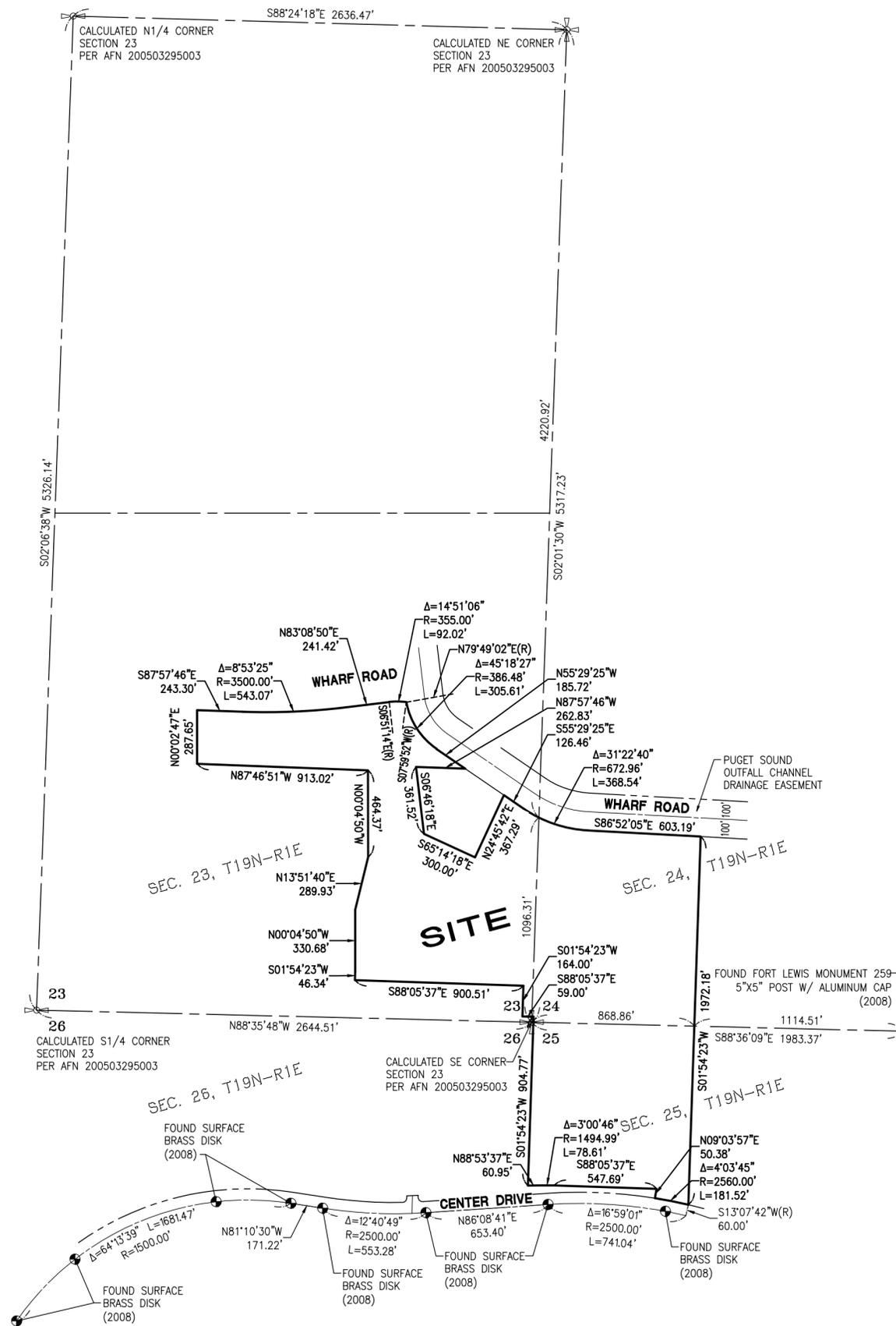
Drawing No.
SK-1

XXX
Clayco Job No. ##### Consult Job No. #####

PORTION OF THE
 NE1/4 & SE1/4 OF SE1/4, SECTION 23,
 SW1/4 OF SW1/4, SECTION 24 & NW1/4 OF
 NW1/4, SECTION 25, T19N-R1E, W.M.
 CITY OF DUPONT, PIERCE COUNTY, WA.



- LEGEND:
- CALCULATED SECTION CORNER
 - CALCULATED QUARTER CORNER
 - FOUND AS NOTED



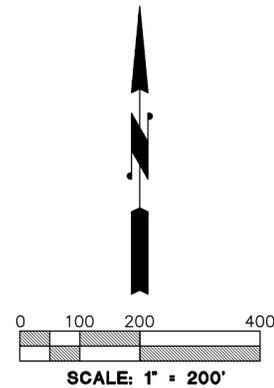
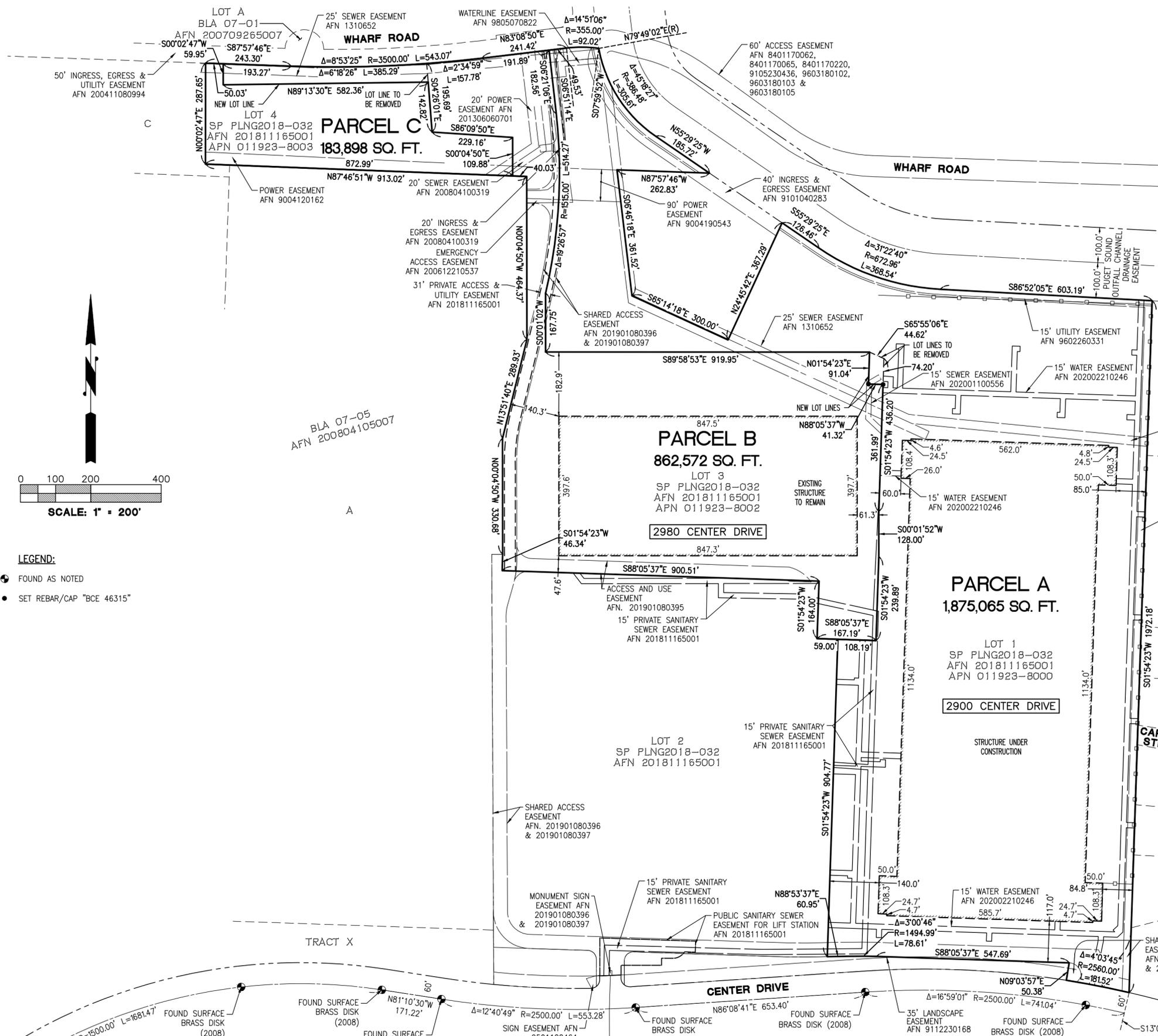
DRAWN BY	KMA
DATE	6/16/2020
SCALE:	1" = 500'
CHECKED BY:	BDG
APPROVED BY:	BDG

**Barghausen
 Consulting Engineers, Inc.**
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

JOB NO. 18713

SHEET 2 OF 5

PORTION OF THE
NE1/4 & SE1/4 OF SE1/4, SECTION 23,
SW1/4 OF SW1/4, SECTION 24 & NW1/4 OF
NW1/4, SECTION 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.



- LEGEND:**
- FOUND AS NOTED
 - SET REBAR/CAP "BCE 46315"



DRAWN BY	KMA
DATE	6/16/2020
SCALE:	1" = 200'
CHECKED BY:	BDG
APPROVED BY:	BDG

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

JOB NO. 18713 SHEET 3 OF 6

File: P:\18000s\18713\survey\plots\18713bld01.dwg Date/Time: 6/24/2020 5:10 PM Scale: 1:1 KANDERSON Xref: ---

**PORTION OF THE
NE1/4 & SE1/4 OF SE1/4, SECTION 23,
SW1/4 OF SW1/4, SECTION 24 & NW1/4 OF
NW1/4, SECTION 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.**

TITLE NOTES:

LOT 1:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. NCS-1011616-WA1, DATED APRIL 20, 2020).

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.
2. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 23, 1942 RECORDING INFORMATION: RECORDING NO. 1310652
IN FAVOR OF: UNITED STATES OF AMERICA FOR: SEWER LINE
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 9, 1996 AS RECORDING NO. 9601090366 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
3. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 21, 1958 RECORDING INFORMATION: RECORDING NO. 1836680
IN FAVOR OF: UNITED STATES OF AMERICA FOR: SEWER PIPELINE AND APPURTENANCES
(PLOTTED HEREON)
4. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT FOR ROAD OR STREET" RECORDED JANUARY 17, 1984, MAY 23, 1991 AND MARCH 18, 1996 AS RECORDING NOS. 8401170062, 8401170065, 8401170220, 9105230439, 9603180102, 9603180103 AND 9603180105 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
5. MINERAL RESERVATIONS AS CONTAINED IN DEEDS:
FROM: WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION
TO: WEYERHAEUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION
RECORDED: JANUARY 26, 1989 AS RECORDING NO. 8901260100
RECORDED: FEBRUARY 2, 1990 AS RECORDING NO. 9002020329
RECORDED: DECEMBER 9, 1991 AS RECORDING NO. 9112090237
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 13, 1994 AS RECORDING NO. 9405130746 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 31, 1995 AS RECORDING NO. 9510310902 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: APRIL 12, 1990 RECORDING INFORMATION: RECORDING NO. 9004120162
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO. FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 8912180215 RECORDED DECEMBER 18, 1989.
(PLOTTED HEREON)
7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: APRIL 19, 1990 RECORDING INFORMATION: RECORDING NO. 9004190543
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 28, 1998 AS RECORDING NO. 9810281111 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 2008 AS RECORDING NO. 200805230619 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
8. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: DECEMBER 11, 1990 RECORDING NO.: 9012110159
(NOT PLOTTABLE, BLANKET IN NATURE)
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE REGARDING OPEN SPACE" RECORDED DECEMBER 21, 1990 AS RECORDING NO. 9012210434 OF OFFICIAL RECORDS.
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 9012110161 RECORDED DECEMBER 11, 1990.
(NOT PLOTTABLE, BLANKET IN NATURE)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JANUARY 4, 1991 UNDER RECORDING NO. 9101040283
FOR: INGRESS AND EGRESS
(PLOTTED HEREON)
11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 23, 1991 RECORDING INFORMATION: RECORDING NO. 9112230168
IN FAVOR OF: CITY OF DUPONT FOR: LANDSCAPING
(PLOTTED HEREON)
12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: AUGUST 24, 1992 RECORDING NO.: RECORDING NO. 9208240297
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS RECORDING NOS. 9501100462, 9503150368, 9601090368, 9601260346, 9603120707, 9603180106, 9609110555, 9612240420, 9710170646, 9803170310, 9807070025, 9912200109, 200011080374, 200012060263, 200201080842, 200201080843, 200209180938, 200304041434, 200304160284, 200308250162, 200610240276 AND 200610240277 OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TERMINATION OF CLASS "B" CONTROL PERIOD FOR NORTHWEST LANDING COMMERCIAL PROPERTY" RECORDED OCTOBER 27, 2010 AS RECORDING NO. 201010270197 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
13. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED MARCH 5, 1993 UNDER RECORDING NO. 9303050249 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(PLOTTED HEREON)
14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONSENT FOR USE OF PUGET SOUND POWER & LIGHT COMPANY TRANSMISSION LINE RIGHT-OF-WAY" RECORDED JUNE 16, 1994 AS RECORDING NO. 9406160116 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
15. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED DECEMBER 5, 1995 UNDER RECORDING NO. 9512050386 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(NOT PLOTTABLE, BLANKET IN NATURE)

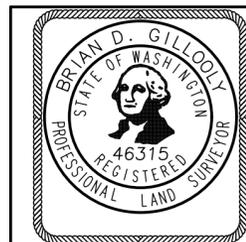
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED JANUARY 9, 1996 AS RECORDING NO. 9601090365 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JANUARY 26, 1996 RECORDING INFORMATION: RECORDING NO. 9601260347
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
(NOT PLOTTABLE, BLANKET IN NATURE)
18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: FEBRUARY 26, 1996 RECORDING INFORMATION: RECORDING NO. 9602260331
IN FAVOR OF: CITY OF DUPONT
FOR: UTILITIES
(PLOTTED HEREON)
19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SOUTH ROAD MAINTENANCE AGREEMENT" RECORDED MARCH 18, 1996 AS RECORDING NO. 9603180108 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONCOMITANT AGREEMENT FOR INTEL DUPONT CAMPUS PROJECT" RECORDED MARCH 18, 1996 AS RECORDING NO. 9603180109 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260152 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INSPECTION AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES" RECORDED OCTOBER 31, 1997 AS RECORDING NO. 9710310120 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" RECORDED DECEMBER 23, 1997 AS RECORDING NO. 9712230865 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MAY 7, 1998 RECORDING INFORMATION: RECORDING NO. 9805070822
IN FAVOR OF: CITY OF DUPONT FOR: WATER MAINS AND APPURTENANCES THERETO
(PLOTTED HEREON)
24. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(NOT PLOTTABLE, BLANKET IN NATURE)
25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ADDENDUM NO. 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR INSPECTION AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260153 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDMENT NO. 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR WATER SUPPLY" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260154 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
27. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EMERGENCY ACCESS EASEMENT" RECORDED DECEMBER 21, 2006 AS RECORDING NO. 200612210537 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
28. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 10, 2008 UNDER RECORDING NO. 200804100319
IN FAVOR OF: DUPONT CORPORATE PARK LLC FOR: TEMPORARY CONSTRUCTION AND PERMANENT UTILITY
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 23, 2013 AS RECORDING NO. 201310230212 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
29. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF DUPONT SHORT PLAT NO. PLNG2018-032 RECORDED NOVEMBER 16, 2018 AS 20181165001, IN PIERCE COUNTY, WASHINGTON.
(PLOTTED HEREON)
30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXCLUSIVE ACCESS AND ENCROACHMENT EASEMENT AGREEMENT" RECORDED JANUARY 8, 2019 AS 201901080396 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
31. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: JANUARY 8, 2019 RECORDING NO.: 201901080397
(PLOTTED HEREON)
- 32-34. NOT APPLICABLE TO BE SHOWN ON SURVEY.
35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AND MAINTENANCE AGREEMENT" RECORDED JANUARY 10, 2020 AS 202001100556 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
36. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 202002210246
IN FAVOR OF: CITY OF DUPONT FOR: WATER MAINS
(PLOTTED HEREON)
37. NOT APPLICABLE TO BE SHOWN ON SURVEY.

TITLE NOTES:

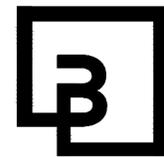
LOT 3:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. NCS-1011820-WA1, DATED APRIL 21, 2020).

- 1-5. NOT APPLICABLE TO BE SHOWN ON SURVEY.
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 23, 1942 RECORDING INFORMATION: RECORDING NO. 1310652
IN FAVOR OF: UNITED STATES OF AMERICA FOR: SEWER LINE
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 9, 1996 AS RECORDING NO. 9601090366 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 21, 1958 RECORDING INFORMATION: RECORDING NO. 1836680
IN FAVOR OF: UNITED STATES OF AMERICA FOR: SEWER PIPELINE AND APPURTENANCES
(PLOTTED HEREON)
8. MINERAL RESERVATIONS AS CONTAINED IN DEEDS:
FROM: WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION
TO: WEYERHAEUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION
RECORDED: JANUARY 26, 1989 AS RECORDING NO. 8901260100
RECORDED: FEBRUARY 2, 1990 AS RECORDING NO. 9002020329
RECORDED: DECEMBER 9, 1991 AS RECORDING NO. 9112090237
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 13, 1994 AS RECORDING NO. 9405130746 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 31, 1995 AS RECORDING NO. 9510310902 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 18, 1989 AS RECORDING NO. 8912180215
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO. FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
THE ABOVE DOCUMENT WAS RE-RECORDED APRIL 12, 1990 IN/AS RECORDING NO. 9004120162 OF OFFICIAL RECORDS.
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
(PLOTTED HEREON)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: APRIL 19, 1990 RECORDING INFORMATION: RECORDING NO. 9004190543
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 28, 1998 AS RECORDING NO. 9810281111 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 2008 AS RECORDING NO. 200805230619 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
11. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: DECEMBER 11, 1990 RECORDING NO.: 9012110159
(NOT PLOTTABLE, BLANKET IN NATURE)
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE REGARDING OPEN SPACE" RECORDED DECEMBER 11, 1990 AS RECORDING NO. 9012110161 OF OFFICIAL RECORDS.
RECORDED DECEMBER 11, 1990 AS RECORDING NO. 9012210434 OF OFFICIAL RECORDS.
THE ABOVE DOCUMENT WAS RE-RECORDED DECEMBER 21, 1990 IN/AS RECORDING NO. 9012210434 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: AUGUST 24, 1992 RECORDING NO.: RECORDING NO. 9208240297
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS RECORDING NOS. 9501100462, 9503150368, 9601090368, 9601260346, 9603120707, 9603180106, 9609110555, 9612240420, 9710170646, 9803170310, 9807070025, 9912200109, 200011080374, 200012060263, 200201080842, 200201080843, 200209180938, 200304041434, 200304160284, 200308250162, 200610240276 AND 200610240277 OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TERMINATION OF CLASS "B" CONTROL PERIOD FOR NORTHWEST LANDING COMMERCIAL PROPERTY" RECORDED OCTOBER 27, 2010 AS RECORDING NO. 201010270197 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
14. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED MARCH 5, 1993 UNDER RECORDING NO. 9303050249 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(PLOTTED HEREON)
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONSENT FOR USE OF PUGET SOUND POWER & LIGHT COMPANY TRANSMISSION LINE RIGHT-OF-WAY" RECORDED JUNE 16, 1994 AS RECORDING NO. 9406160116 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED DECEMBER 5, 1995 UNDER RECORDING NO. 9512050386 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(NOT PLOTTABLE, BLANKET IN NATURE)
17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED JANUARY 9, 1996 AS RECORDING NO. 9601090365 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SOUTH ROAD MAINTENANCE AGREEMENT" RECORDED MARCH 18, 1996 AS RECORDING NO. 9603180108 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONCOMITANT AGREEMENT FOR INTEL DUPONT CAMPUS PROJECT" RECORDED MARCH 18, 1996 AS RECORDING NO. 9603180109 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260152 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INSPECTION AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES" RECORDED OCTOBER 31, 1997 AS RECORDING NO. 9710310120 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" RECORDED DECEMBER 23, 1997 AS RECORDING NO. 9712230865 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
22. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(NOT PLOTTABLE, BLANKET IN NATURE)
23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ADDENDUM NO. 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR INSPECTION AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260153 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDMENT NO. 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR WATER SUPPLY" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260154 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, BLANKET IN NATURE)
25. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EMERGENCY ACCESS EASEMENT" RECORDED DECEMBER 21, 2006 AS RECORDING NO. 200612210537 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 10, 2008 UNDER RECORDING NO. 200804100319
IN FAVOR OF: DUPONT CORPORATE PARK LLC FOR: TEMPORARY CONSTRUCTION AND PERMANENT UTILITY
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 23, 2013 AS RECORDING NO. 201310230212 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
27. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201306060701
IN FAVOR OF: PUGET SOUND ENERGY, INC. FOR GAS AND COMMUNICATION LINES
(PLOTTED HEREON)
28. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF DUPONT SHORT PLAT NO. PLNG2018-032 RECORDED NOVEMBER 16, 2018 AS 20181165001, IN PIERCE COUNTY, WASHINGTON.
(PLOTTED HEREON)
29. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SHARED ACCESS EASEMENT AGREEMENT" RECORDED JANUARY 8, 2019 AS 201901080395 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EXCLUSIVE ACCESS AND ENCROACHMENT EASEMENT AGREEMENT" RECORDED JANUARY 8, 2019 AS 201901080396 OF OFFICIAL RECORDS.
(PLOTTED HEREON)
31. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: JANUARY 8, 2019 RECORDING NO.: 201901080397
(PLOTTED HEREON)
- 32-35. NOT APPLICABLE TO BE SHOWN ON SURVEY.



DRAWN BY	KMA
DATE	5/05/2020
SCALE:	N/A
CHECKED BY:	BDG
APPROVED BY:	BDG



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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

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TITLE NOTES:

LOT 4:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. NCS-1017135-WA1, DATED JUNE 5, 2020).

1-3. NOT APPLICABLE TO BE SHOWN ON SURVEY.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: NOVEMBER 23, 1942 AS RECORDING NO. 1310652
 IN FAVOR OF: UNITED STATES OF AMERICA
 FOR: SEWER LINE
 AFFECTS: AS DESCRIBED THEREIN
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 9, 1996 AS
 RECORDING NO. 9601090366 OF OFFICIAL RECORDS.
 (PLOTTED HEREON)

5. MINERAL RESERVATIONS AS CONTAINED IN DEEDS:
 FROM: WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION
 TO: WEYERHAEUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION
 RECORDED: JANUARY 26, 1989 AS RECORDING NO. 8901260100
 RECORDED: FEBRUARY 2, 1990 AS RECORDING NO. 9002020329
 RECORDED: DECEMBER 9, 1991 AS RECORDING NO. 9112090237
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 13, 1994 AS
 RECORDING NO. 9405130746 OF OFFICIAL RECORDS.
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 31, 1995 AS
 RECORDING NO. 9510310902 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: APRIL 12, 1990
 RECORDING INFORMATION: RECORDING NO. 9004120162
 IN FAVOR OF: PUGET SOUND POWER & LIGHT CO.
 FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AFFECTS: AS DESCRIBED THEREIN.
 CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY
 WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
 SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 8912180215 RECORDED
 DECEMBER 18, 1989.
 (PLOTTED HEREON)

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE:
 RECORDING INFORMATION: APRIL 19, 1990 AS RECORDING NO. 9004190543
 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
 FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
 AFFECTS: AS DESCRIBED THEREIN
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 28, 1998 AS
 RECORDING NO. 9810281111 OF OFFICIAL RECORDS.
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 2008 AS
 RECORDING NO. 200805230619 OF OFFICIAL RECORDS.
 (PLOTTED HEREON)

8. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
 RECORDED: DECEMBER 11, 1990
 RECORDING NO.: 9012110159
 (NOT PLOTTABLE, BLANKET IN NATURE)

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE
 REGARDING OPEN SPACE" RECORDED DECEMBER 21, 1990 AS RECORDING NO.
 9012210434 OF OFFICIAL RECORDS.
 SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 9012110161 RECORDED
 DECEMBER 11, 1990.
 (NOT PLOTTABLE, BLANKET IN NATURE)

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED
 AUGUST 24, 1992 AS RECORDING NO. 9208240297 OF OFFICIAL RECORDS, BUT DELETING
 ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR
 DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS,
 NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME
 OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE
 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER
 STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING
 FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL
 STATUS.
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 10, 1995, MARCH
 15, 1995, JANUARY 09, 1996, JANUARY 26, 1996, MARCH 12, 1996, MARCH 18, 1996,
 SEPTEMBER 11, 1996, DECEMBER 24, 1996, OCTOBER 17, 1997, MARCH 17, 1998, JULY
 07, 1998, DECEMBER 20, 1999, NOVEMBER 08, 2000, DECEMBER 06, 2000, JANUARY 08,
 2002, SEPTEMBER 18, 2002, APRIL 04, 2003, APRIL 16, 2003, AUGUST 25, 2003 AND
 OCTOBER 24, 2006 AS RECORDING NOS. 9501100462, 9503150368, 9601090368,
 9601260346, 9603120707, 9603180106, 9609110555, 9612240420, 9710170646,
 9803170310, 9807070025, 9912200109, 200011080374, 200012060263, 200201080842,
 200201080843, 200209180938, 200304041434, 200304160284, 200308250162,
 200610240276 AND 200610240277 OF OFFICIAL RECORDS.
 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF
 TERMINATION OF CLASS "B" CONTROL PERIOD FOR NORTHWEST LANDING COMMERCIAL
 PROPERTY" RECORDED OCTOBER 27, 2010 AS RECORDING NO. 201010270197 OF
 OFFICIAL RECORDS.
 (PLOTTED HEREON)

11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED
 "CONSENT FOR USE OF PUGET SOUND POWER & LIGHT COMPANY TRANSMISSION LINE
 RIGHT-OF-WAY" RECORDED JUNE 16, 1994 AS RECORDING NO. 9406160116 OF OFFICIAL
 RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE
 COVENANT" RECORDED JANUARY 9, 1996 AS RECORDING NO. 9601090365 OF OFFICIAL
 RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SOUTH ROAD
 MAINTENANCE AGREEMENT" RECORDED MARCH 18, 1996 AS RECORDING NO. 9603180108
 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONCOMITANT
 AGREEMENT FOR INTEL DUPONT CAMPUS PROJECT" RECORDED MARCH 18, 1996 AS
 RECORDING NO. 9603180109 OF OFFICIAL RECORDS.
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 26, 2006 AS
 RECORDING NO. 200610260152 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INSPECTION
 AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES" RECORDED
 OCTOBER 31, 1997 AS RECORDING NO. 9710310120 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE
 FACE OF THE SURVEY, RECORDED MARCH 29, 2005 UNDER RECORDING NO.
 200503295003 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
 (NOT PLOTTABLE, BLANKET IN NATURE)

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ADDENDUM NO.
 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR
 INSPECTION AND MAINTENANCE OF PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES"
 RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260153 OF OFFICIAL RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDMENT NO.
 1 TO AGREEMENT BETWEEN THE CITY OF DUPONT AND INTEL CORPORATION FOR WATER
 SUPPLY" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260154 OF OFFICIAL
 RECORDS.
 (NOT PLOTTABLE, BLANKET IN NATURE)

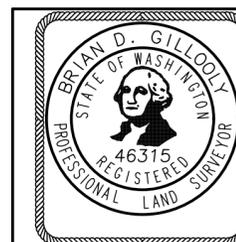
19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: APRIL 10, 2008 UNDER RECORDING NO. 200804100319
 IN FAVOR OF: DUPONT CORPORATE PARK LLC
 FOR: TEMPORARY CONSTRUCTION AND PERMANENT UTILITY
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 23, 2013 AS
 RECORDING NO. 201310230212 OF OFFICIAL RECORDS.
 (PLOTTED HEREON)

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: JUNE 06, 2013 UNDER RECORDING NO. 201306060701
 IN FAVOR OF: PUGET SOUND ENERGY, INC.
 FOR: GAS AND COMMUNICATION LINES
 (PLOTTED HEREON)

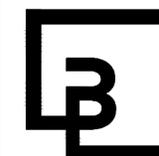
21. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY,
 AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF DUPONT SHORT PLAT
 NO. PLNG2018-032 RECORDED NOVEMBER 16, 2018 AS 201811165001, IN PIERCE
 COUNTY, WASHINGTON.
 (PLOTTED HEREON)

22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION
 OF EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS" RECORDED JANUARY 8, 2019
 AS 201901080397 OF OFFICIAL RECORDS.
 (PLOTTED HEREON)

23. NOT APPLICABLE TO BE SHOWN ON SURVEY.



DRAWN BY	KMA
DATE	5/05/2020
SCALE:	N/A
CHECKED BY:	BDG
APPROVED BY:	BDG

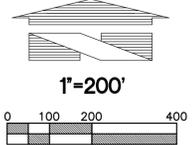


**Barghausen
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 425.251.6222 barghausen.com

COVER SHEET

FOR
THE CUBES AT DUPONT

NW1/4, NE1/4 + SE1/4 OF SE1/4, SEC. 23, SW1/4 OF SW1/4, SEC. 24, NE1/4 OF
NE1/4, SEC. 26, NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.



NEW LEGAL DESCRIPTIONS:

LOT 1:
THAT PORTION OF LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, RECORDS OF PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°16'11" WEST, 50.55 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 89°43'49" EAST, 31.09 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 00°04'50" WEST, 330.68 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 13°51'40" EAST, 289.93 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 00°04'50" WEST, 464.37 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE CONTINUING NORTH 00°04'50" WEST, 166.59 FEET ALONG A NORTHERLY PROLONGATION OF SAID WEST LINE;
THENCE NORTH 00°41'22" WEST, 184.47 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 83°08'50" EAST, 135.48 FEET ALONG SAID NORTH LINE TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 06°51'14" EAST;
THENCE EASTERLY ALONG SAID NORTH LINE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 355.00 FEET, THROUGH A CENTRAL ANGLE OF 14°51'06", AND AN ARC LENGTH OF 92.02 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 79°49'02" EAST;
THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 386.48 FEET, THROUGH A CENTRAL ANGLE OF 45°18'27", AND AN ARC LENGTH OF 305.61 FEET;
THENCE SOUTH 55°29'25" EAST, 185.72 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 87°57'46" WEST, 262.83 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE SOUTH 06°46'18" EAST, 361.52 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE SOUTH 65°14'18" EAST, 300.00 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE NORTH 24°45'42" EAST, 367.29 FEET ALONG SAID WEST LINE TO AN ANGLE POINT;
THENCE SOUTH 55°29'25" EAST, 126.46 FEET ALONG SAID NORTH LINE TO A POINT OF TANGENCY;
THENCE EASTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 672.96 FEET, THROUGH A CENTRAL ANGLE OF 31°22'40", AND AN ARC LENGTH OF 368.54 FEET;
THENCE SOUTH 86°52'05" EAST, 603.19 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 01°54'23" WEST, 394.73 FEET ALONG THE EAST LINE OF SAID LOT 1;
THENCE NORTH 89°58'43" WEST, 743.11 FEET;
THENCE SOUTH 00°16'50" WEST, 378.90 FEET TO A POINT WHICH BEARS SOUTH 89°59'54" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°59'54" WEST, 1,117.33 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2:
THAT PORTION OF LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, RECORDS OF PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 1,160.00 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH 01°54'23" WEST, 828.48 FEET ALONG SAID EAST LINE;
THENCE NORTH 89°58'43" WEST, 743.11 FEET;
THENCE SOUTH 00°16'50" WEST, 378.90 FEET TO A POINT WHICH BEARS SOUTH 89°59'54" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°59'54" WEST, 442.83 FEET TO THE TRUE POINT OF BEGINNING.

LOT 3:
THAT PORTION OF LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, RECORDS OF PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°16'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 01°15'59", AND AN ARC LENGTH OF 56.58 FEET;
THENCE SOUTH 86°08'41" WEST, 653.40 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'33", AND AN ARC LENGTH OF 11.04 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°30'24", AND AN ARC LENGTH OF 41.67 FEET;
THENCE NORTH 01°54'38" EAST, 7.76 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 03°01'18" WEST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,405.00 FEET, THROUGH A CENTRAL ANGLE OF 01°26'00", AND AN ARC LENGTH OF 60.16 FEET;
THENCE SOUTH 01°54'38" WEST, 11.41 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°06'38", AND AN ARC LENGTH OF 38.01 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'58", AND AN ARC LENGTH OF 276.78 FEET TO THE POINT OF BEGINNING.

LOT 4:
THAT PORTION OF LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, RECORDS OF PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°16'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 01°15'59", AND AN ARC LENGTH OF 56.58 FEET;
THENCE SOUTH 86°08'41" WEST, 653.40 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'33", AND AN ARC LENGTH OF 11.04 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°30'24", AND AN ARC LENGTH OF 41.67 FEET;
THENCE NORTH 01°54'38" EAST, 7.76 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 03°01'18" WEST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,405.00 FEET, THROUGH A CENTRAL ANGLE OF 01°26'00", AND AN ARC LENGTH OF 60.16 FEET;
THENCE SOUTH 01°54'38" WEST, 11.41 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°06'38", AND AN ARC LENGTH OF 38.01 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'58", AND AN ARC LENGTH OF 276.78 FEET TO THE POINT OF BEGINNING.

TRACT A:
THAT PORTION OF LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, RECORDS OF PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 00°02'47" WEST, 287.85 FEET ALONG THE WEST LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE SOUTH 87°46'51" EAST, 913.02 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE NORTH 00°04'50" WEST, 168.59 FEET ALONG A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1;
THENCE NORTH 06°41'22" WEST, 184.47 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 83°08'50" WEST, 105.94 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE;
THENCE WESTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'25", AND AN ARC LENGTH OF 543.07 FEET;
THENCE NORTH 87°57'46" WEST, 243.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SHEET INDEX	
C1	OF 6 COVER SHEET
C2	OF 6 CIVIL SITE PLAN SOUTH
C3	OF 6 CIVIL SITE PLAN CENTER
C4	OF 6 CIVIL SITE PLAN NORTH
C5	OF 6 GUARD HOUSE UTILITY PLAN
C6	OF 6 CONSTRUCTION NOTES AND DETAILS

ARCHITECT	DEVELOPER	SURVEYOR
LAMAR JOHNSON COLLABORATIVE CONTACT: MIKE, SICILIANO, A.I.A. ADDRESS: 2199 INNERBELT BUSINESS CENTER DR. ST. LOUIS, MO 63114 PHONE: (312) 216-5429	CRG CONTACT: TED KNAPP ADDRESS: 2199 INNERBELT BUSINESS CENTER DR. ST. LOUIS, MO 63114 PHONE: (425) 681-9682	BARGHAUSEN CONSULTING ENGINEERS CONTACT: DANIEL K. BALMELLI, P.E. ADDRESS: 18215 72ND AVENUE SOUTH KENT, WA 98032 PHONE: (425) 251-6222

SITE PLAN AMENDMENT AREAS	
TOTAL SITE AREA	= 93.16 AC
BUILDING AREA	= 200 SF
ADJUSTMENT TO LOT 1 AREA	= +3,414 SF
ADJUSTMENT TO LOT 2 AREA	= 0 SF
ADJUSTMENT TO LOT 3 AREA	= +25,869 SF
ADJUSTMENT TO LOT 4 AREA	= (-29,283) SF

SURVEYOR'S NOTES:

HORIZONTAL DATUM - BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE BEARING BETWEEN WCCS POINTS 413 (GPS 031) AND 1130 (LEWIS GP 807), TAKEN AS SOUTH 02° 28' 23" EAST, BASED UPON THE NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

VERTICAL DATUM - BASIS OF ELEVATIONS: (NGVD29)
NATIONAL GEODETIC VERTICAL DATUM OF 1929 - NGVD 29 FROM DATA PROVIDED BY THE CITY OF DUPONT PLANNING DEPARTMENT - THE BENCHMARK IS THE SURFACE MON AT THE CENTERLINE OF THE INTERNATIONAL PLACE CUL-DE-SAC, TAKEN AS 221.82 FEET

NARRATIVE:
THIS IS A FIELD TRAVERSE SURVEY. A TOPCON GT ROBOTIC TOTAL STATION, A SPECTRA PRECISION ROBOTIC TOTAL STATION, A TOPCON GR5 GPS, AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS CONDUCTED IN MAY 2017, JULY 2017, AND DECEMBER 2017. ALL MONUMENTS SHOWN WERE VISITED AT THAT TIME.

GROSS LOT AREA: (BASED ON BLA SHOWN)
GROSS LOT AREA: 4,057,872 SQ. FT. (93.16 AC)
LOT 1 AREA: 1,875,065 SQ. FT. (43.05 AC)
LOT 2 AREA: 1,136,337 SQ. FT. (26.09 AC)
LOT 3 AREA: 862,572 SQ. FT. (19.80 AC)
LOT 4 AREA: 183,898 SQ. FT. (4.22 AC)

ADDRESS:
2900 CENTER DRIVE, DUPONT, WA, 98327

TAX LOT NUMBER:
LOT 1: 011923-8000
LOT 2: 011923-8001
LOT 3: 011923-8002
LOT 4: 011923-8003

FLOOD ZONE:
SITE LIES WITHIN "FLOOD ZONE X - UNSHADED" PER FEMA FIRM MAP PANEL 507 OF 1375 FOR PIERCE COUNTY WASHINGTON, AND INCORPORATED AREAS, MAP NUMBER 53053C0507E, EFFECTIVE DATE MARCH 7, 2017.

"FLOOD ZONE X - UNSHADED" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER SAID FEMA FIRM MAP PANEL.

ZONING:
MANUFACTURING AND RESEARCH (MRP)

NOTES:
1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
3. THERE IS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. THERE IS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST, OR MARKERS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THE SITE ABUTS THE INTERSECTION OF "CENTER DR.", A PUBLIC RIGHT-OF-WAY, AND "HAMILTON AVE", A PUBLIC RIGHT-OF-WAY.

FOR PROPOSED PARKING COUNT SEE ARCHITECTURAL SITE PLAN

Attachment I, Civil Plans including Cover Sheet, Utilities and Construction Notes prepared by Barghausen Consulting Engineers, dated June 24, 2020



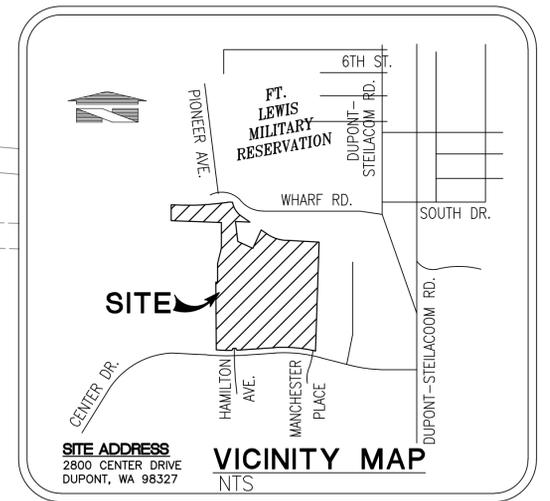
Know what's below.
Call before you dig.

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 DOCUMENTS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.



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 SEWER MANHOLE
EX. CATCH BASIN (CB) TYPE 2	PROPOSED SANITARY SEWER CLEANOUT
EX. SANITARY SEWER MANHOLE (SSMH)	PROPOSED WATERMAN
EX. GAS METER	PROPOSED FIRE HYDRANT
EX. GAS VALVE	PROPOSED WATER VALVE
EX. WATER VALVE (WV)	PROPOSED 90° BEND
EX. FIRE HYDRANT (FH)	PROPOSED SPOT ELEVATIONS
MAIL BOX	EXISTING SPOT ELEVATIONS
EX. WATER METER	EXISTING CONTOURS
EX. SIGN	PROPOSED CONTOURS
EX. WATER LINE	EXISTING PAVEMENT
EX. WATER LINE (FIRE)	PROPOSED LIGHT DUTY PAVEMENT
EX. SANITARY SEWER LINE	PROPOSED HEAVY DUTY PAVEMENT
EX. STORM DRAINAGE LINE	PROPOSED CONCRETE
EX. POWER UNDERGROUND	
EX. POWER OVERHEAD	
EX. METAL FENCE	
EX. WOOD FENCE	

CAUTION:
UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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.

No.	Date	By	Clk.	Appr.	Reason
2	6/24/20	WED	LD	DKB	MINOR SITE PLAN AMENDMENT & BLA

For: **CENTER DRIVE, LLC**
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

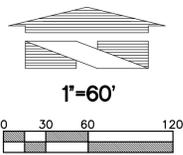
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Designed: WED Drawn: WED Checked: DKB Approved: DKB Date: 6/24/20

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

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 18713
Sheet: 6 of 6



CIVIL SITE PLAN SOUTH

FOR
THE CUBES AT DUPONT

NW1/4, NE1/4 + SE1/4 OF SE1/4, SEC. 23, SW1/4 OF SW1/4, SEC. 24, NE1/4 OF
NE1/4, SEC. 26, NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

APPROVED FOR CONSTRUCTION

BY: _____
CITY OF DUPONT

DATE: _____

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No.	Date	By	Clk.	Appr.	Revision
2	6/22/20	WED	LD	DKB	MINOR SITE PLAN AMENDMENT & BIA

CIVIL SITE PLAN SOUTH
FOR
THE CUBES AT DUPONT

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Scale:
Horizontal 1"=60'
Vertical _____

Designed: _____
Drawn: _____
Checked: _____
Approved: _____
Date: 6/22/20

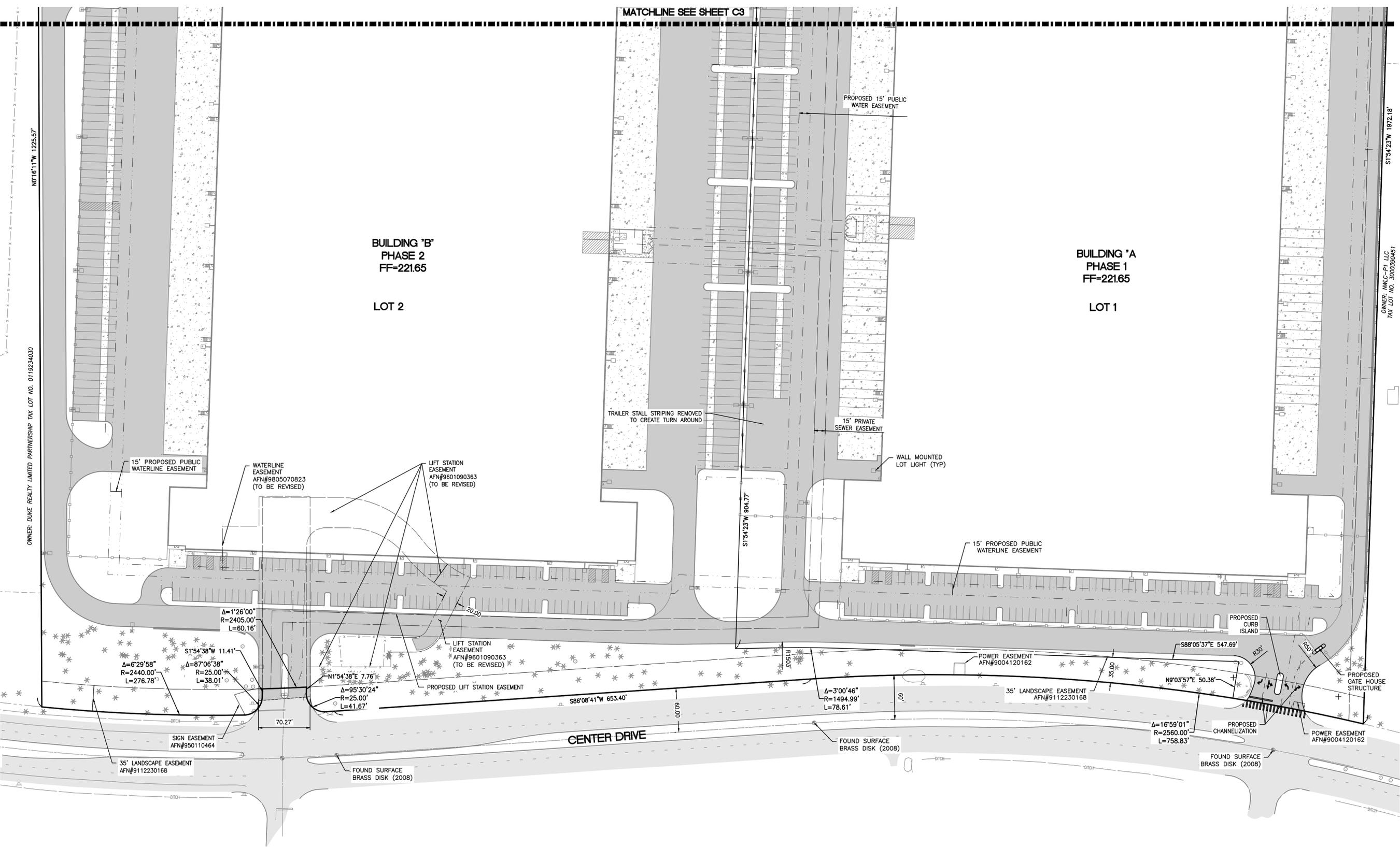
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KENT, WA 98032
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(425)251-8762 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
18713

Sheet
C2 of 6



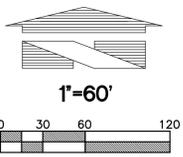
OWNER: DUKE REALTY LIMITED PARTNERSHIP TAX LOT NO. 0119234030

N0°16'11"W 1225.57'

S1°54'23"W 1972.18'

OWNER: CENTER DRIVE, LLC
TAX LOT NO. 300059451

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CIVIL SITE PLAN CENTER

FOR
THE CUBES AT DUPONT

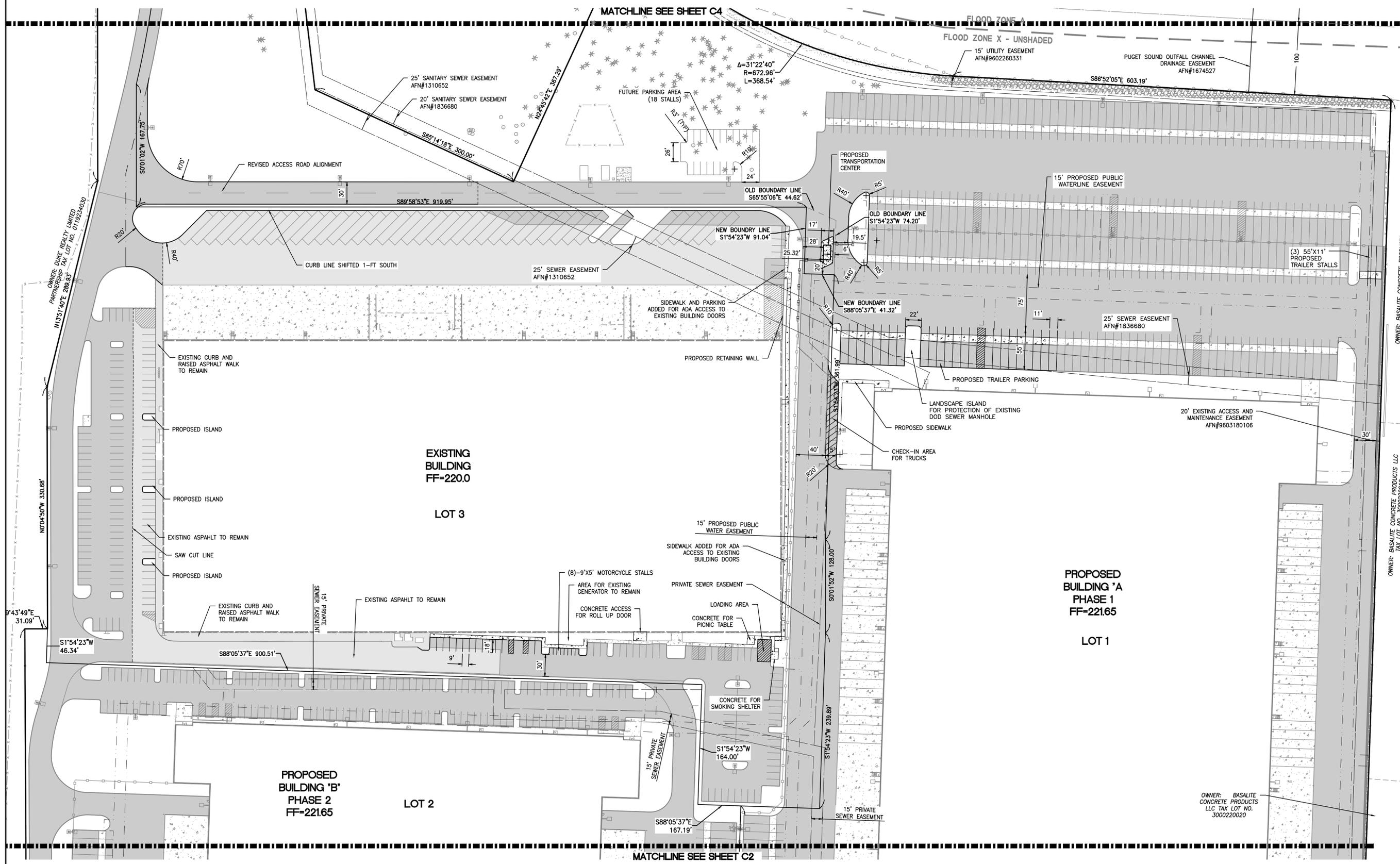
NW1/4, NE1/4 + SE1/4 OF SE1/4, SEC. 23, SW1/4 OF SW1/4, SEC. 24, NE1/4 OF
NE1/4, SEC. 26, NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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BY: _____
CITY OF DUPONT

DATE: _____

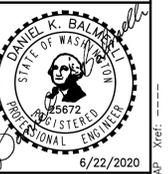
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No.	Date	By	Clk.	Appr.	Revision
2	6/22/20	LD	DKB	MINOR SITE PLAN AMENDMENT & B/LA	

CIVIL SITE PLAN CENTER
FOR
THE CUBES AT DUPONT

FOR:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



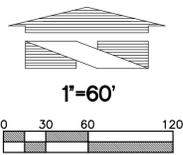
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Drawn	LD	Checked	DKB	Approved
Checked	DKB	Approved	DKB	Date
Approved	DKB	Date	6/22/20	

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



Job Number
18713
Sheet
6
C3 of 6

OWNER: BASALITE CONCRETE PRODUCTS LLC TAX LOT NO. 3000380371
OWNER: BASALITE CONCRETE PRODUCTS LLC TAX LOT NO. 3000220070
OWNER: BASALITE CONCRETE PRODUCTS LLC TAX LOT NO. 3000220020
File: P:\180008\18713\Engineering\Guard Shack Relocation\18713-h.dwg Date: /times/24/2020 1:41 PM Scale: 1"=60' WIDUNLAP Xref



CIVIL SITE PLAN NORTH

FOR
THE CUBES AT DUPONT

NW1/4, NE1/4 + SE1/4 OF SE1/4, SEC. 23, SW1/4 OF SW1/4, SEC. 24, NE1/4 OF
NE1/4, SEC. 26, NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT

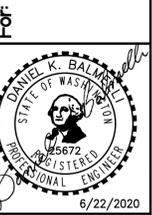
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2	6/22/20	WED					

CIVIL SITE PLAN NORTH
FOR
THE CUBES AT DUPONT

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



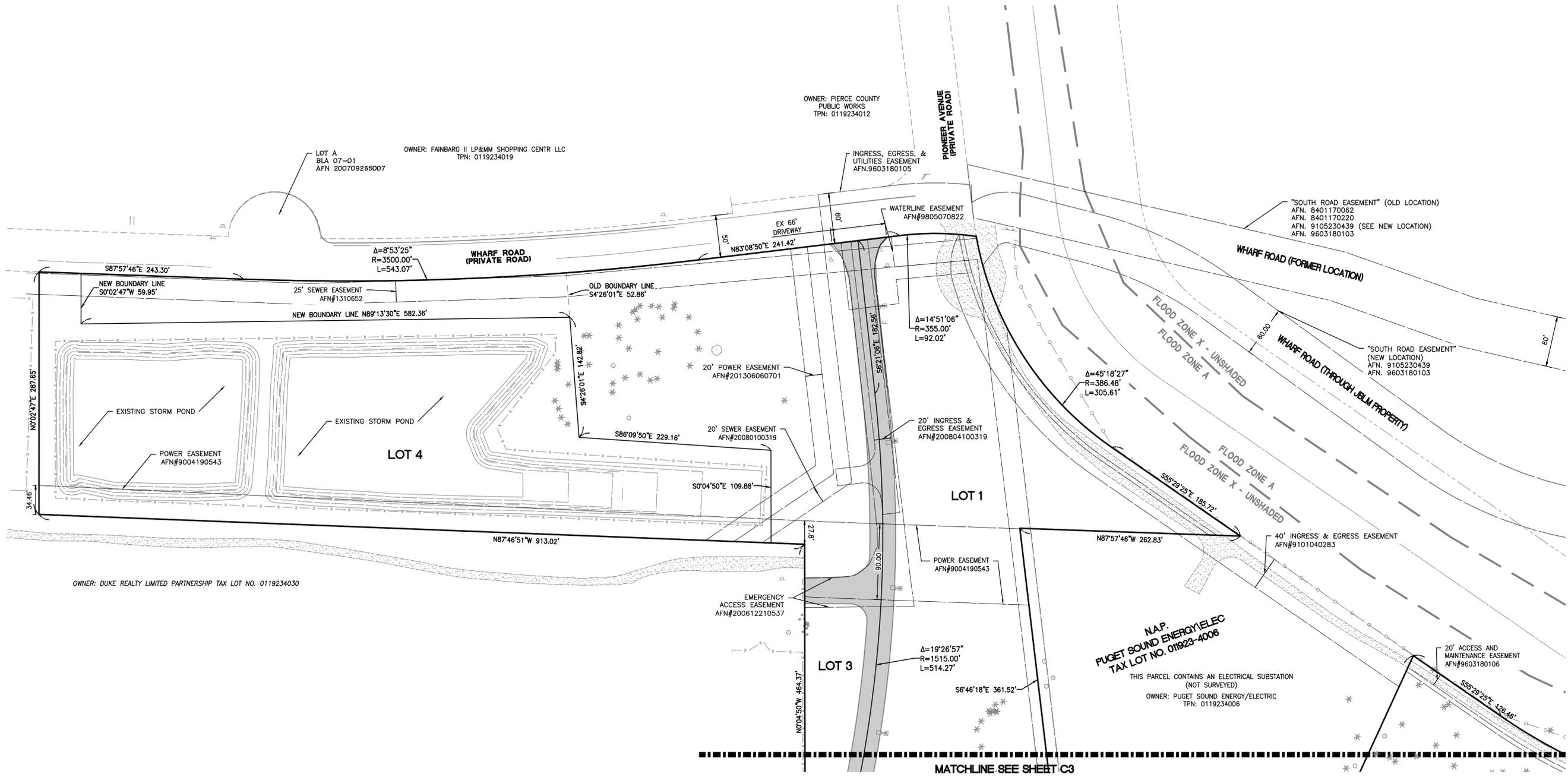
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Horizontal 1"=60'
Vertical

Designed	WED	Drawn	WED	Checked	DKB	Approved	DKB	Date	6/22/20
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18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8752 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
18713
Sheet
C4 of **6**



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GUARD HOUSE UTILITY PLAN

FOR
THE CUBES AT DUPONT

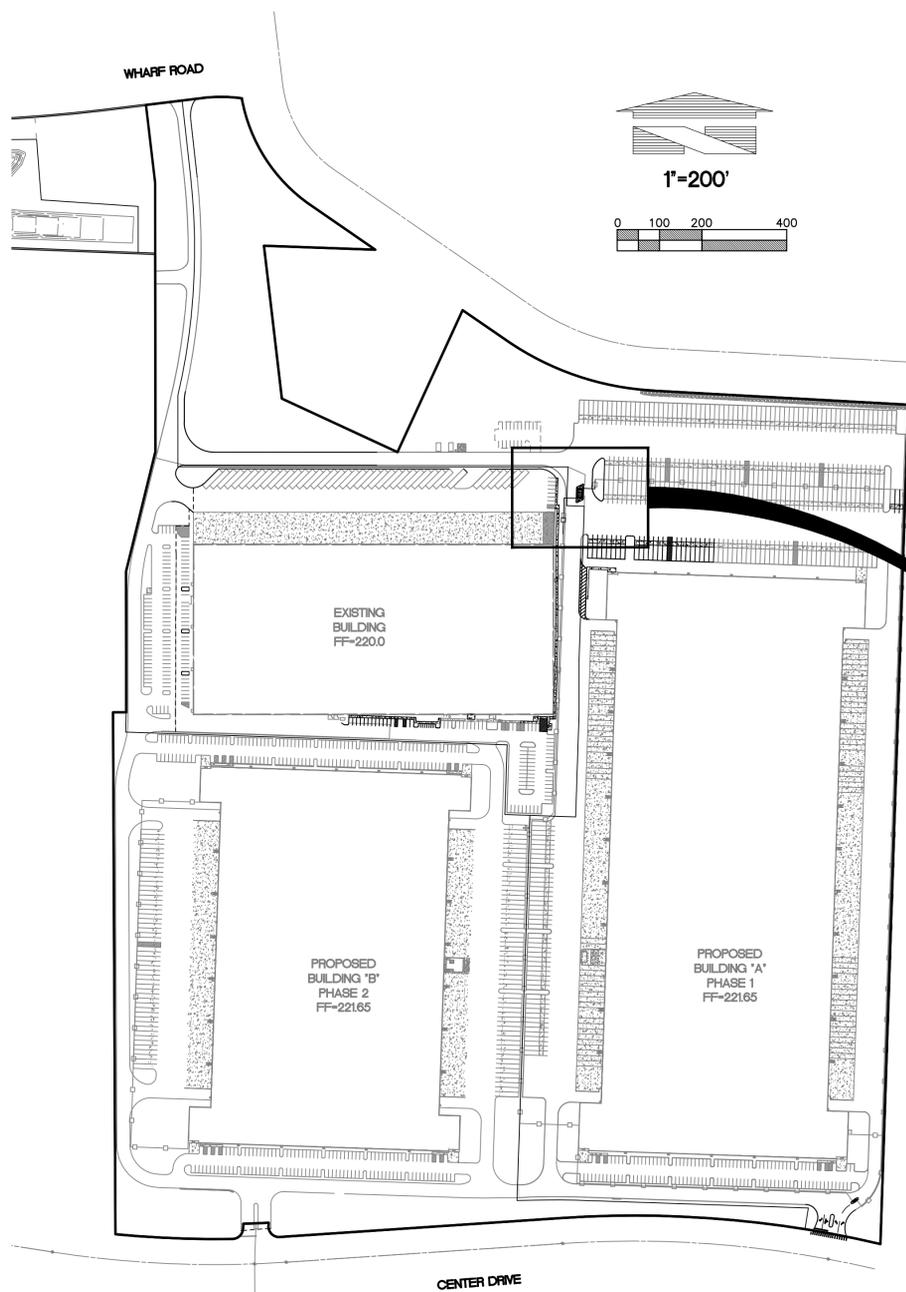
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VICINITY MAP

1"=200'



GUARD HOUSE PLAN VIEW

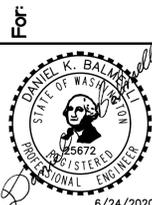
1"=20'

NOTE:
FOR ROOF DOWNSPOUT USE SPLASH BLOCK OR SIMILAR METHOD TO DISPERSE RUNOFF AWAY FROM GUARD HOUSE STRUCTURE.

No.	Date	By	Clk.	Appr.	Revision
2	6/24/20	WED	LD	DKB	MINOR SITE PLAN AMENDMENT & BIA

GUARD HOUSE UTILITY PLAN
FOR
THE CUBES AT DUPONT

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Designed	WED	Drawn	WED	Checked	DKB	Approved	DKB	Date	6/24/20
Scale:	Horizontal	1"=20'	Vertical	1"=20'					

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



Job Number
18713
Sheet
C5 of **6**

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CONSTRUCTION NOTES AND DETAILS

FOR
THE CUBES AT DUPONT

NW1/4, NE1/4 + SE1/4 OF SE1/4, SEC. 23, SW1/4 OF SW1/4, SEC. 24, NE1/4 OF
NE1/4, SEC. 26, NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

APPROVED FOR CONSTRUCTION

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CITY OF DUPONT

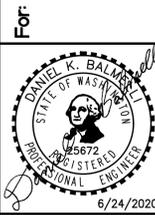
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2 6/24/20 WED LD DKB Appr. Revision

CONSTRUCTION NOTES AND DETAILS
FOR
THE CUBES AT DUPONT

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



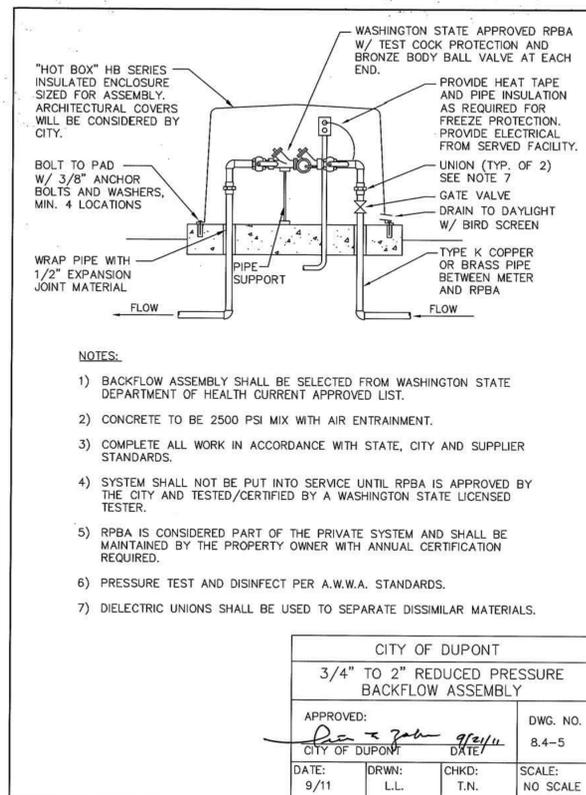
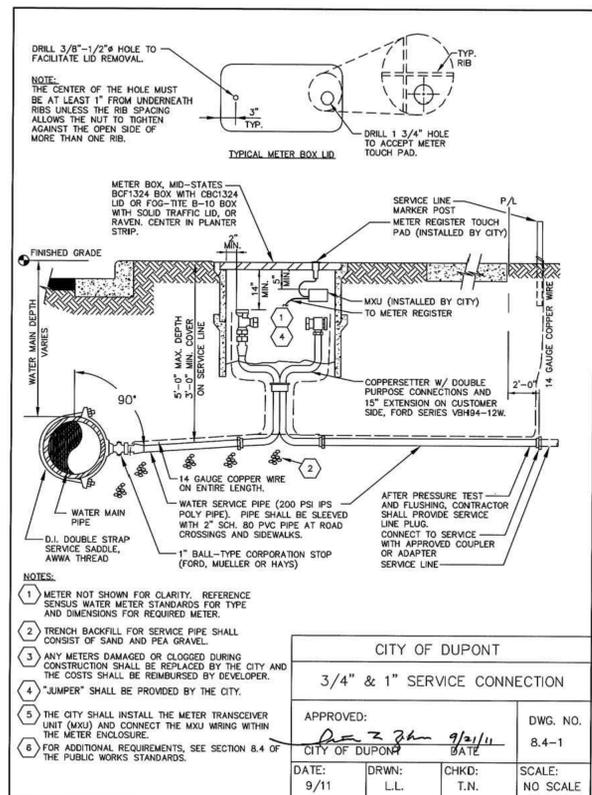
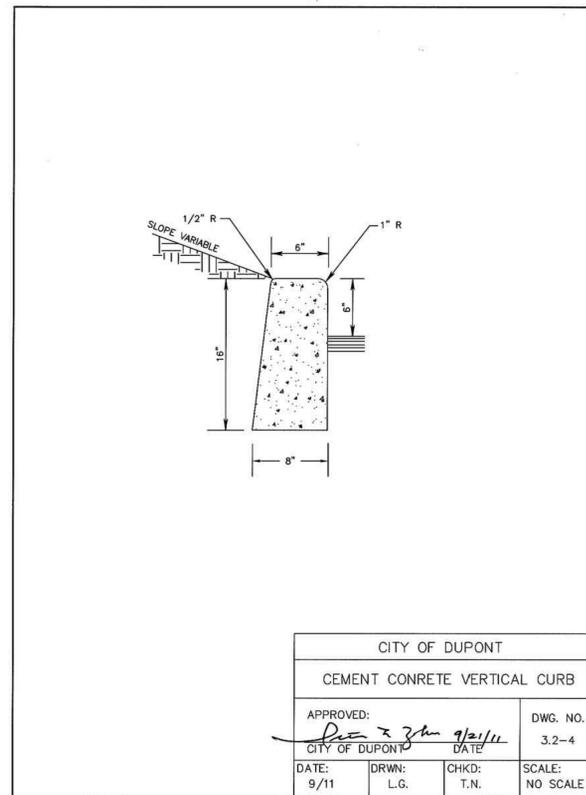
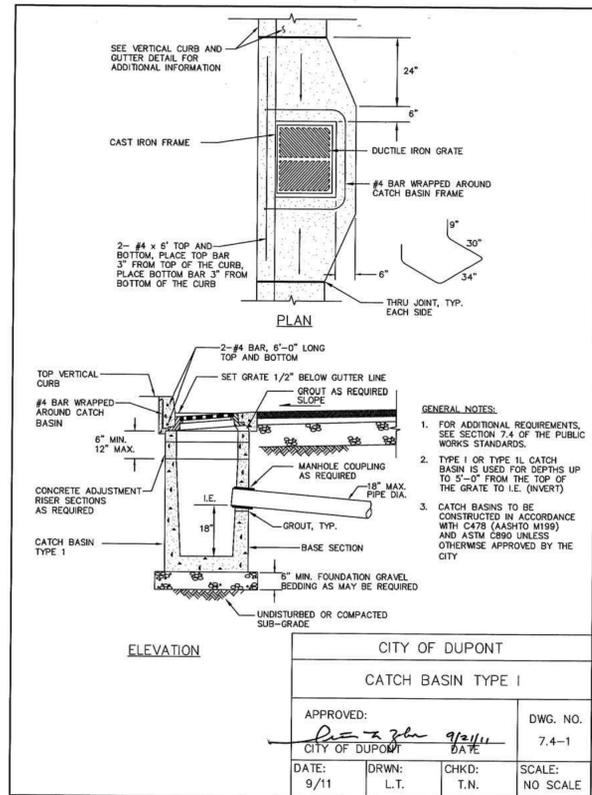
Scale: Horizontal N/A Vertical 1"

Designed WED Drawn WED Checked DKB Approved DKB Date 6/24/20

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



Job Number 18713
Sheet 6 of 6
Civil Engineering, Land Planning, Surveying, Environmental Services

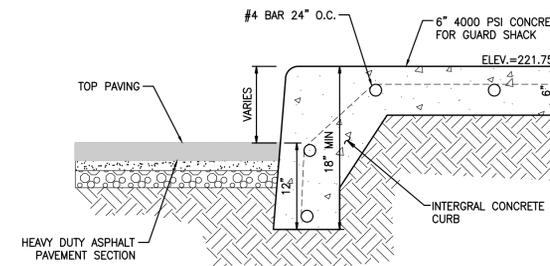


GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

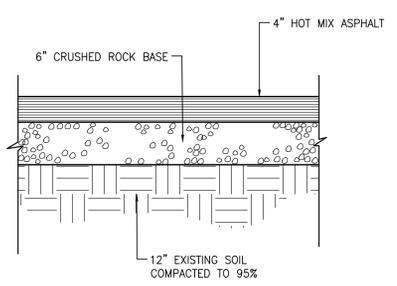
GENERAL NOTES (WATER SYSTEM CONSTRUCTION):

- ALL IRRIGATION CROSSINGS SHALL HAVE SCHEDULE 80 SLEEVES AND THE SIZE SHALL BE PER THE APPROVED IRRIGATION DRAWINGS.
- LIGHT POLES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ALL UNDERGROUND UTILITIES, INCLUDING WATER METERS. LIGHT POLES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM FIRE HYDRANTS.
- WATER MAINS AND FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FOR ALL SIZES, UNLESS SPECIFICALLY NOTED OTHERWISE. THE CLASS OF THE DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 52 FOR ALL DIAMETERS.
- WATER MAINS SHALL MAINTAIN A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET OF COVER.
- UTILITY CROSSINGS HAVING LESS THAN 1 FOOT OF VERTICAL SEPARATION SHALL BE CONSTRUCTED WITH CONTROLLED DENSITY FILL (CDF) TO PREVENT POSSIBLE DAMAGE TO EITHER UTILITY.
- WATER MAIN DEFLECTIONS AT JOINTS ARE NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS PLUS AN ADDITIONAL FACTOR OF SAFETY OF 50 PERCENT.
- IDENTIFY A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER MAINS AND WATER MAINS, BOTH EXISTING AND PROPOSED.
- FOR PROPOSED WATER MAINS, IDENTIFY RESTRAINED JOINT FITTINGS AND PUSH-ON JOINTS AT LOCATIONS WHERE THRUST BLOCKS WILL NOT HAVE SUFFICIENT UNDISTURBED ADJACENT AREA FOR BEARING.
- WATER SERVICE CONNECTIONS SHALL BE MADE PERPENDICULAR TO THE MAIN.
- THE WATER MAIN PIPES SHALL BE DISINFECTED AND TESTED BEFORE BEING PLACED IN SERVICE. ALL WATER MAIN TESTING AND DISINFECTION SHALL BE PER CITY OF DUPONT PUBLIC WORKS STANDARDS.
- WATER MAIN STUBOUTS THAT ARE NOT USED SHALL BE DISCONNECTED AT THE MAIN, WITH A BLIND FLANGE INSTALLED AT THE TEE.
- TEE CONNECTIONS TO EXISTING WATER MAINS SHALL BE WET TAPS.
- SEPARATE WATER CONNECTIONS WILL BE REQUIRED FOR DOMESTIC, FIRE, AND IRRIGATION. ALL SERVICES SHALL INCLUDE BACKFLOW PREVENTION DEVICES LOCATED OUTSIDE OF ANY PROPOSED BUILDINGS.
- ALL FIRE PROTECTION SYSTEM INSTALLATIONS, INCLUDING PIPELINES AND DOUBLE DETECTOR CHECK ASSEMBLIES, ARE SUBJECT TO THE CONSTRUCTION STANDARDS OF NFPA 24 AND TO THE INSPECTION AND TESTING REQUIREMENTS OF THE CITY OF DUPONT FIRE DEPARTMENT.
- THE FIRE PROTECTION SYSTEMS, INCLUDING THE BACKFLOW PREVENTION DEVICES, UNDERGROUND FIRE SERVICE LINES, AND FIRE DEPARTMENT CONNECTIONS, ARE SUBJECT TO SEPARATE REVIEW, PERMITTING, AND APPROVAL BY THE CITY OF DUPONT FIRE DEPARTMENT.
- RELOCATE THE FIRE DEPARTMENT CONNECTIONS (FDCS) TO PLANTER ISLANDS OR OTHER LOCATIONS, AS FEASIBLE, TO BE OUTSIDE OF THE BUILDING COLLAPSE ZONES.
- THE APPLICANT SHALL FURNISH METER SIZING CALCULATIONS FOR DOMESTIC AND FIRE WATER SERVICES. THE SPRINKLER SYSTEM DESIGN, INCLUDING CONFIRMATION OF THE PROVIDED SIZING FOR THE FIRE LINE COMPONENTS SHALL BE REVIEWED AND APPROVED BY THE CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS. EACH FIRE LINE CONNECTION TO A CITY WATER MAIN WILL REQUIRE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) IN AN UNDERGROUND VAULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.



GUARD HOUSE CONCRETE SLAB

NOT TO SCALE



HEAVY TRAFFIC PAVING SECTION

NOT TO SCALE

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LANDSCAPE NOTES AND REQUIREMENTS

FOR THE CUBES AT DUPONT - PHASE 2

A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

'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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

LIST OF LANDSCAPE ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECTURAL DOCUMENTS
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
BOC	BACK OF CURB
CAL	CALIPER
CIVIL	CIVIL ENGINEERING DOCUMENTS
CONT	CONTAINER
CY	CUBIC YARDS
DBH	DIAMETER AT BREAST HEIGHT
DEMO	DEMOLITION
DIA	DIAMETER
DT	DROUGHT TOLERANT
DTLS	DETAIL DRAWINGS
ESMT	EASEMENT
ELEC	ELECTRICAL DOCUMENTS
EX	EXISTING
FOC	FACE OF CURB
FT	FEET
GAL	GALLON
HT	HEIGHT
LF	LINEAR FEET
LIM	LIMIT OF WORK
MAX	MAXIMUM
MECH	MECHANICAL DOCUMENTS
MIN	MINIMUM
NC	NOT IN CONTRACT
OC	ON CENTER
OAE	OR APPROVED EQUAL
P&P	PRESERVE AND PROTECT
PA	PLANTING AREA
PH	PHASE
POC	POINT OF CONNECTION
PRECON	PRE-CONSTRUCTION
PROCP	PROPOSED
PT	PRESSURE TREATED
REP	REPRESENTATIVE
REQ	REQUIREMENTS
SPEC	SPECIFICATIONS
SF	SQUARE FEET
TEMP	TEMPORARY
TC	TOP OF CURB
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WD	WIDTH

LANDSCAPE NOTES AND REQUIREMENTS

- PER DMC 25.120.030(5): NO CLEARING, GRADING, TRENCHING, CUTTING, IMPERVIOUS SURFACING, OR OTHER CONSTRUCTION SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED, OR WITHIN ONE AND ONE-HALF TIMES THE RADIUS OF THE CANOPY IN THE CASE OF OAK TREES TO BE RETAINED, NOR SHALL GRADES BE LOWERED OR RAISED SO NEAR AS TO JEOPARDIZE SAID TREES; UNLESS THERE IS NO OTHER ALTERNATIVE AND THE INTRUSION IS THE MINIMUM POSSIBLE AS DETERMINED BY THE ADMINISTRATOR. TEMPORARY BARRIERS SHALL BE INSTALLED AROUND TREES REQUIRING PROTECTION DURING CONSTRUCTION.
 - ALL LANDSCAPE WORK SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. IF THERE IS A CONFLICT BETWEEN JURISDICTIONAL REQUIREMENTS AND THE CONTRACT DOCUMENTS, CONSTRUCTION DRAWINGS, NOTES, DETAILS, OR ANY OTHER DOCUMENTATION FOR THE WORK TO BE UNDERTAKEN, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY FOR CLARIFICATION.
 - COORDINATE NOTES, DETAILS, AND DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL REVIEW THE SITE AND CONSTRUCTION DOCUMENTS AND IMMEDIATELY REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR SHALL BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.
 - CONTRACTOR TO FURNISH ALL MATERIALS, LABOR, EQUIPMENT, AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT, AND PREPARATION OF SOIL, FINISH GRADE, PLACEMENT OF SPECIFIED PLANT MATERIALS, COMPOST, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90 DAYS MAINTENANCE PER TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT - STANDARD PRACTICES, LATEST EDITION (ANSI A300).
 - CONTRACTOR SHALL USE FULL SIZE CONSTRUCTION DOCUMENTS IN THE FIELD AT ALL TIMES.
 - CONTRACTOR SHALL KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. CONTRACTOR SHALL REPAIR AREAS DAMAGED DUE TO CONSTRUCTION INCLUDING DAMAGE TO EXISTING IRRIGATION SYSTEMS, IF PRESENT, TO MATCH CONDITIONS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN LANDSCAPE PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - ALL LANDSCAPE MATERIALS AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
- SUBMITTALS**
- SUBMIT FIVE (5) COPIES OF THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
 - DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED
 - TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS
 - TREE STAKING AND GUYING MATERIALS
 - ONE (1) QUART SIZE SAMPLE OF TOPSOIL AND MULCH
 - PLANTING SCHEDULE INCLUDING DATES AND TIMES
 - MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR
- UTILITIES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES. VERIFY ALL UTILITY LOCATIONS, PADS, AND APPURTENANCES PRIOR TO CONSTRUCTION. DO NOT BLOCK ACCESS TO UTILITY STRUCTURES. REPORT DISCREPANCIES IMMEDIATELY TO LANDSCAPE ARCHITECT AND OWNER'S REP.
 - TREE LOCATIONS TO BE COORDINATED WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES TO ACHIEVE SEPARATION PER JURISDICTIONAL REQUIREMENTS. IF NO JURISDICTIONAL REQUIREMENTS, ALL TREES TO BE LOCATED MIN 10 FT FROM ALL UNDERGROUND UTILITIES. VERIFY UTILITY LOCATIONS PRIOR TO PLANTING TREES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF PROPOSED TREE LOCATIONS CONFLICT WITH UTILITY LOCATIONS.
- MAINTENANCE**
- CONTRACTOR TO PROVIDE OWNER'S REP WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER'S REP. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING, REPAIRING OF TREE GUYS AND/OR STAKES, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE AND PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK BY OWNER'S REP. BEGIN MAINTENANCE IMMEDIATELY FOLLOWING INSTALLATION. MAINTAIN THE PLANTING AREAS FOR ONE (1) YEAR AFTER ACCEPTANCE OF INSTALLATION BY OWNER'S REP.
 - REPAIR ALL EXISTING PLANTING AREAS BY REMOVING INVASIVE SPECIES, PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE, AND RE-MULCHING TO SPECIFIED DEPTH FOLLOWING RECOMMENDATIONS PER ANSI A300.
 - PLANT ESTABLISHMENT PROCEDURES INCLUDE WATERING, PROTECTION FROM INSECTS OR DISEASE, WEEDING, PRUNING, MOWING, AND OTHER ACTIVITIES AS REQUIRED AND AS IDENTIFIED IN NOTES.
 - CONTRACTOR TO REPLACE DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY AT NO ADDITIONAL COST TO OWNER, IMMEDIATELY REPLACE DEFECTIVE MATERIALS AS DETERMINED BY OWNER'S REP OR LANDSCAPE ARCHITECT WITH PLANT MATERIALS OF THE SAME SPECIES AT A SIZE TO MATCH EXISTING ADJACENT MATERIALS.
 - UPON COMPLETION OF THE WARRANTY/PLANT ESTABLISHMENT PERIOD, APPLY BARK OR WOOD CHIP MULCH TO ALL PLANTING AREAS TO ACHIEVE THREE (3) INCHES FINAL DEPTH.
 - UPON COMPLETION OF THE WARRANTY PERIOD, SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION TO THE OWNER'S REP. CONTRACTOR TO REPLACE OR REPAIR DEFICIENT ITEMS NOTED IN THE INSPECTION. CONTRACTOR ATTENDANCE IS REQUIRED AT SECOND INSPECTION WITH OWNER'S REP. OWNER'S REP TO ISSUE NOTICE OF ACCEPTANCE TO THE CONTRACTOR WHEN ALL WORK IS COMPLETED AND ACCEPTED.
 - ANTI-DESICCANT TO BE "MILT-PROOF," FORTY-EIGHT (48) HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1ST THROUGH SEPTEMBER 30TH, THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

SOIL PREPARATION NOTES AND REQUIREMENTS

- GENERAL REQUIREMENTS**
- CONTRACTOR SHALL SUPPLY ALL SOILS, COMPOST, MULCHES, AND RELATED MATERIALS. CONTRACTOR SHALL DETERMINE THE VOLUME OF MATERIALS REQUIRED PER THE INFORMATION ON PLANS, DETAILS, AND NOTED HERE-IN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF-SITE MATERIAL SOURCES.
 - ALL LANDSCAPE AREAS, AREAS OF BARE SOIL, AREAS IMPACTED BY VEHICULAR USE OF ANY KIND, OR STORAGE OF MATERIALS OUTSIDE OF THE CLEARING LIMITS SHALL RECEIVE FULL SUBGRADE PREPARATION, INCLUDING COMPOST AND AMENDMENTS.
 - CONTRACTOR SHALL ACCOMMODATE ANY FLUFF FACTOR OR SETTLING OF SOILS. DEPTHS SHOWN ARE MINIMUMS.
 - AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR SHALL SEND TWO (2) REPRESENTATIVE SOIL SAMPLES FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT TO TESTING LABORATORY FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONS, APPLICATIONS RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.
 - SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE CHANGE ORDER FOR ADDITION OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

MATERIALS

- TOPSOIL** TO CONSIST OF EQUAL PARTS BY VOLUME SANDY LOAM, COMPOST, AND COARSE-WASHED SAND OR EQUIVALENT, PROCESSED THROUGH A 1/2" SIEVE. TOPSOIL SHALL NOT CONTAIN ANY RECYCLED MATERIAL, FOREIGN MATERIALS, OR ANY LISTED NOXIOUS AND NUISANCE WEEDS OF ANY CLASS DESIGNATED BY AUTHORIZED STATE OR COUNTY OFFICIALS. AT MINIMUM, TOPSOIL PRODUCTS BROUGHT ON SITE SHALL CONTAIN AMENDMENTS AS LISTED BELOW.
 - PERCENT PASSING 2" SIEVE SIZE: MIN 90%, MAX 100%
 - PERCENT PASSING 1" SIEVE SIZE: MIN 90%, MAX 100%
 - PERCENT PASSING 3/4" SIEVE SIZE: MIN 85%, MAX 100%
 - PERCENT PASSING 3/8" SIEVE SIZE: MIN 75%, MAX 100%
 - PERCENT PASSING 1/4" SIEVE SIZE: MIN 60%, MAX 60%
- BIORETENTION SOIL** SHALL BE A WELL-BLENDED MIXTURE OF MINERAL AGGREGATE AND FINE COMPOST MEASURED ON A VOLUME BASIS. BIORETENTION SOIL SHALL CONSIST OF APPROXIMATELY TWO (2) PARTS FINE COMPOST (APPROXIMATELY 35 TO 40 PERCENT) BY VOLUME AND THREE (3) PARTS MINERAL AGGREGATE (APPROXIMATELY 60 TO 65 PERCENT) BY VOLUME. THE MIXTURE SHALL BE WELL BLENDED TO PRODUCE A HOMOGENEOUS MIX AND HAVE AN ORGANIC MATTER CONTENT OF 4 TO 8 PERCENT DETERMINED BY USING THE LOSS ON IGNITION METHOD. MINERAL AGGREGATE USED IN BIORETENTION SOIL SHALL MEET THE FOLLOWING GRADATION:
 - PERCENT PASSING 3/4" SIEVE: MAX 100%
 - PERCENT PASSING NO. 4 SIEVE: MIN 80%, MAX 100%
 - PERCENT PASSING NO. 10 SIEVE: MIN 40%, MAX 100%
 - PERCENT PASSING NO. 40 SIEVE: MIN 15%, MAX 50%
 - PERCENT PASSING NO. 200 SIEVE: MIN 2%, MAX 5%
- COMPOST PRODUCTS** SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF ORGANIC MATERIALS UNDER CONTROLLED CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. COMPOST SHALL BE STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL BE MATURE WITH REGARD TO ITS SUITABILITY FOR SERVING AS A SOIL AMENDMENT. THE COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE

FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL.

- FINE COMPOST** SHALL MEET THE FOLLOWING GRADATION:
 - PERCENT PASSING 1" SIEVE SIZE: MIN 100%
 - PERCENT PASSING 5/8" SIEVE SIZE: MIN 90%, MAX 100%
 - PERCENT PASSING 1/4" SIEVE SIZE: MIN 75%, MAX 100%
- COARSE COMPOST** SHALL MEET THE FOLLOWING GRADATION:
 - PERCENT PASSING 2" SIEVE SIZE: MIN 100%
 - PERCENT PASSING 1" SIEVE SIZE: MIN 90%, MAX 100%
 - PERCENT PASSING 3/4" SIEVE SIZE: MIN 70%, MAX 100%
 - PERCENT PASSING 1/4" SIEVE SIZE: MIN 40%, MAX 60%
- MINIMUM ORGANIC MATTER** OF COMPOST PRODUCTS SHALL BE 40% BY DRY WEIGHT.
- THE COMPOST PRODUCT** SHALL ORIGINATE FROM ORGANIC WOOD WASTE, YARD DEBRIS, POST-CONSUMER FOOD WASTE, PRE-CONSUMER ANIMAL-BASED WASTES, AND/OR PRE-CONSUMER VEGETATIVE WASTE. THE CONTRACTOR SHALL PROVIDE A LIST OF COMPOST SOURCES BY PERCENTAGE IN THE FINAL COMPOST PRODUCT TO THE LANDSCAPE ARCHITECT.
- BARK OR WOOD CHIP MULCH** SHALL BE DERIVED FROM FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH. MULCH PRODUCED FROM FINISHED WOOD PRODUCTS OR CONSTRUCTION DEBRIS WILL NOT BE ALLOWED. WHEN TESTED, BARK OR WOOD CHIP MULCH SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:
 - PERCENT PASSING 2" SIEVE SIZE: MIN 95%, MAX 100%
 - PERCENT PASSING NO. 4 SIEVE SIZE: MIN 0%, MAX 30%
- ARBORIST CHIP MULCH** SHALL BE COARSE GROUND WOOD CHIPS (APPROXIMATELY 1/2" TO 5" ALONG THE LONGEST DIMENSION) DERIVED FROM THE MECHANICAL GRINDING OR SHREDDING OF THE ABOVE-GROUND PORTIONS OF TREES. IT MAY CONTAIN WOOD, WOOD FIBER, BARK, BRANCHES, AND LEAVES, BUT IT MAY NOT CONTAIN VISIBLE AMOUNTS OF SOIL. IT SHALL BE FREE OF WEEDS AND WEED SEEDS INCLUDING, BUT NOT LIMITED TO, ANY LISTED NOXIOUS AND NUISANCE WEEDS OF ANY CLASS DESIGNATED BY AUTHORIZED STATE OR COUNTY OFFICIALS. IT MAY NOT CONTAIN MORE THAN 12% PERCENT BY WEIGHT OF MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.). WHEN TESTED, ARBORIST CHIP MULCH SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:
 - PERCENT PASSING 2" SIEVE SIZE: MAX 100%
 - PERCENT PASSING 1" SIEVE SIZE: MAX 100%
 - PERCENT PASSING 3/8" SIEVE SIZE: MAX 50%
 - PERCENT PASSING 1/4" SIEVE SIZE: MAX 40%

SOIL AMENDMENTS

- FERTILIZER** SHALL BE A STANDARD COMMERCIAL GRADE OF ORGANIC FERTILIZER. IT MAY BE SEPARATE OR IN A MIXTURE CONTAINING THE PERCENTAGE OF TOTAL NITROGEN, AVAILABLE PHOSPHORIC ACID, AND WATER-SOLUBLE POTASH OR SULFUR IN THE AMOUNTS RECOMMENDED IN THE SOILS REPORT. ALL FERTILIZERS SHALL BE FURNISHED IN STANDARD UNOPENED CONTAINERS WITH WEIGHT, NAME OF PLANT NUTRIENTS, AND MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS CLEARLY MARKED, ALL IN ACCORDANCE WITH STATE AND FEDERAL LAWS.
- TOPSOIL** TO INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY PER 1,000 SQUARE FT. ALL AMENDMENTS TO BE THOROUGHLY MIXED PRIOR TO INCORPORATION INTO SUBGRADE:
 - SIX (6) CUBIC YARDS ORGANIC FINE COMPOST.
 - THIRTY (30) POUNDS NITROFORM (38-0-0)
 - FIVE (5) POUNDS AMMONIUM SULFATE

- PLANT MATERIAL SHALL COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY ALIVE, VIGOROUS, AND WELL-FORMED WITH WELL-DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY OWNER'S REP TO HAVE DAMAGE, DEFORMITIES OF STEM, BRANCHES, OR ROOTS, LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET MINIMUM STANDARDS OF (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1), WILL BE REJECTED.
- SPECIFIED PLANT CONTAINER SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE SIZE FOR ALL PLANT MATERIAL. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING MATERIAL SHALL CONFORM TO MINIMUM STANDARDS OF ANSI Z60.1, LATEST EDITION. PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- HYDROSEED**: SEED MIXES TO BE COMMERCIALY PREPARED AND SUPPLIED IN SEALED CONTAINERS. THE LABELS SHALL SHOW: COMMON AND BOTANICAL NAMES OF SEED, LOT NUMBER, NET WEIGHT, POUNDS OF PURE LIVE SEE (PLS) IN THE MIX, AND ORIGIN OF SEED.
- HYDROSEED**: SPECIES AND SEEDING RATES OF HYDROSEED TO BE DETERMINED. QUANTITIES FOR TACKIFIER, MULCH, FERTILIZER, AND ANY NEEDED NURSE SEED TO BE DETERMINED. OWNER'S REP TO PROVIDE SITE CONSTRUCTION AND HYDROSEED SCHEDULE TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IN ORDER TO DEVELOP OVERALL SEEDING STRATEGY AND TO SPECIFY CORRECT QUANTITIES OF MATERIALS RELATED TO THE INSTALLATION OF HYDROSEED AND ASSOCIATED PRODUCTS AND MATERIALS. APPLY HYDROSEED PER MANUFACTURER'S AND SEED SUPPLIER'S RECOMMENDATIONS.
- SOD**: CONTRACTOR SHALL SUBMIT AVAILABLE SOD GRASS MIXTURES ON THE CURRENT MARKET TO THE LANDSCAPE ARCHITECT FOR SELECTION AND APPROVAL. THE SOD SHALL BE FIELD GROWN ONE CALENDAR YEAR OR OLDER, HAVE A WELL-DEVELOPED ROOT STRUCTURE, AND BE FREE OF ALL WEEDS, DISEASE, AND INSECT DAMAGE. PRIOR TO CUTTING, THE SOD SHALL BE GREEN, IN AN ACTIVE AND VIGOROUS STATE OF GROWTH, AND MOWED TO A HEIGHT NOT EXCEEDING ONE (1) INCH. THE SOD SHALL BE CUT WITH A MINIMUM OF ONE (1) INCH OF SOIL ADHERING.

INSTALLATION

- PLANT MATERIAL SHALL BE DELIVERED AFTER PREPARATION OF PLANTING AREAS HAS BEEN COMPLETED AND SHALL BE INSTALLED IMMEDIATELY. IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- CONTRACTOR SHALL INSTALL PLANT MATERIALS ONLY AFTER ALL OTHER CONSTRUCTION OPERATIONS THAT CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED, PLANT MATERIALS SHALL BE INSTALLED AFTER THE IRRIGATION SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER'S REP.

- FORTY (40) POUNDS CALCIUM CARBONATE LIMESTONE
 - FORTY (40) POUNDS DOLOMITE LIMESTONE
 - FIVE (5) OUNCES BORON (AS BORAX)
- PLANTING SOIL** FOR ALL TREES, SHRUBS, AND GROUNDCOVERS SHALL BE TOPSOIL AND INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY PER 1,000 SF. ALL AMENDMENTS TO BE THOROUGHLY MIXED PRIOR TO INCORPORATION INTO TOPSOIL:
 - 0.6 CUBIC YARDS PER VOLUME TOPSOIL
 - 0.4 CUBIC YARDS ORGANIC COARSE COMPOST
 - THREE (3) POUNDS NITROFORM (38-0-0)
 - ONE (1) POUND AMMONIUM SULFATE
 - TWO (2) POUNDS CALCIUM CARBONATE LIMESTONE
 - TWO (2) POUNDS DOLOMITE LIMESTONE

SUBGRADE PREPARATION

- ESTABLISH SUBGRADE ELEVATIONS THAT WILL ACCOMMODATE TOPSOIL, AMENDMENT, AND MULCH DEPTHS. SUBGRADE PREPARATION FOR PLANTING, BIORETENTION, AND LAWN AREAS SHALL BE AS FOLLOWS:
 - RIP SUB-GRADE TO A DEPTH OF EIGHT (8) INCHES.
 - REMOVE COBBLES, ROCKS, CONCRETE, ASPHALT, AND OTHER DEBRIS OVER TWO (2) INCHES IN DIAMETER FOR PLANTING AND BIORETENTION AREAS AND ONE-HALF (1/2) INCH DIAMETER FOR LAWN AREAS.
 - TILL 2 INCHES OF TOPSOIL INTO THE SUB-GRADE TO A DEPTH OF EIGHT (8) INCHES. TILLING THE TOPSOIL INTO THE SOIL SHALL BE ACCOMPLISHED BY TILLING IT TWICE, THE SECOND TIME PERPENDICULAR TO THE FIRST.
- ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUBGRADE PRIOR TO SUBGRADE PREPARATION.
- THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES THAT HAVE BECOME COMPACTED TO A DEPTH OF TWELVE (12) INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
- VERIFY THAT ALL SOIL CONTAMINANTS (INCLUDING, BUT NOT LIMITED TO, PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. REMOVE ANY ASPHALT EXTENDING BEYOND SIX (6) INCHES FROM CURBS INTO ADJACENT LANDSCAPES. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND APPROVED BY OWNER'S REPRESENTATIVE.
- MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

FINAL GRADING AND MULCHING

- ALL FINISH GRADES TO BE SMOOTH, EVEN GRADING AND LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SEE GRADING PLANS FOR FINAL ELEVATIONS.
- ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED SHALL RECEIVE THREE (3) INCHES OF BARK OR WOOD CHIP MULCH, UON, FINELY GRADE MULCH AWAY FROM TREE TRUNKS AND SHRUB STEMS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNKS OR STEMS.
- BIORETENTION AREAS NOT COVERED BY LAWN AND/OR SEED SHALL RECEIVE 3 INCHES COARSE COMPOST MULCH BELOW THE TEMPORARY PONDING DEPTH AND 3 INCHES OF ARBORIST CHIP MULCH ABOVE THE TEMPORARY PONDING DEPTH, UON. FINELY GRADE MULCH AWAY FROM TREE TRUNKS AND SHRUB STEMS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNKS OR STEMS.

- PRIOR TO INSTALLATION, ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REP AT THE TIME OF DELIVERY TO THE SITE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PLANT SCHEDULE, PLANT SPECIFICATIONS, AND STORAGE AND HANDLING REQUIREMENTS. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO (2) WEEKS OF NOTICE PRIOR TO DELIVERY TO THE OWNER'S REP.
- HANDLE PLANTS WITH CARE. DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK OR WORK THAT IS NOT IN COMPLIANCE WITH PLANS AND NOTES AS DIRECTED BY OWNER'S REP AT NO ADDITIONAL COST TO THE OWNER.
- ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER PLANS. LAYOUT OF PLANTING AREAS AND PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS SHALL BE APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION. UTILITY CLEARANCES FOR PLANT MATERIALS SHALL BE:
 - GROUNDCOVER SHALL BE LOCATED MIN 24 INCHES FROM FIRE HYDRANTS AND UTILITY VAULTS.
 - SHRUBS SHALL BE LOCATED MIN 3 FEET FROM BUILDING WALLS AND MIN 8 FEET FROM FIRE HYDRANTS AND UTILITY VAULTS.
 - TREE TRUNKS SHALL BE LOCATED MIN 15 FEET FROM BUILDING WALLS AND STREET LIGHTS, MIN 10 FEET FROM UNDERGROUND UTILITIES, AND MIN 3 FEET FROM EDGE OF PLANTING AREA.
 - TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES, BUILDING ENTRANCES, OR WINDOWS. ADJUSTMENTS GREATER THAN 15' OC MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- SHRUBS SHALL BE INSTALLED FIRST; SHRUBS SECOND; AND GROUNDCOVERS THIRD. EXCAVATE PIT, PLANT, AND STAKE OR GUY AS CALLED OUT AND DETAILED. EXCAVATE PITS FOR GROUNDCOVERS TO A MIN 3 INCHES BELOW AND TWICE THE ROOT BALL DIA. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWNS ARE AT PROPER GRADE AS DETAILED. ALL PLANT MATERIAL AND SUPPORTS TO STAND VERTICAL.
- CONTRACTOR SHALL BACKFILL PLANTING PITS WITH PLANTING BACKFILL AS DEFINED IN SOIL PREPARATION NOTES. SETTLE BACKFILL USING WATER ONLY. MECHANICAL COMPACTION IS NOT PERMITTED.
- TREES SHALL BE STAKED OR GUYED PER DETAILS WITHIN TWENTY-FOUR (24) HOURS OF INSTALLATION. STAKES TO BE MIN 8 FEET LENGTH LODGEPOLE PINE STAKES WITH 2 INCH DIAMETER. GUY MATERIAL TO BE 1 INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES OR 3/8 INCH DIAMETER RUBBER. WIRE IS NOT PERMITTED.
- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

PLANTING NOTES AND REQUIREMENTS

- TREES, WHIPS, SHRUBS, GROUND COVERS, CUTTINGS, LIVE STAKES, LIVE POLES, RHIZOMES, TUBERS, ROOTSTOCK, AND SEEDLINGS WILL HEREINAFTER BE REFERRED TO COLLECTIVELY AS "PLANTS" OR "PLANT MATERIAL".
 - THE CONTRACTOR SHALL ENSURE ADEQUATE AND PROPER CARE OF ALL PLANT MATERIAL AND WORK DONE ON THIS PROJECT UNTIL ALL PLANT ESTABLISHMENT PERIODS REQUIRED BY THE CONTRACT ARE COMPLETE OR UNTIL PHYSICAL COMPLETION OF THE PROJECT, WHICHEVER IS LAST. EXISTING VEGETATION SHALL NOT BE DISTURBED UNLESS REQUIRED BY THE CONTRACT OR APPROVED BY THE ENGINEER. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES, UON.
 - ADEQUATE AND PROPER CARE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL PLANT MATERIAL IN A HEALTHY GROWING CONDITION BY WATERING, CULTIVATING, PRUNING, AND SPRAYING. PLANT MATERIAL CROWNS, RUNNERS, AND BRANCHES SHALL BE KEPT FREE OF MULCH AT ALL TIMES. THIS WORK SHALL INCLUDE KEEPING THE PLANTED AND SEEDED AREAS FREE FROM INSECT INFESTATION, WEEDS, OR UNWANTED VEGETATION, LITTER, AND OTHER DEBRIS ALONG WITH RETAINING THE FINISHED GRADES AND MULCH IN A NEAT AND UNIFORM CONDITION.
 - THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE MAINTENANCE AND APPEARANCE OF THE LANDSCAPE. THE CONTRACTOR SHALL CONTROL WEED AND PEST SPECIES WITHIN THE PROJECT AREA USING INTEGRATED PEST MANAGEMENT PRINCIPLES CONSISTING OF MECHANICAL, BIOLOGICAL, AND CHEMICAL CONTROLS AS DESIGNATED OR APPROVED BY THE ENGINEER OR LANDSCAPE ARCHITECT. THOSE WEEDS SPECIFIED AS NOXIOUS BY THE STATE DEPARTMENT OF AGRICULTURE, THE LOCAL WEED DISTRICT, OR THE COUNTY NOXIOUS WEED CONTROL BOARD, AND OTHER SPECIES IDENTIFIED BY THE CONTRACTING AGENCY, SHALL BE CONTROLLED ON THE PROJECT. GRASS GROWING WITHIN THE MULCH RING OF A PLANT SHALL BE CONSIDERED A WEED AND BE CONTROLLED ON THE PROJECT.
 - PRECON MEETING BETWEEN GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND OWNER'S REP REQUIRED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS TO REVIEW CONDITIONS AND IDENTIFY COORDINATION REQUIREMENTS.
- PLANT MATERIAL**
- SEE PLANT SCHEDULE FOR SPECIES AND QUANTITIES OF PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD COLLECTED) AND SHALL BE CONTAINERIZED OR BALLED AND BURLAPPED. PLANT MATERIAL SHALL BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES SHALL BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
 - NO SUBSTITUTION OF PLANT MATERIAL, SPECIES, OR VARIETY SHALL BE PERMITTED UNLESS WRITTEN EVIDENCE OF LACK OF PLANT MATERIAL IS SUBMITTED TO THE OWNER'S REP FROM TWO (2) QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS THAT ARE PERMITTED ARE TO BE IN WRITING FROM THE LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES, AND NEAREST VARIETY, AS APPROVED, SHALL BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL OF A REVISED LANDSCAPE PLAN FOR CITY APPROVAL.

TREE PROTECTION MEASURES

- TREES TO BE SAVED MUST BE PROTECTED DURING CONSTRUCTION BY A SIX FOOT HIGH TEMPORARY CHAIN LINK FENCING (SEE CIVIL). LOCATED 5 FEET OUTSIDE OF THE DRIP LINE OF THE TREES. PLACARDS SHALL BE PLACED ON THE FENCING EVERY 50 FEET INDICATING THE WORDS, "NO TRESPASSING - PROTECTED TREES". THE INDIVIDUAL CRZ ARE A RADIUS OF ONE FOOT FOR EACH ONE INCH OF DBH (6 FEET MINIMUM), UNLESS OTHERWISE DELINEATED BY WFCL.
- TREE PROTECTION FENCES SHOULD BE PLACED AROUND THE EDGE OF THE CRITICAL ROOT ZONE (CRZ). THE FENCE SHOULD BE ERRECTED AFTER LOGGING BUT PRIOR TO THE START OF CLEARING. THE FENCES SHOULD BE MAINTAINED UNTIL THE START OF THE LANDSCAPE INSTALLATION.
- THERE SHOULD BE NO EQUIPMENT ACTIVITY (INCLUDING ROTILLING) WITHIN THE CRITICAL ROOT ZONE. NO IRRIGATION LINES, TRENCHES, OR OTHER UTILITIES SHOULD BE INSTALLED WITHIN THE CRZ. CUTS OR FILLS SHOULD IMPACT NO MORE THAN 25% OF A TREE'S ROOT SYSTEM. IF TOPSOIL IS ADDED TO THE ROOT ZONE OF A PROTECTED TREE, THE DEPTH SHOULD NOT EXCEED 2 INCHES OF A SANDY LOAM OR LOAMY FINE SAND TOPSOIL, AND SHOULD NOT COVER MORE THAN 25% OF THE ROOT SYSTEM.
- IF ROOTS ARE ENCOUNTERED OUTSIDE THE CRZ DURING CONSTRUCTION, THEY SHOULD BE CUT CLEANLY WITH A SAW AND COVERED IMMEDIATELY WITH MOIST SOIL. NOXIOUS VEGETATION WITHIN THE CRITICAL ROOT ZONE SHOULD BE REMOVED BY HAND. IF A PROPOSED SAVED TREE MUST BE IMPACTED BY GRADING OR FILLS, THEN THE TREE SHOULD BE RE-EVALUATED BY WFCL TO DETERMINE IF THE TREE CAN BE SAVED WITH MITIGATING MEASURES, OR IF THE TREE SHOULD BE REMOVED.

AS-BUILT NOTE

AS-BUILT PLANS SHALL SHOW FINAL LANDSCAPE INSTALLATION FOR BOTH PHASE 1 AND PHASE 2 TO DEMONSTRATE COMPLIANCE WITH:

- WASHINGTON FORESTRY CONSULTANTS REPORT DATED 8/6/2019, AND
- SOUND URBAN FORESTRY MEMORANDUM DATED 6/25/19.

Revision

No.	Date	By	Code	Appr.

Scale:

Designed	JLB
Drawn	JLB
Checked	JLB
Approved	JLB
Date	9/15/20

Scale:

Horizontal	N/A
Vertical	N/A

Scale:

Horizontal	N/A
Vertical	N/A

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Horizontal	N/A
Vertical	N/A

Scale:

Horizontal	N/A
Vertical	N/A

Scale:

Horizontal	N/A
Vertical	N/A

Job Number
18713

Sheet
8

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(425)251-8782 FAX

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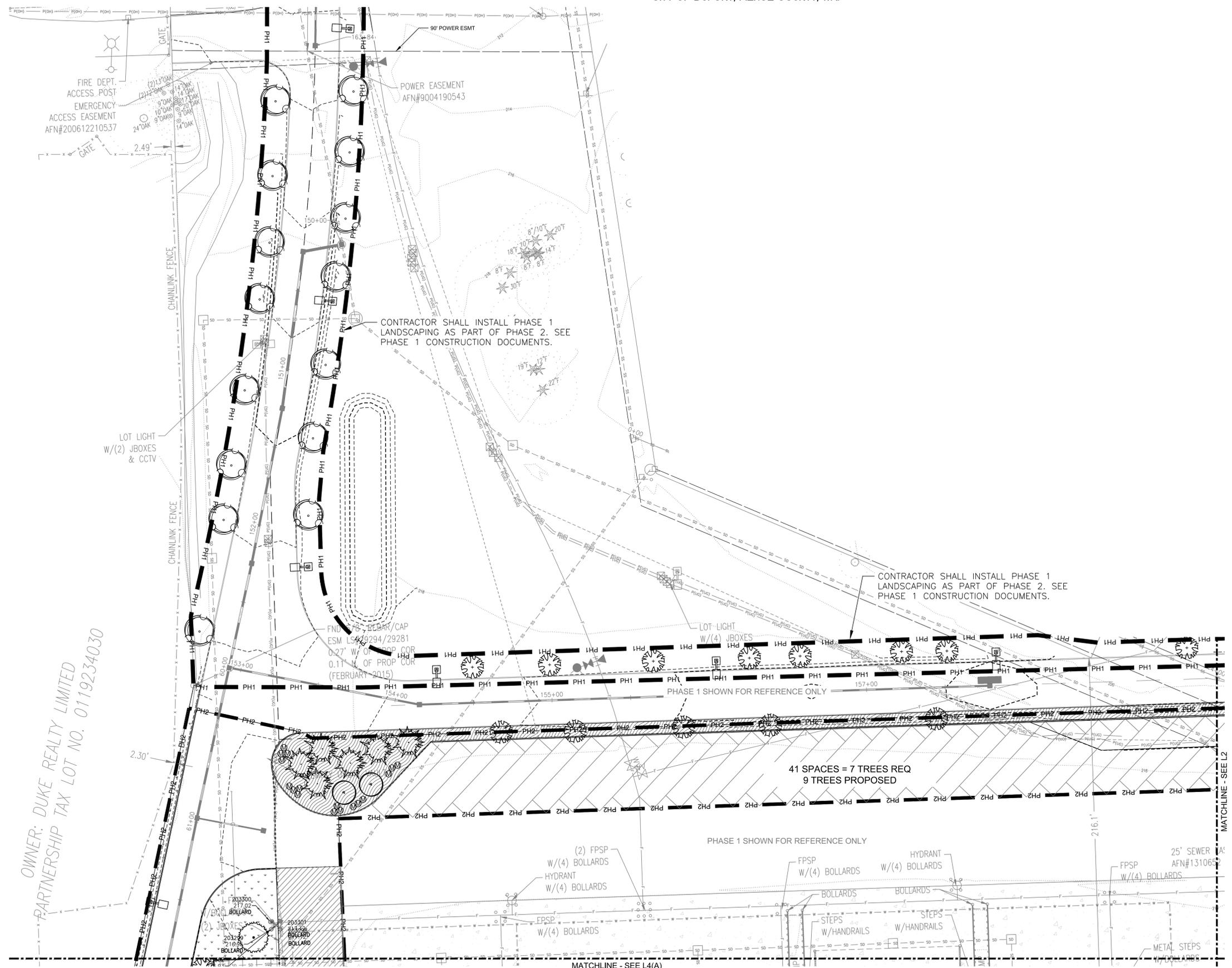
PLANTING PLAN

FOR
THE CUBES AT DUPONT - PHASE 2
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

'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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.



OWNER: DUKE REALTY LIMITED
PARTNERSHIP TAX LOT NO. 0119234030

No.	Date	By	Grade	Appr.	Revision
1	08/15/2020	JLB	JLB	JLB	GRAVEL TRAIL REVISION

Title:
**LANDSCAPE PLANNING
PLANTING PLAN
FOR
THE CUBES AT DUPONT - PHASE 2**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**

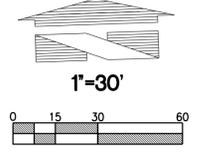


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Approved	JLB
Date	9/15/20

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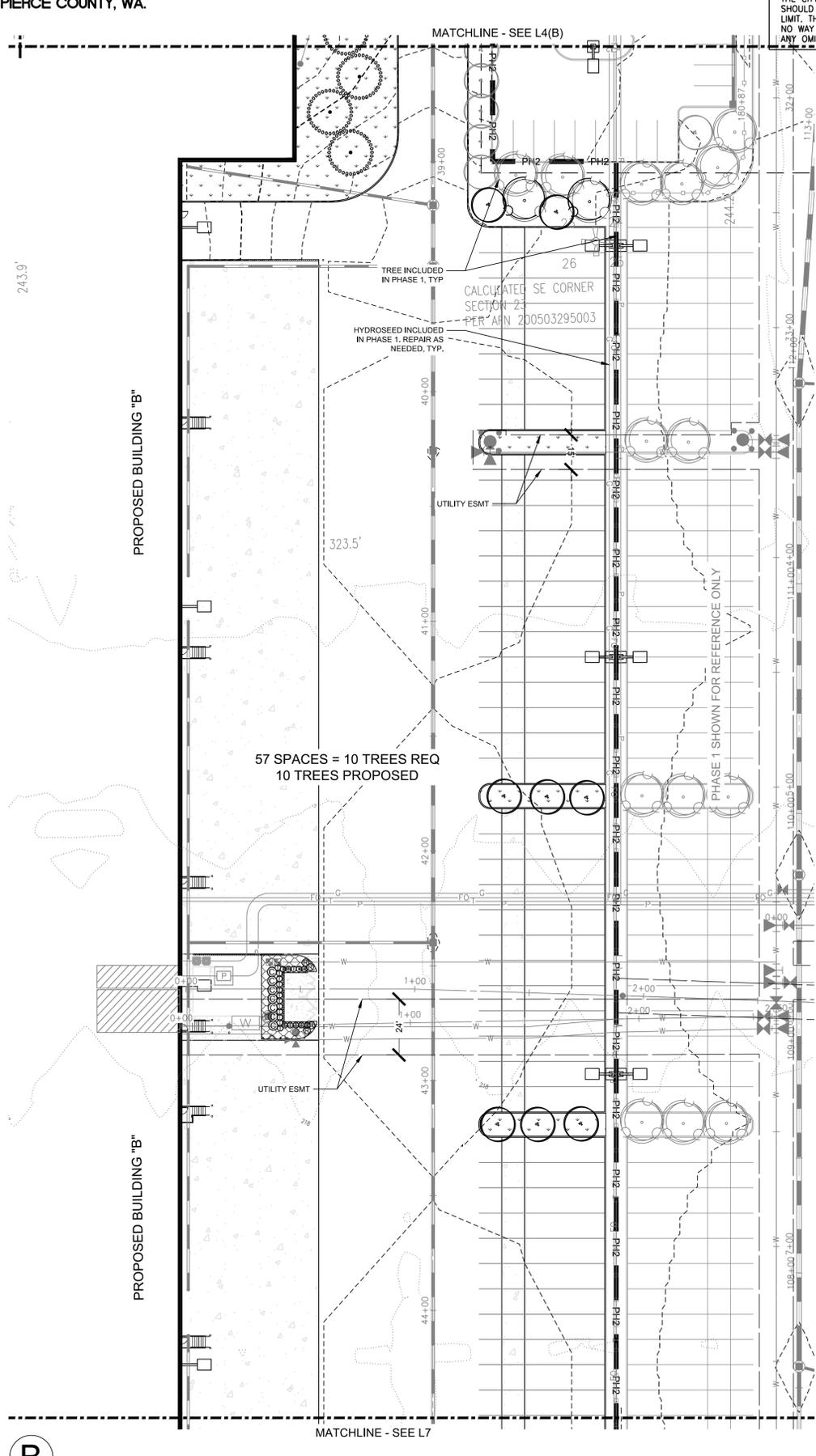
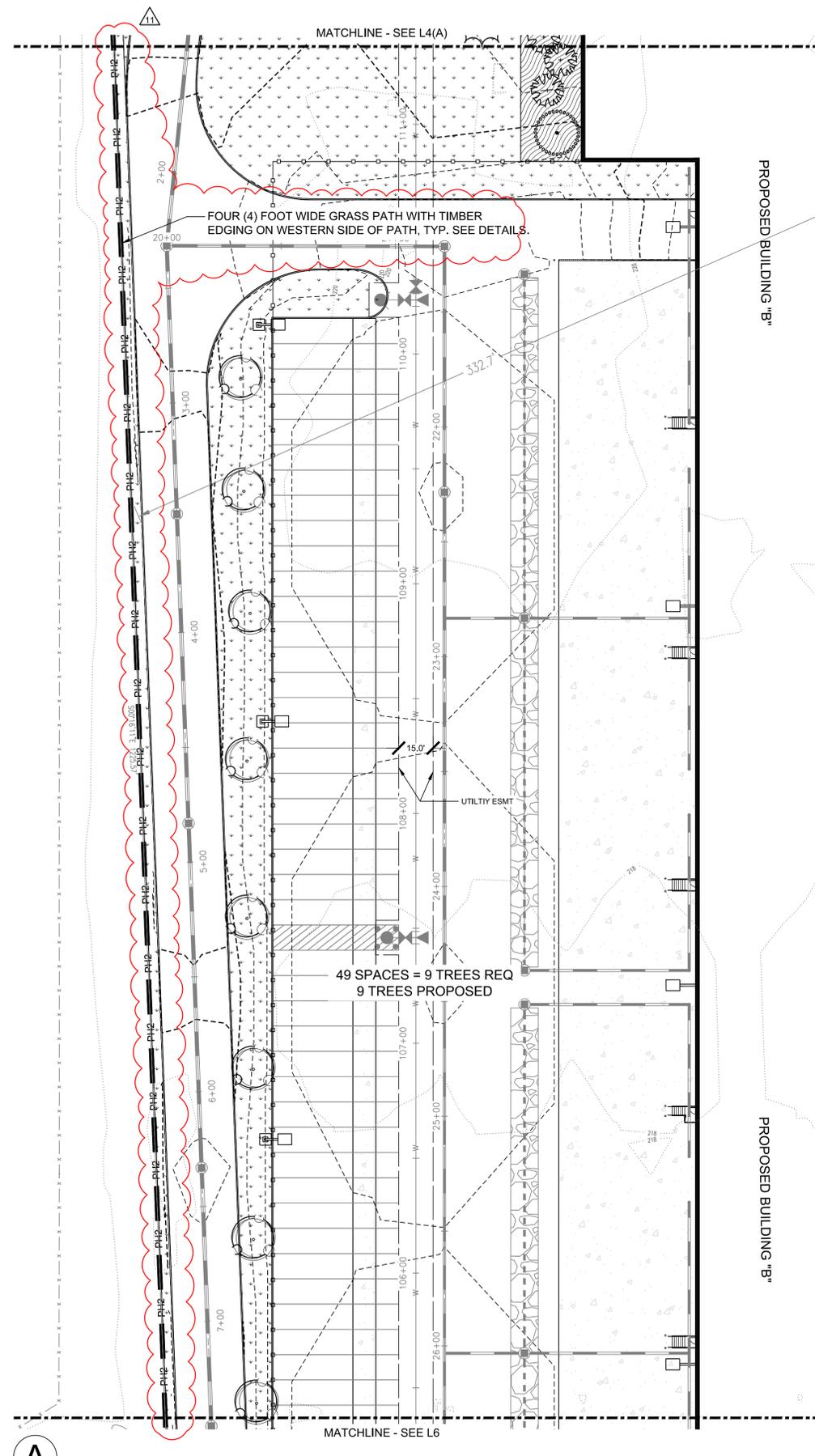
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1	6/15/2020	JLB	JLB	JLB	GRAVEL TRAIL REVISION

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PLANTING PLAN
FOR
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2199 INNERBELT
BUSINESS CENTER DRIVE
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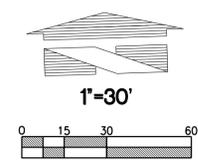


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Date	6/15/20

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PLANTING PLAN

FOR
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FOR
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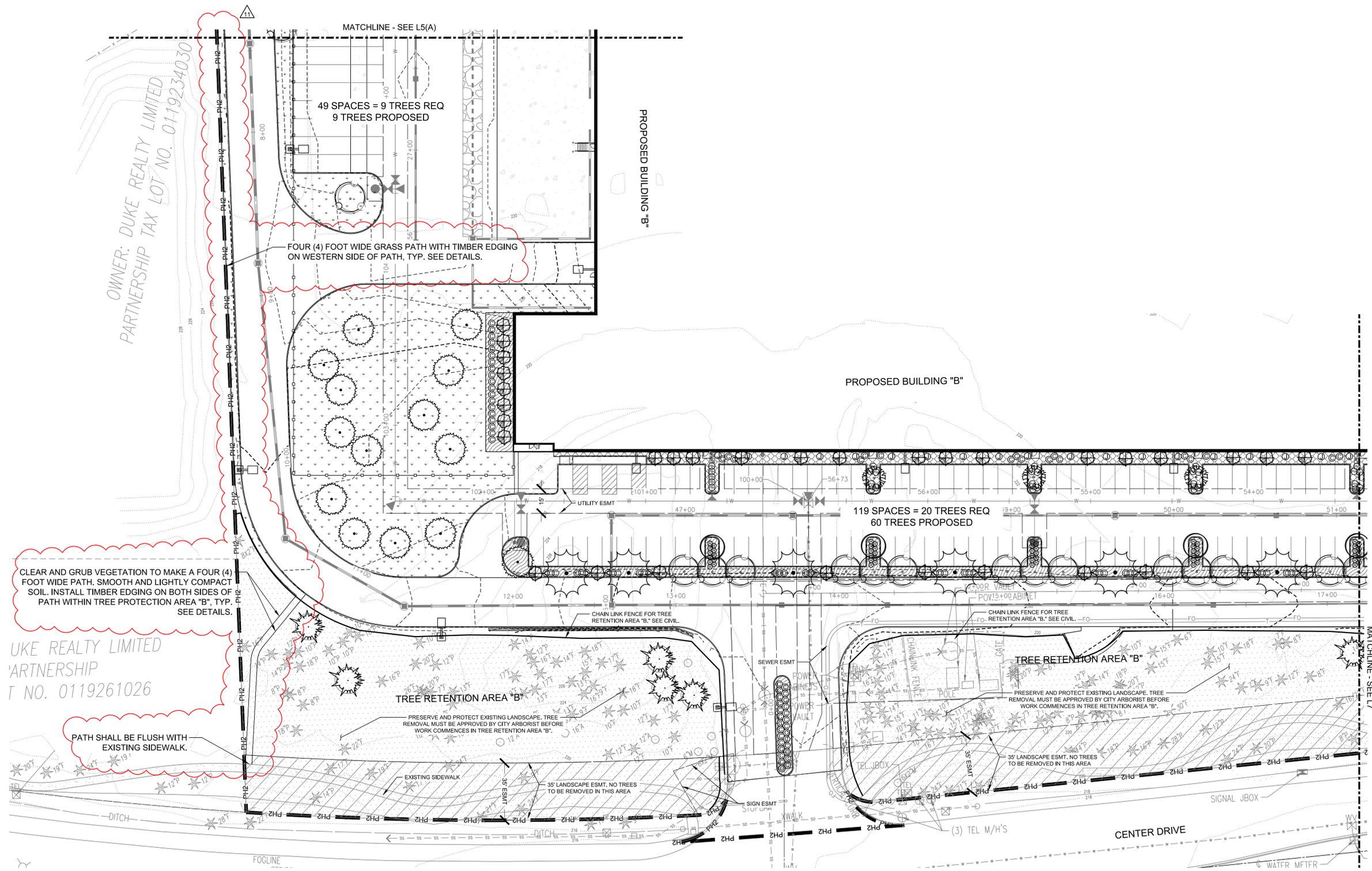
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Approved: JLB
Date: 6/15/20

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Sheet: **L6** of **8**



OWNER: DUKE REALTY LIMITED
PARTNERSHIP TAX LOT NO. 0119234030

CLEAR AND GRUB VEGETATION TO MAKE A FOUR (4) FOOT WIDE PATH. SMOOTH AND LIGHTLY COMPACT SOIL. INSTALL TIMBER EDGING ON BOTH SIDES OF PATH WITHIN TREE PROTECTION AREA "B". TYP. SEE DETAILS.

DUKE REALTY LIMITED
PARTNERSHIP
T NO. 0119261026

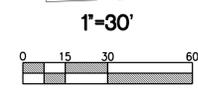
PATH SHALL BE FLUSH WITH EXISTING SIDEWALK.

TREE RETENTION AREA "B"
PRESERVE AND PROTECT EXISTING LANDSCAPE. TREE REMOVAL MUST BE APPROVED BY CITY ARBORIST BEFORE WORK COMMENCES IN TREE RETENTION AREA "B".

TREE RETENTION AREA "B"
PRESERVE AND PROTECT EXISTING LANDSCAPE. TREE REMOVAL MUST BE APPROVED BY CITY ARBORIST BEFORE WORK COMMENCES IN TREE RETENTION AREA "B".

35' LANDSCAPE ESMT. NO TREES TO BE REMOVED IN THIS AREA

35' LANDSCAPE ESMT. NO TREES TO BE REMOVED IN THIS AREA





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PLANTING PLAN AND PLANT SCHEDULE

FOR THE CUBES AT DUPONT - PHASE 2

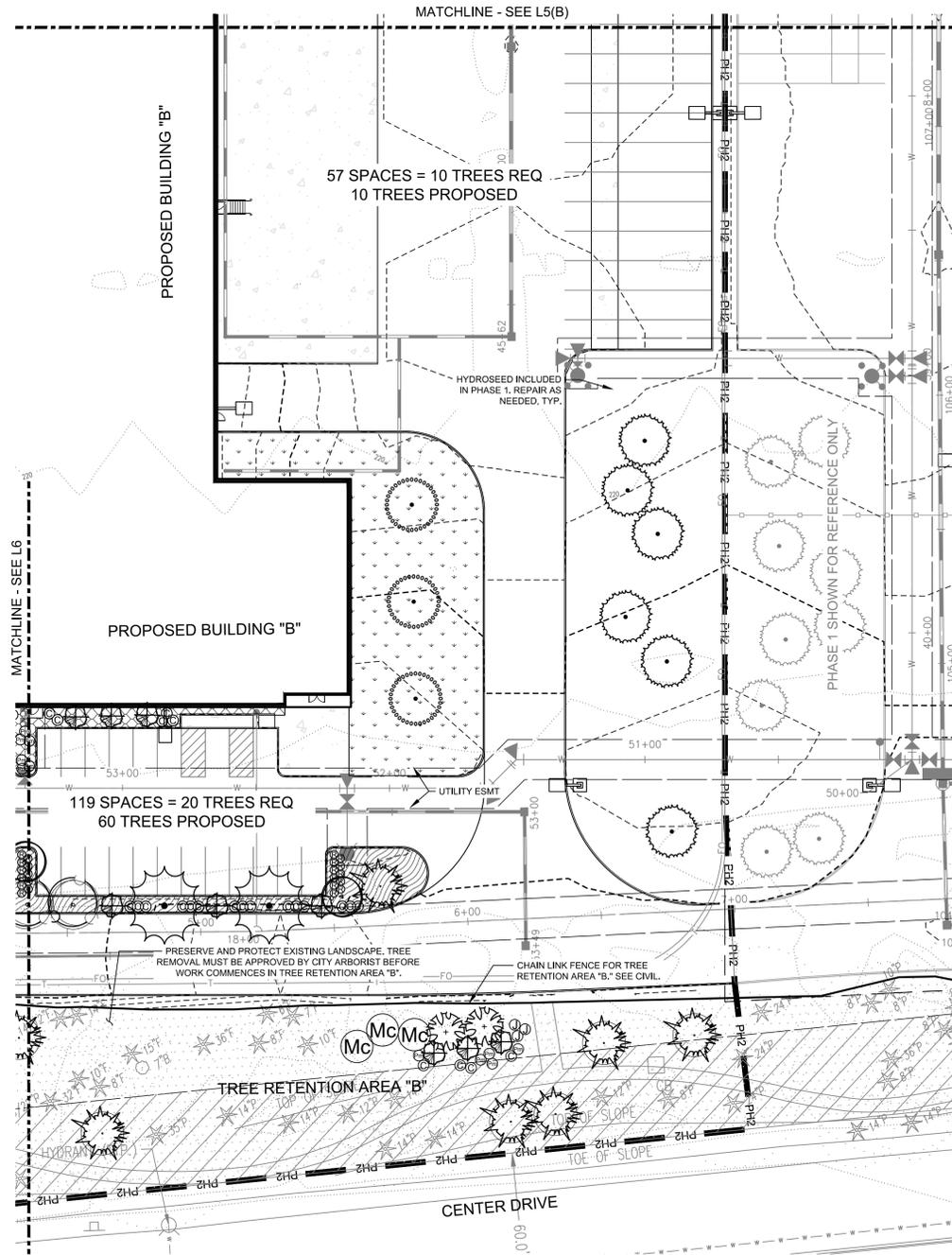
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	ORIGIN	FOLIAGE	QTY
	Arbutus x 'Marina' / Arbutus Standard	B & B	6' MIN HT	Medium	Hybrid	Evergreen	27
	Calocedrus decurrens / Incense Cedar	B & B	6' MIN HT	Medium	Native	Evergreen	22
	Carpinus japonica / Japanese Hornbeam	B & B	10' MIN HT	Low	N. Am. Native	Deciduous	17
	Ilex aquifolium / English Holly	B & B	10' MIN HT	Medium	Exotic	Evergreen	2
	Magnolia grandiflora 'Edith Bogue' / Edith Bogue Southern Magnolia	B & B	10' MIN HT	Medium	Exotic	Evergreen	18
	Picea sitchensis / Sitka Spruce	B & B	6' MIN HT	Medium	Native	Evergreen	11
	Pseudotsuga menziesii / Douglas Fir	B & B	10' MIN HT	Low	Native	Evergreen	10
	Pseudotsuga menziesii / Douglas Fir	B & B	6' MIN HT	Low	Native	Evergreen	21
	Quercus garryana / Oregon Oak	B & B	2"	Low	Native	Deciduous	26
	Thuja plicata 'Excelsa' / Western Red Cedar	B & B	10' MIN HT	Medium	Native	Evergreen	42
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY	
	Cistus x hybridus / White Rockrose DROUGHT TOLERANT	#1	Low	Hybrid	Evergreen	130	
	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper DROUGHT TOLERANT	6' HT, MIN	Low	Native	Evergreen	22	
	Mahonia nervosa / Oregon Grape	#1	Low	Native	Evergreen	210	
	Morella californica / California Wax Myrtle	#1	Low	Native	Evergreen	3	
	Polystichum munitum / Western Sword Fern	#1	Low	Native	Evergreen	217	
	Rosmarinus officinalis 'Salem' / Rosemary	#1	Low	Exotic	Evergreen	94	
	Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	6' HT, MIN	Low	Native	Evergreen	22	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE	SPACING	QTY
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita	#1	Low	Native	Evergreen	36" o.c.	2,745
	Mahonia repens / Creeping Mahonia	#1	Low	Native	Evergreen	36" o.c.	794

SOD OR SEED LAWN 86,916 sf
DROUGHT TOLERANT SOD OR SEED LAWN. SEE PLANTING NOTES.

LANDSCAPE PLANTING
PLANTING PLAN AND PLANT SCHEDULE
FOR
THE CUBES AT DUPONT - PHASE 2

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



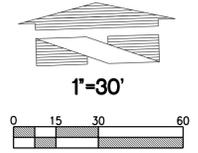
Scale:
Horizontal 1"=30'
Vertical N/A

Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 9/15/20

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222 FAX
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Sheet
L7 of **8**





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IRRIGATION KEY PLAN AND NOTES

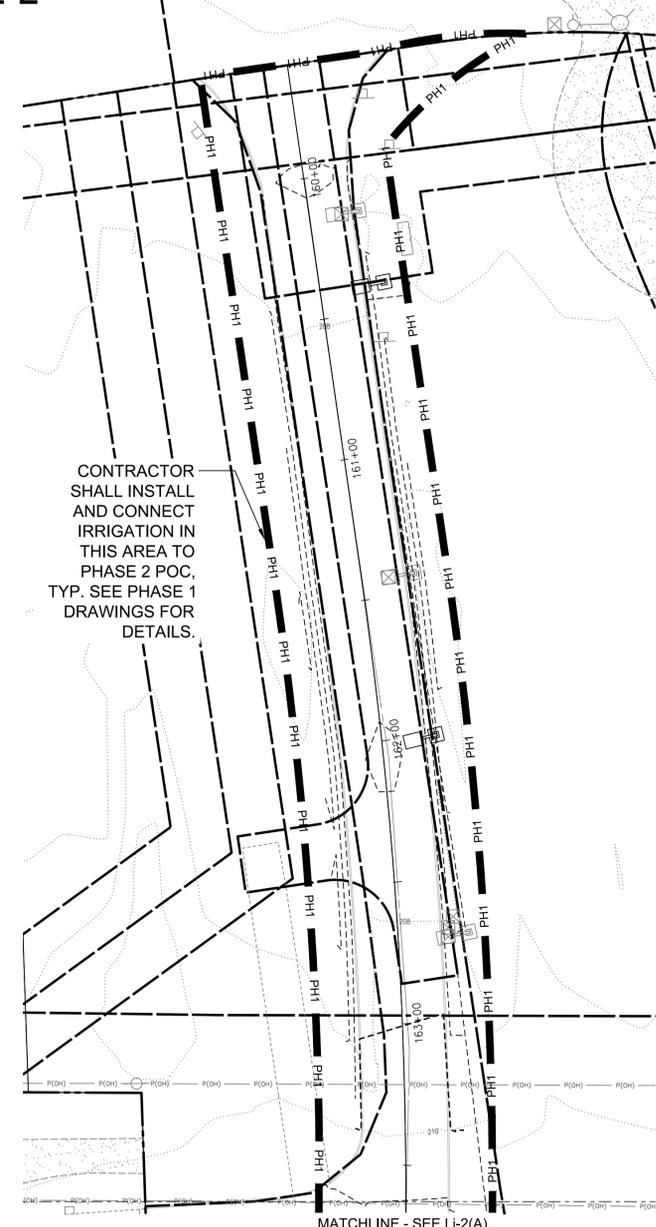
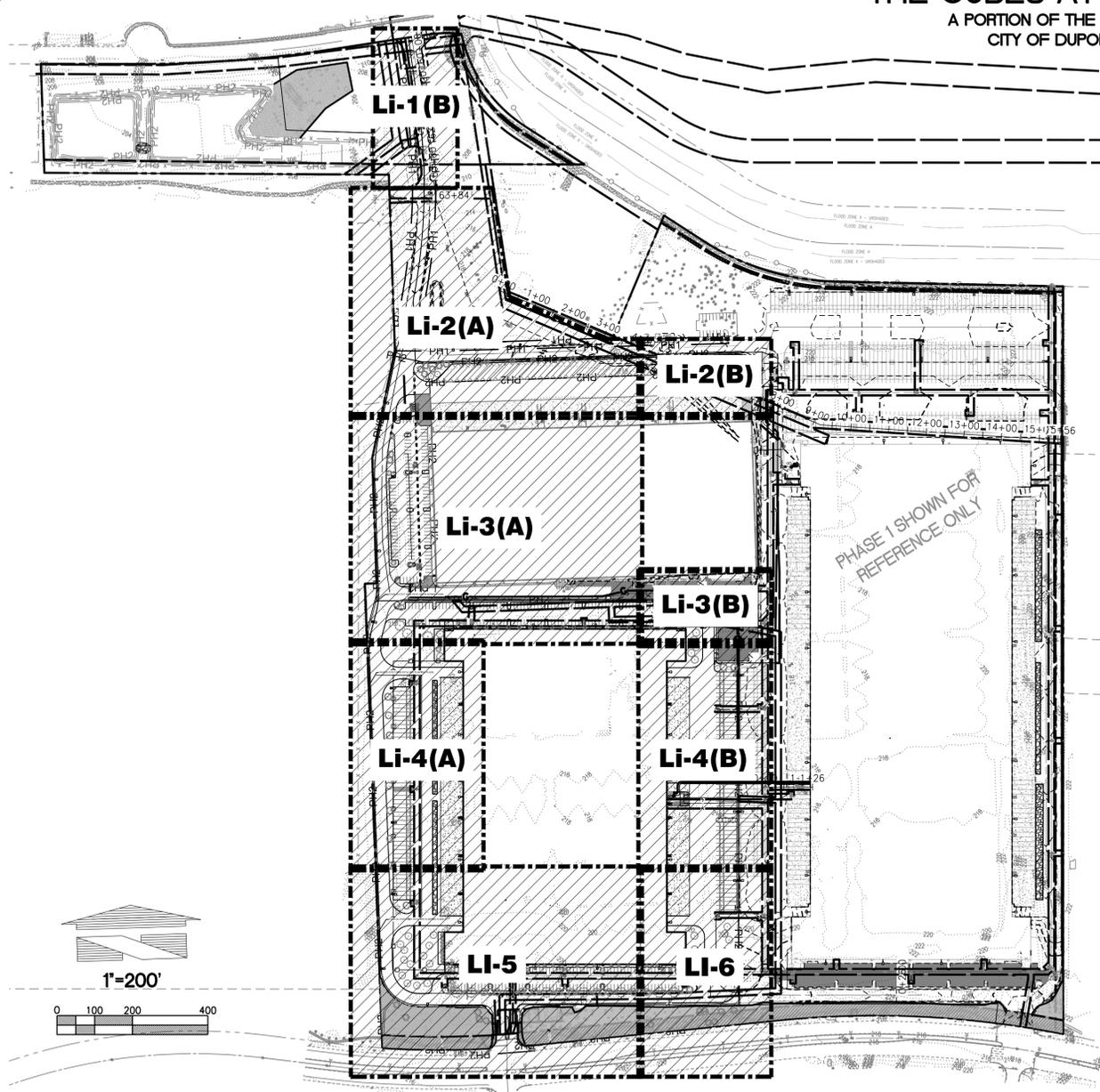
FOR THE CUBES AT DUPONT - PHASE 2

A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

'APPROVED FOR CONSTRUCTION'

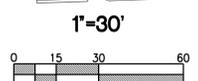
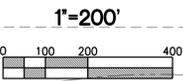
BY: _____
DATE: CITY OF DUPONT

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CONTRACTOR SHALL INSTALL AND CONNECT IRRIGATION IN THIS AREA TO PHASE 2 POC, TYP. SEE PHASE 1 DRAWINGS FOR DETAILS.

PHASE 1 SHOWN FOR REFERENCE ONLY



A IRRIGATION KEY PLAN
SCALE: 1"=200'-0"

B IRRIGATION PLAN
SCALE: 1"=30'-0"

IRRIGATION NOTES AND REQUIREMENTS

- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR SHALL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLANS(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
 - VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.). CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - INSTALLATION OF SLEEVING.
- PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
- COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE WRITTEN TEST RESULTS TO LANDSCAPE ARCHITECT.
- ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
- SUBMITTALS:
 - SUBMIT FIVE (5) COPIES OF EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
 - CONTROL WIRING PATH DIAGRAM.
 - "AS-BUILT" DRAWINGS.
 - OPERATION AND MAINTENANCE MANUALS.
- PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED. DIMENSION FROM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
 - CONNECTION TO WATER LINES (P.O.C.),
 - CONNECTIONS TO ELECTRICAL POWER,
 - GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE,
 - ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING),
 - ROUTING OF CONTROL WIRING,
 - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES,
 - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT,
 - GUARANTEE STATEMENT,
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT,
 - CONSTRUCTION DETAILS FROM THE PROJECT,
 - COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS,
 - WINTERIZATION AND SPRING START-UP PROCEDURES,
 - CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL,
 - A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
- ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED

- EQUIVALENT), SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
- MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
- HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
- FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
- SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
- RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
- ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
- EACH VALVE BOX TO CONTAIN A MINIMUM OF 1 DECODER, CONNECTED TO JACKETED HUNTER IDWIRE1 (14 GAUGE), RECOMMENDED FOR WIRE PATH LENGTH UP TO 10,000 FT OR HUNTER IDWIRE (12 GAUGE) FOR WIRE PATH LENGTH BEYOND 10,000 FT UP TO 15,000 FEET. THESE MAXIMUM WIRE PATH LENGTHS ARE FOR ACTIVATING UP TO 225 HUNTER DECODERS, 6 PMV AND UP TO 6 SENSOR DECODERS. AVOID RUNNING POWER CABLES AND DECODER PATH IN PARALLEL. ALL WIRE PATHS AND ITS BRANCHES SHOULD BE ENDED WITH PROPER GROUNDING. NEW CONSTRUCTION CAN RELY ON EXISTING WIRE PATH BY TIEING ON AND EXTENDING OUT TO SERVICE NEW CONSTRUCTION. UP TO A MAXIMUM 225 VALVES.
- ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
- CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO

- INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL INSPECTION.
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.
- IRRIGATION SCHEDULING: THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ET_o WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ET_o ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
- SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE. ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
- CLEANUP AND PROTECTION DURING IRRIGATION WORK. KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY OWNER'S REP.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES, LANDSCAPE CONTRACTORS SHALL CONDUCT A WATER PRESSURE AND COVERAGE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO GIVE THREE (3) WORKING DAY'S NOTICE PRIOR TO TEST.

No.	Date	By	Coord.	Appr.	Revision
1	6/15/2020	JLB	JLB	JLB	GRAVEL TRAIL REVISION

Title:
**LANDSCAPE IRRIGATION
IRRIGATION KEY PLAN AND NOTES
FOR
THE CUBES AT DUPONT - PHASE 2**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale:
Horizontal: VARIES
Vertical: N/A

Designed: JLB	Drawn: JLB	Checked: JLB	Approved: JLB	Date: 6/15/20
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Job Number: **18713**
Sheet: **LI-1** of **8**



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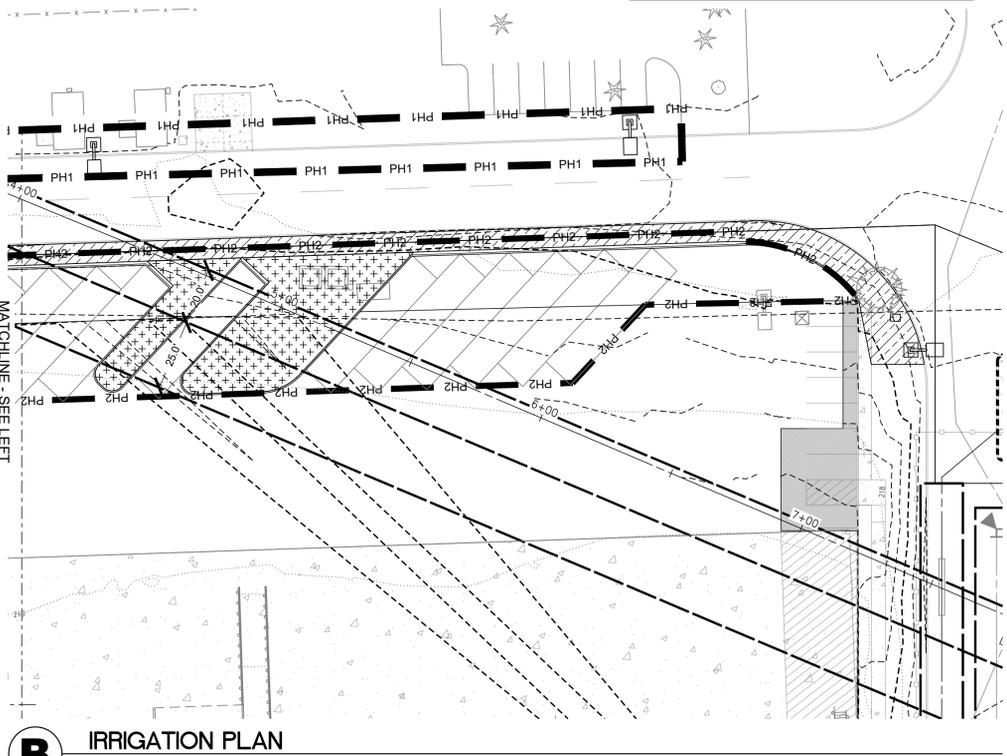
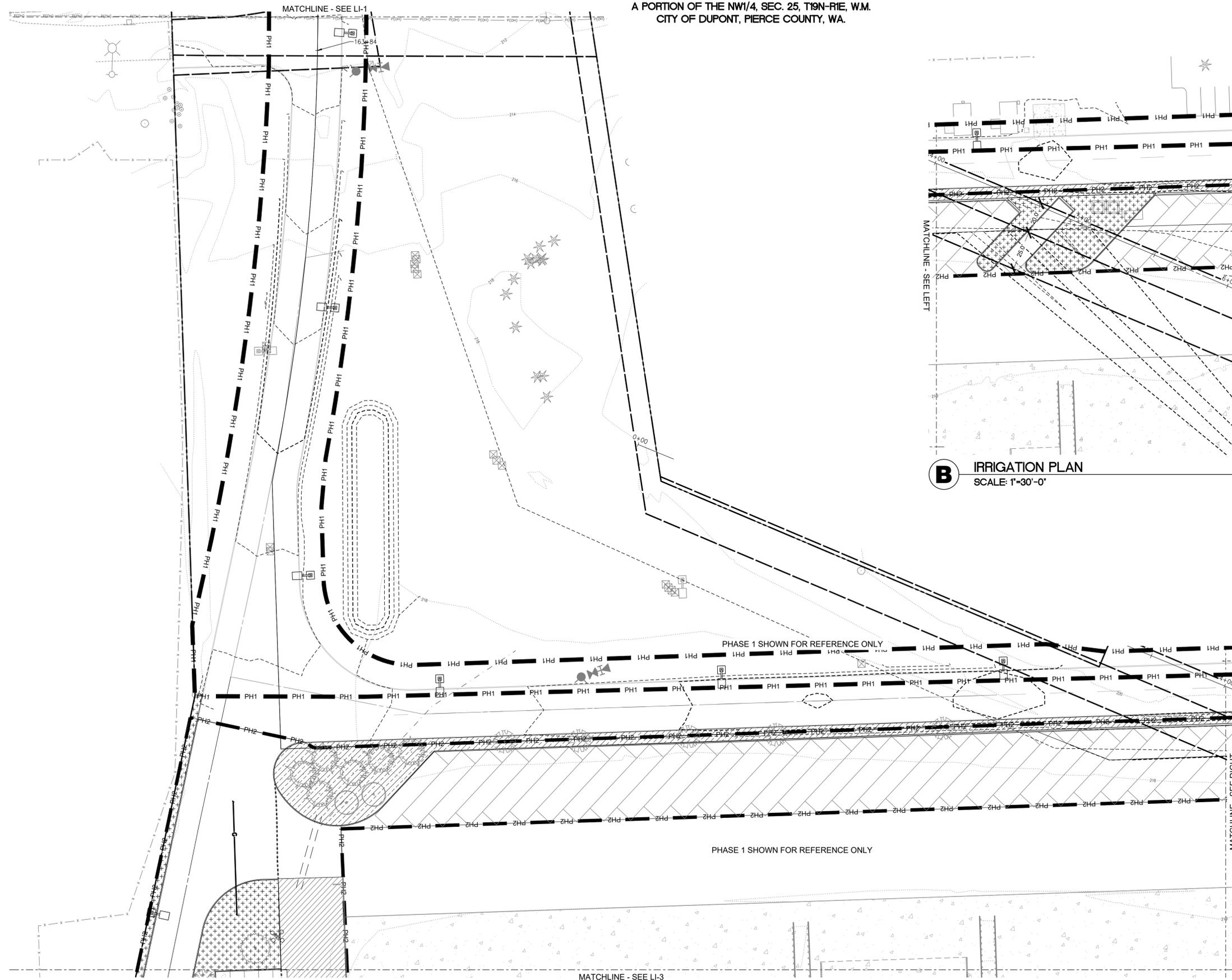
IRRIGATION PLAN

FOR
THE CUBES AT DUPONT - PHASE 2
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

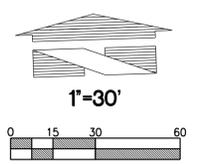
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BY: _____
DATE: CITY OF DUPONT

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A IRRIGATION PLAN
SCALE: 1"=30'-0"



No.	Date	By	Chd.	Appr.	Revision
1	6/15/2020	JLB	JLB	JLB	GRAVEL TRAIL REVISION

Title:
LANDSCAPE IRRIGATION PLAN
FOR
THE CUBES AT DUPONT - PHASE 2

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Scale:	Horizontal	Vertical
	1"=30'	N/A
Designed	JLB	
Drawn	JLB	
Checked	JLB	
Approved	JLB	
Date	6/15/20	

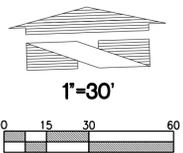
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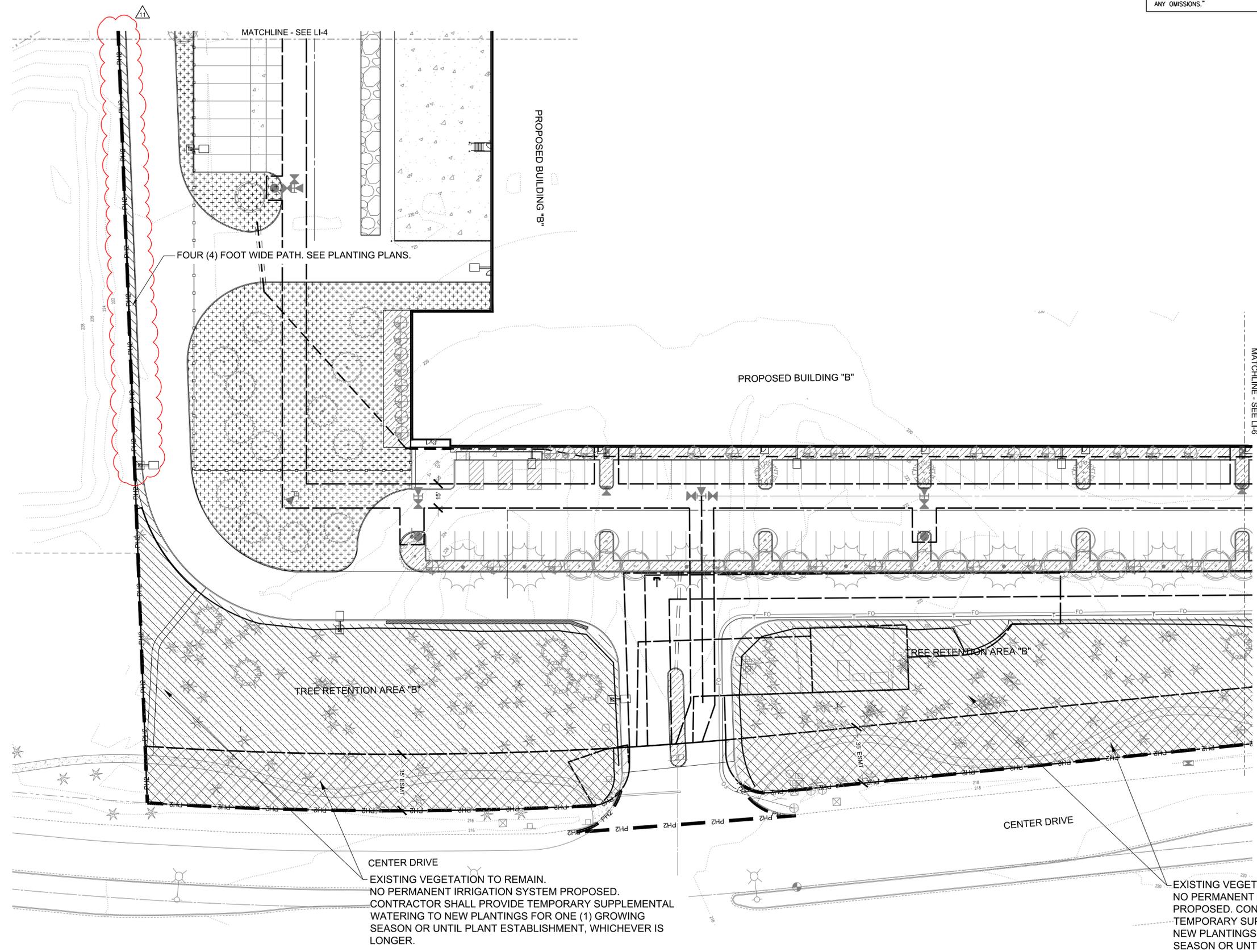
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CENTER DRIVE
EXISTING VEGETATION TO REMAIN.
NO PERMANENT IRRIGATION SYSTEM PROPOSED.
CONTRACTOR SHALL PROVIDE TEMPORARY SUPPLEMENTAL WATERING TO NEW PLANTINGS FOR ONE (1) GROWING SEASON OR UNTIL PLANT ESTABLISHMENT, WHICHEVER IS LONGER.

EXISTING VEGETATION TO REMAIN.
NO PERMANENT IRRIGATION SYSTEM PROPOSED.
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1	6/15/2020	JLB	JLB	JLB	GRAVEL TRAIL REVISION

Title:
LANDSCAPE IRRIGATION PLAN
FOR
THE CUBES AT DUPONT - PHASE 2

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Designed	JLB
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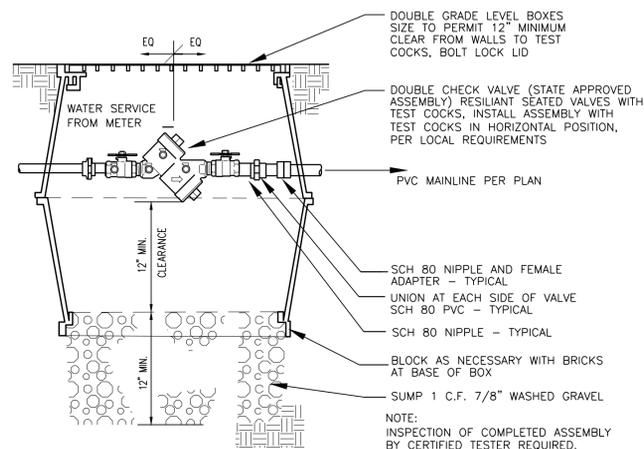
IRRIGATION DETAILS

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THE CUBES AT DUPONT - PHASE 2
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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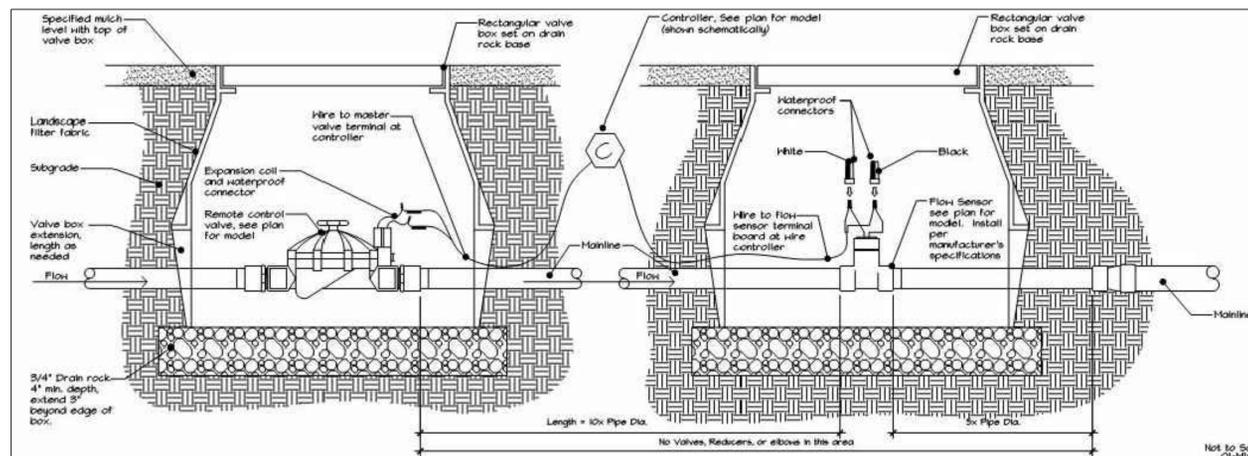
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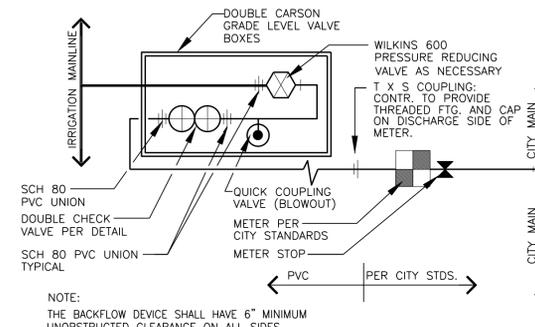
CHECK VALVE ASSEMBLY DETAIL

NOT TO SCALE



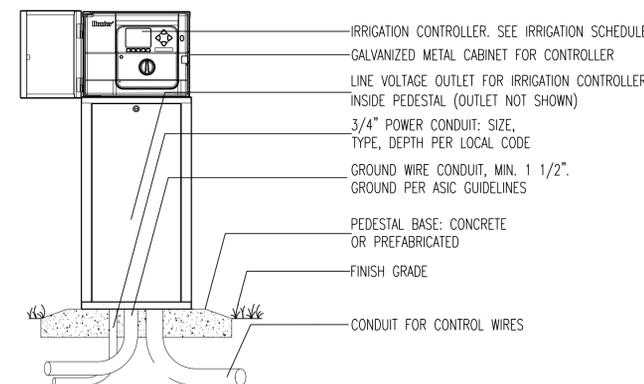
MASTER VALVE and FLOW SENSOR

NOT TO SCALE



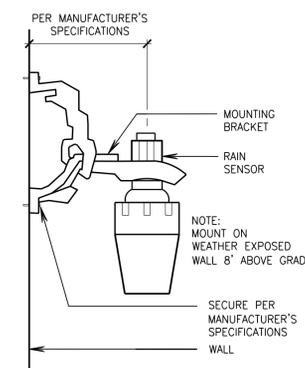
POINT OF CONNECTION (P.O.C.) DETAIL

NOT TO SCALE



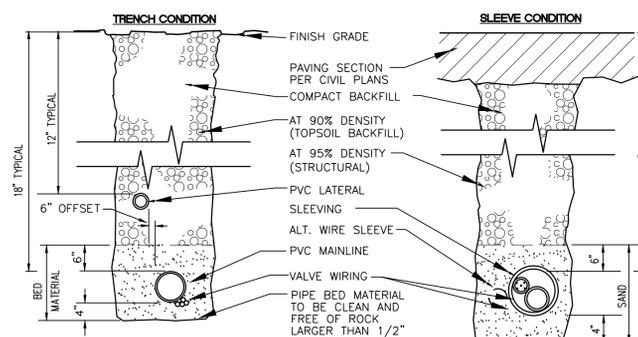
IRRIGATION CONTROLLER - PEDESTAL MOUNT

NOT TO SCALE



RAIN SENSOR DETAIL

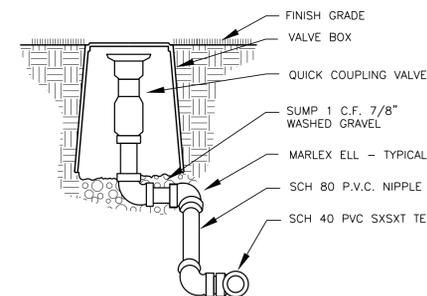
NOT TO SCALE



NOTE:
SLEEVING MATERIAL SHALL BE PVC CLASS 160(SDR-26). DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

NOT TO SCALE

SOUND URBAN FORESTRY, LLC

SUF

Memo

To: Jeff Wilson, City of DuPont Community Development Director
Cc:
From: Kevin M. McFarland, Consulting ISA Certified Arborist
Date: 6/25/19
Re: Assessment and Comment - The Cubes At DuPont Landscape

The following memo provides a summary of my recent site visit with Ted Knapp, Director with CRG on June 18, 2019.

Scope

I was requested to meet on site and assess the fall plantings along the south side of the property along Center Drive to determine their condition, maintenance and if there is a need to replace and/or enhance the determined planting areas.

Findings & Recommendations

At the time there is no designated irrigation for the majority of the fall plantings at the edge of the property along Center Drive. There are a few trees and shrubs that were planted further south into the existing green space and they are receiving a little water from the lawn sprinkler heads but not enough for good establishment and survival.

1. I found that 1 Mahonia shrub and 2 Douglas fir trees that were planted in the fall that are dead (please note there is another Douglas fir that is not showing new growth which is an indicator of very poor health or mortality). Please reference attached photographs.
2. I have reviewed the most current landscape plan dated 11/5/18 (Sheet L 16) for identified plantings along the south side of the property between the curb and green space area where the fall planted trees and shrubs are located. The current plans do not indicate any planting for the described area.
3. Amongst the fir trees that were planted in the mid-planting area there is room for planting 9 Douglas fir trees in between the existing fall planted trees (fill view gaps between newly planted trees in two planting beds).
4. The area between the curb and fall planted material has available space for large growing broadleaf evergreen shrubs not large growing trees. These shrubs could be the same species (Qty - 9-10 Pacific Wax myrtle *Myrica californica*) that were planted last fall. Please reference attached photographs.

It is my understanding that Ted Knapp is having water lines installed through existing pipe sleeves toward the noted planting areas to provide temporary irrigation for the plants. In the mean time he is providing a water truck and hand watering the plants to ensure establishment and survival.

If you should have questions, please feel free to contact me at 360-870-2511 or suf1234@comcast.net.

LANDSCAPE IRRIGATION
IRRIGATION DETAILS
FOR
THE CUBES AT DUPONT - PHASE 2

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Scale:
Horizontal AS SHOWN
Vertical AS SHOWN
Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 6/15/20

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Sheet
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IRRIGATION DETAILS

FOR
THE CUBES AT DUPONT - PHASE 2
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

APPROVED FOR CONSTRUCTION

BY: _____
DATE: _____
CITY OF DUPONT

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Revision
No. Date By Ckd. Appr.
1 6/15/2020 JLB JLB
2 6/15/2020 JLB JLB
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Title:
**LANDSCAPE IRRIGATION
IRRIGATION DETAILS
FOR
THE CUBES AT DUPONT - PHASE 2**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



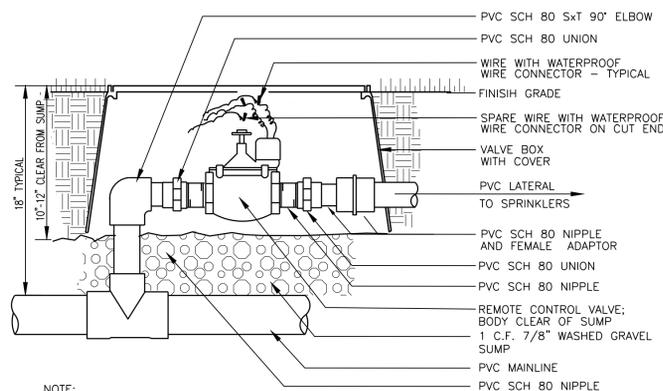
Scale:
Horizontal AS SHOWN
Vertical AS SHOWN

Designed _____
Drawn _____
Checked _____
Approved _____
Date 6/15/20

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



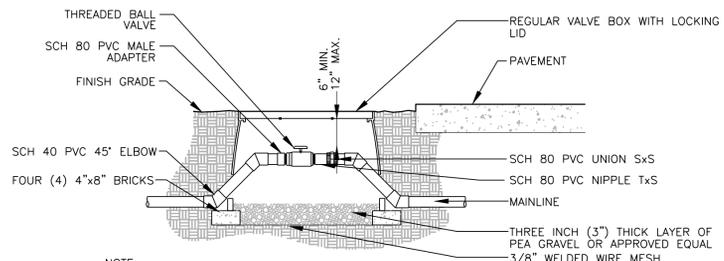
Job Number
18713
Sheet
Li-8 8



NOTE:
ONE VALVE PER BOX.
PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX.
COMPACT SOIL AROUND VALVE BOX.
USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURER'S SPEC'S.

REMOTE CONTROL VALVE ASSEMBLY

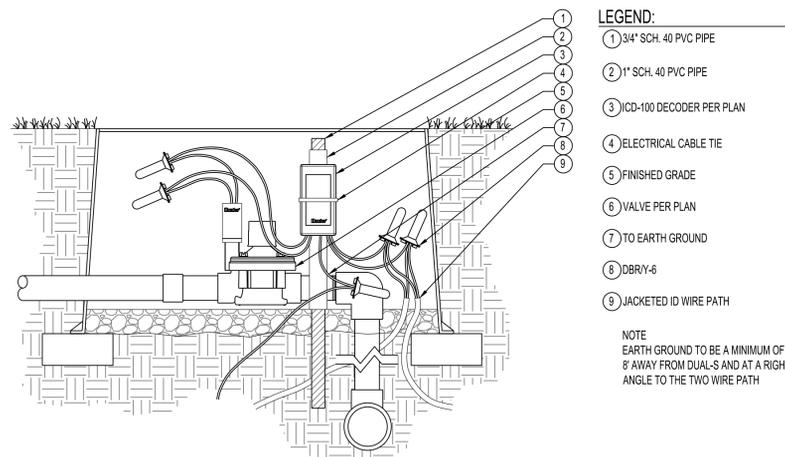
NOT TO SCALE



NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

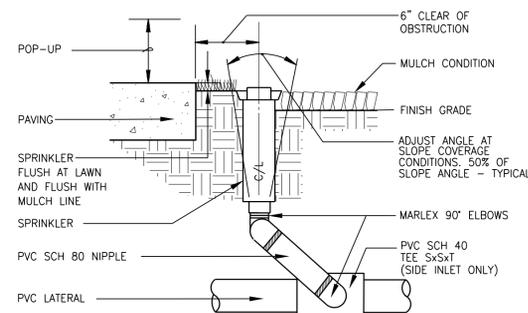
BALL VALVE DETAIL

NOT TO SCALE



ICD-100 DECODER ON STAKE

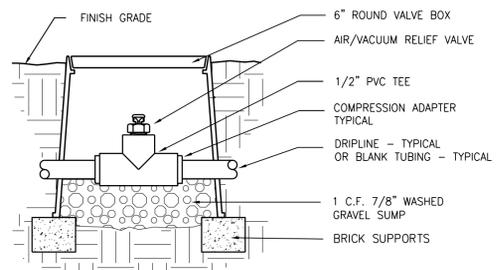
NOT TO SCALE



NOTE:
MANUFACTURER'S LIMITS PREVAIL FOR INSTALLATION AND ADJUSTMENTS.
PROVIDE SWING JOINT RISERS AT WALKS AND CURBS.
24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

POP-UP RISER ASSEMBLY

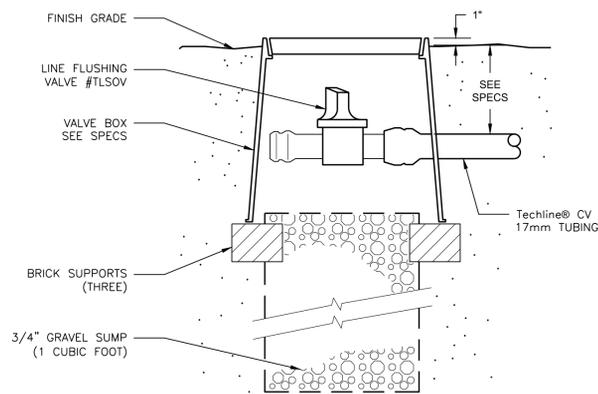
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

1/2" AIR/VACUUM RELIEF VALVE DETAIL

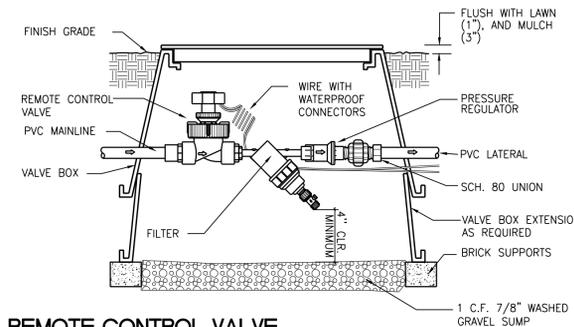
NOT TO SCALE



MANUAL LINE FLUSHING VALVE TLISOV PLUMBED TO TUBING

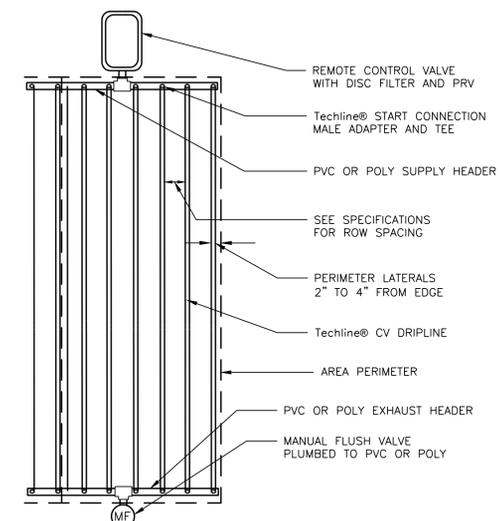
NOT TO SCALE

DETAIL - D211



REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER DETAIL

NOT TO SCALE

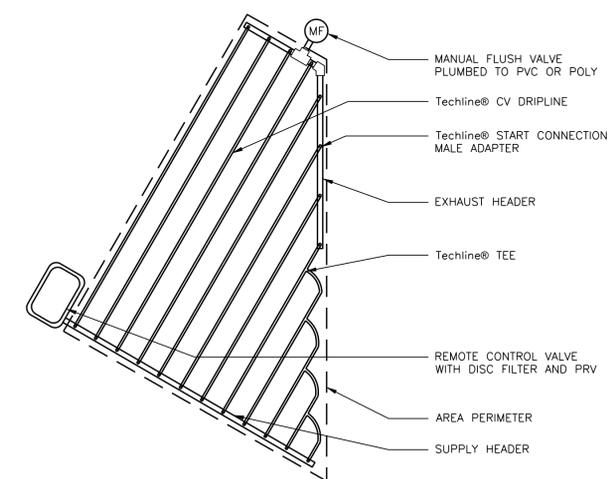


Techline® CV END FEED LAYOUT

NOT TO SCALE



DETAIL - C101



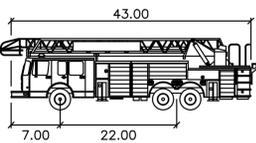
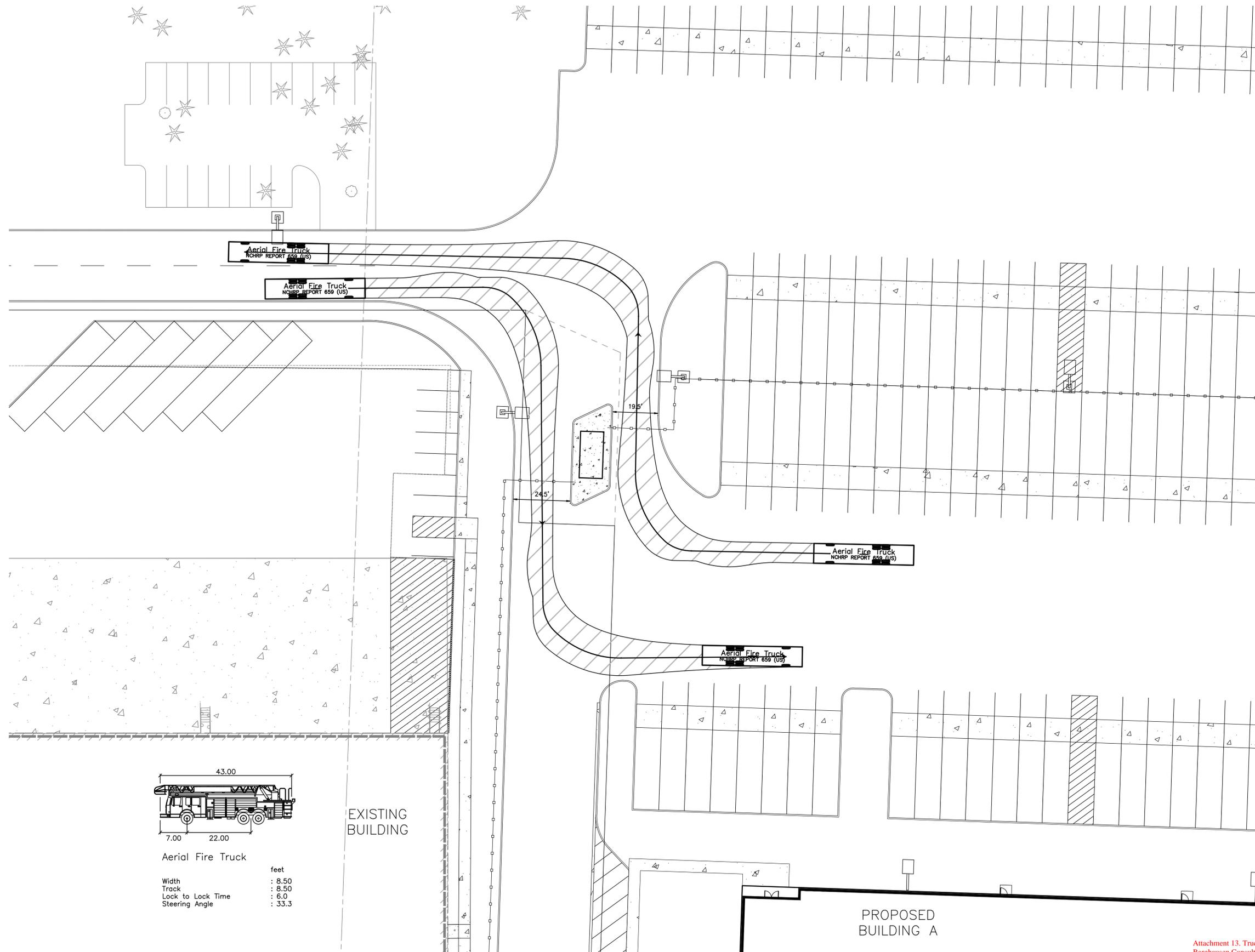
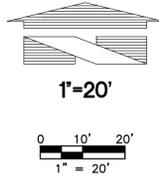
Techline® CV IRREGULAR AREAS: Triangular

NOT TO SCALE



DETAIL - C104

TRUCK TURN EXHIBIT FOR THE CUBES AT DUPONT



Aerial Fire Truck
feet
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 33.3

No.	Date	By	Chd.	Appr.	Revision

Title:
TRUCK TURN EXHIBIT
FOR
THE CUBES AT DUPONT

For:
CENTER DRIVE LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

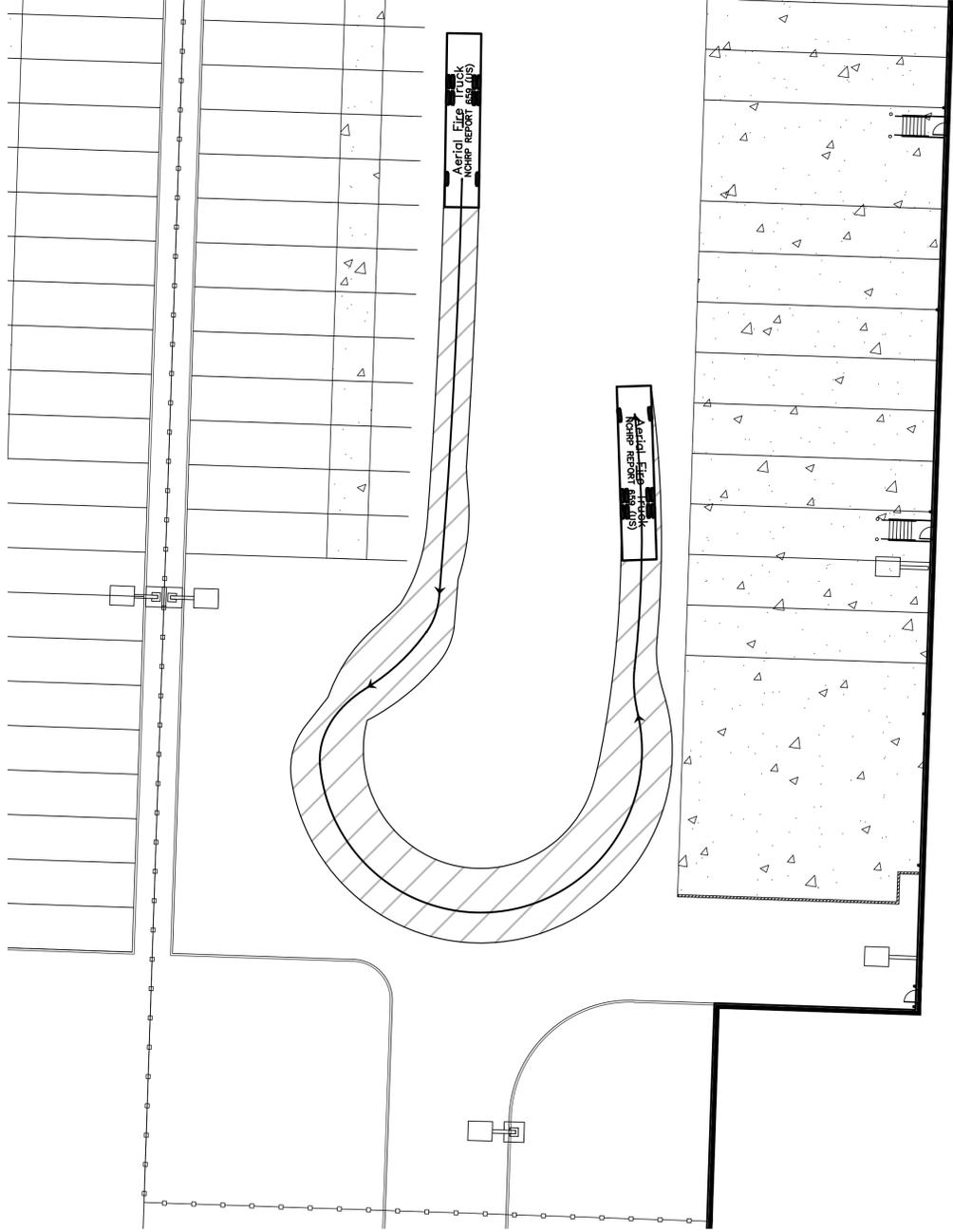
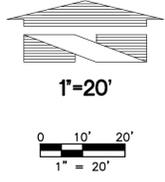
Scale:
Horizontal 1"=20'
Vertical -
Designed: WED
Drawn: WED
Checked: CP
Approved: DKB
Date: 8/25/20

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

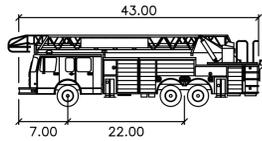


Job Number
18713
Sheet
1 of 2

TRUCK TURN EXHIBIT FOR THE CUBES AT DUPONT



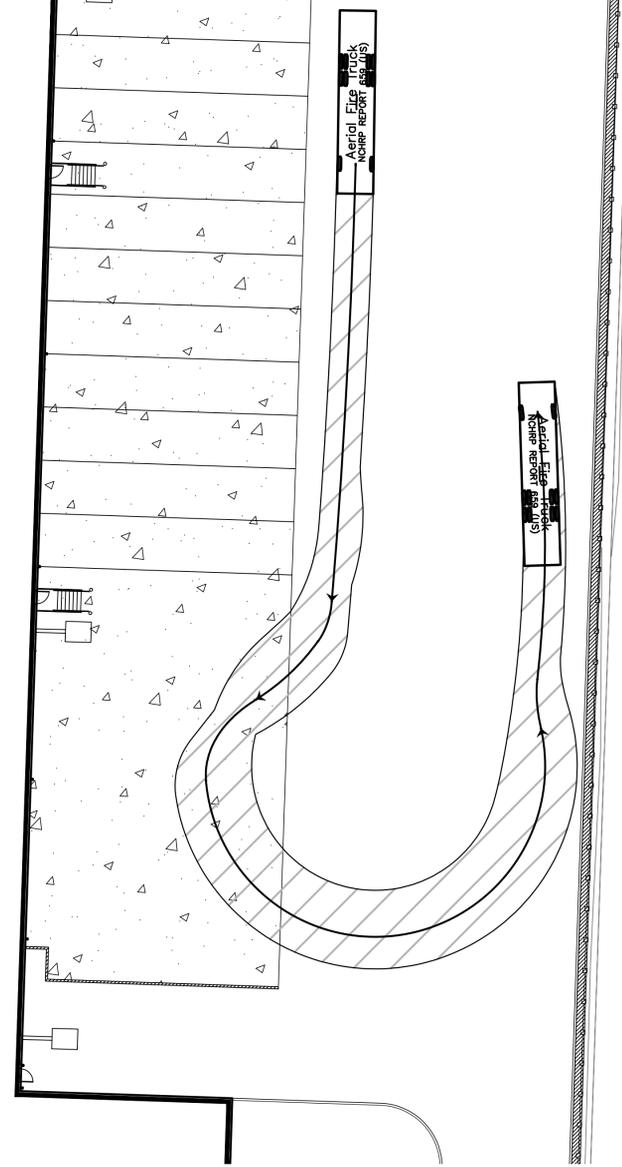
PROPOSED BUILDING A



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

PROPOSED BUILDING A



Job Number
18713

Sheet
2 of 2

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Designed: WED
Drawn: WED
Checked: CP
Approved: DKB
Date: 8/25/20

Scale:
Horizontal: 1"=20'
Vertical: -

For:

CENTER DRIVE LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

Title:

TRUCK TURN EXHIBIT
FOR
THE CUBES AT DUPONT

No.	Date	By	Chd.	Appr.	Revision



Issued by

First American Title Insurance Company

920 Fifth Avenue, Suite 1200, Seattle, WA 98104

Title Officer: Matthew Chakoian

Phone: (206)615-3150

FAX:

**Attachment 14. Title Report prepared by
First American dated June 5, 2020**



First American Title Insurance Company

National Commercial Services

920 Fifth Avenue, Suite 1200, Seattle, WA 98104

(206)615-3150 - (800)526-7544 FAX

SUBDIVISION GUARANTEE

LIABILITY	\$	2,000.00		ORDER NO.:	NCS-1017135-WA1	
FEE	\$	750.00	TAX \$	75.75	YOUR REF.:	Center Drive Owners Association

First American Title Insurance Company

a Corporation, herein called the Company

Subject to the Liability Exclusions and Limitations set forth below and in Schedule A.

GUARANTEES

Clayco, Inc.

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.
3. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

Dated: June 05, 2020 at 7:30 A.M.

SCHEDULE A

The assurances referred to on the face page are:

- A. [Title is vested in:](#)
- Center Drive Owners Association, a Washinton non-profit corporation
- B. That according to the Company's title plant records relative to the following described real property (including those records maintained and indexed by name), there are no other documents affecting title to said real property or any portion thereof, other than those shown below under Record Matters.

The following matters are excluded from the coverage of this Guarantee:

1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Documents pertaining to mineral estates.

DESCRIPTION:

Lot 4 of City of DuPont Short Plat No. PLNG2018-032, recorded under Recording No. [201811165001](#), in the County of Pierce and State of Washington.

APN: 011923-8-003

RECORD MATTERS:

1. General Taxes for the year 2018.

Tax Account No.:	0119238003
Amount Billed:	\$ 7,082.48
Amount Paid:	\$ 0.00
Amount Due:	\$ 7,082.48, Delinquent
Assessed Land Value:	\$ 1,346,900.00
Assessed Improvement Value:	\$ 0.00

2. City liens if any of the City of DuPont.

3. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990.

Note: Properties located in Snohomish County and Pierce County may be subject to the King County Sewage Treatment Capacity Charges. To verify charges contact: (206) 296-1450 or CapChargeEscrow@kingcounty.gov.

4. Easement, including terms and provisions contained therein:

Recording Date:

Recording Information: November 23, 1942 as Recording No. [1310652](#)

In Favor of: United States of America

For: Sewer line

Affects: As described therein

Document(s) declaring modifications thereof recorded January 9, 1996 as Recording No. [9601090366](#) of Official Records.

5. Mineral Reservations as contained in deeds:

From: Weyerhaeuser Company, a Washington corporation

To: Weyerhaeuser Real Estate Company, a Washington corporation

Recorded: January 26, 1989 as Recording No. [8901260100](#)

Recorded: February 2, 1990 as Recording No. [9002020329](#)

Recorded: December 9, 1991 as Recording No. [9112090237](#)

Document(s) declaring modifications thereof recorded May 13, 1994 as Recording No. [9405130746](#) of Official Records.

Document(s) declaring modifications thereof recorded October 31, 1995 as Recording No. [9510310902](#) of Official Records.

6. Easement, including terms and provisions contained therein:

Recording Date:

Recording Information: April 12, 1990 under Recording No. [9004120162](#)

In Favor of: Puget Sound Power & Light Co.

For: Underground electric transmission and/or distribution system

Affects: As described therein.

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

Said instrument is a re-record of recording no(s). [8912180215](#) recorded December 18, 1989 , recorded .

7. Easement, including terms and provisions contained therein:

Recording Date:

Recording Information: April 19, 1990 as Recording No. [9004190543](#)

In Favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution lines

Affects: As described therein

Document(s) declaring modifications thereof recorded October 28, 1998 as Recording No. [9810281111](#) of Official Records.

Document(s) declaring modifications thereof recorded May 23, 2008 as Recording No. [200805230619](#) of Official Records.

8. Covenants, conditions, restrictions and/or easements:

Recorded: December 11, 1990

Recording No.: [9012110159](#)

9. The terms and provisions contained in the document entitled "Notice Regarding Open Space" recorded December 21, 1990 as Recording No. [9012210434](#) of Official Records.

Said instrument is a re-record of recording no(s). [9012110161](#) recorded December 11, 1990, recorded .

10. Covenants, conditions, restrictions and easements in the document recorded August 24, 1992 as Recording No. [9208240297](#) of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Document(s) declaring modifications thereof recorded January 10, 1995, March 15, 1995, January 09, 1996, January 26, 1996, March 12, 1996, March 18, 1996, September 11, 1996, December 24, 1996, October 17, 1997, March 17, 1998, July 07, 1998, December 20, 1999, November 08, 2000, December 06, 2000, January 08, 2002, September 18, 2002, April 04, 2003, April 16, 2003, August 25, 2003 and October 24, 2006 as Recording Nos. [9501100462](#), [9503150368](#), [9601090368](#), [9601260346](#), [9603120707](#), [9603180106](#), [9609110555](#), [9612240420](#), [9710170646](#), [9803170310](#), [9807070025](#), [9912200109](#), [200011080374](#), [200012060263](#), [200201080842](#), [200201080843](#), [200209180938](#), [200304041434](#), [200304160284](#), [200308250162](#), [200610240276](#) and [200610240277](#) of Official Records.

The terms and provisions contained in the document entitled "Notice of Termination of Class "B" Control Period for Northwest Landing Commercial Property" recorded October 27, 2010 as Recording No. [201010270197](#) of Official Records.

11. The terms, provisions and easement(s) contained in the document entitled "Consent for Use of Puget Sound Power & Light Company Transmission Line Right-of-Way" recorded June 16, 1994 as Recording No. [9406160116](#) of Official Records.
12. The terms and provisions contained in the document entitled "Restrictive Covenant" recorded January 9, 1996 as Recording No. [9601090365](#) of Official Records.
13. The terms and provisions contained in the document entitled "South Road Maintenance Agreement" recorded March 18, 1996 as Recording No. [9603180108](#) of Official Records.
14. The terms and provisions contained in the document entitled "Concomitant Agreement for Intel Dupont Campus Project" recorded March 18, 1996 as Recording No. [9603180109](#) of Official Records.

Document(s) declaring modifications thereof recorded October 26, 2006 as Recording No. [200610260152](#) of Official Records.

15. The terms and provisions contained in the document entitled "Inspection and Maintenance of Privately Maintained Storm Drainage Facilities" recorded October 31, 1997 as Recording No. [9710310120](#) of Official Records.
16. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey, recorded March 29, 2005 under Recording No. [200503295003](#) of Surveys, in Pierce County, Washington.
17. The terms and provisions contained in the document entitled "Addendum No. 1 to Agreement between the City of Dupont and Intel Corporation for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities" recorded October 26, 2006 as Recording No. [200610260153](#) of Official Records.
18. The terms and provisions contained in the document entitled "Amendment No. 1 to Agreement Between the City of Dupont and Intel Corporation for Water Supply" recorded October 26, 2006 as Recording No. [200610260154](#) of Official Records.

19. Easement, including terms and provisions contained therein:
Recording Information: April 10, 2008 under Recording No. [200804100319](#)
In Favor of: Dupont Corporate Park LLC
For: Temporary construction and permanent utility

Document(s) declaring modifications thereof recorded October 23, 2013 as Recording No. [201310230212](#) of Official Records.

20. Easement, including terms and provisions contained therein:
Recording Information: June 06, 2013 under Recording No. [201306060701](#)
In Favor of: Puget Sound Energy, Inc.
For: gas and communication lines

21. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Dupont Short Plat No. PLNG2018-032 recorded November 16, 2018 as [201811165001](#), in Pierce County, Washington.
22. The terms and provisions contained in the document entitled "Declaration of Easements, Conditions, Covenants and Restrictions" recorded January 8, 2019 as [201901080397](#) of Official Records.
23. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

INFORMATIONAL NOTES

- A. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay

any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

Form No. 1282 (Rev. 12/15/95)

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

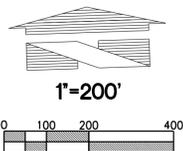
14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way. Bldg. 2, Santa Ana, CA. 92707.

Form No. 1282 (Rev. 12/15/95)



Know what's below.
Call before you dig.
Dial 811



LANDSCAPE NOTES AND KEY PLAN

FOR THE CUBES AT DUPONT - PHASE 1

A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

"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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

GENERAL LANDSCAPE NOTES AND REQUIREMENTS

- CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE INSTALLING SIMILAR WORK.
 - CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.
 - CONTRACTOR TO REVIEW THE SITE AND CONSTRUCTION DOCUMENTS AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR TO FURNISH ALL MATERIALS, LABOR, EQUIPMENT, AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL TREATMENT, AND PREPARATION OF SOIL, FINISH GRADE, PLACEMENT OF SPECIFIED PLANT MATERIALS, COMPOST, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90 DAYS MAINTENANCE PER TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT - STANDARD PRACTICES, LATEST EDITION (ANSI A300).
 - ALL LANDSCAPE MATERIALS AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
 - COORDINATE SPECIFICATIONS WITH DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL USE FULL SIZE CONSTRUCTION DOCUMENTS IN THE FIELD AT ALL TIMES.
 - REPAIR AREAS DAMAGED DUE TO CONSTRUCTION INCLUDING DAMAGE TO EXISTING IRRIGATION SYSTEMS, IF PRESENT, TO MATCH CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
 - KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS.
 - MAINTAIN LANDSCAPE PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE.
- SUBMITTALS**
- SUBMIT FIVE (5) COPIES OF THE FOLLOWING TO THE OWNER'S REP FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
 - DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED
 - TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS
 - TREE STAKING AND GUYING MATERIALS
 - ONE (1) QUART SIZE OF TOPSOIL AND MULCH
 - PLANTING SCHEDULE INCLUDING DATES AND TIMES
 - MAINTENANCE INSTRUCTIONS FOR ONE (1) YEAR

- UTILITIES**
- VERIFY ALL UTILITY LOCATIONS, PADS, AND APPURTENANCES PRIOR TO CONSTRUCTION. DO NOT BLOCK ACCESS TO UTILITY STRUCTURES. REPORT DISCREPANCIES IMMEDIATELY TO OWNER'S REP.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
 - TREE LOCATIONS TO BE COORDINATED WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES TO ACHIEVE SEPARATION PER JURISDICTIONAL REQUIREMENTS. IF NO JURISDICTIONAL REQUIREMENTS, ALL TREES TO BE LOCATED MIN 10 FT FROM ALL UNDERGROUND UTILITIES. VERIFY UTILITY LOCATIONS PRIOR TO PLANTING TREES. NOTIFY OWNER'S REP IMMEDIATELY IF PROPOSED TREE LOCATIONS CONFLICT WITH UTILITY LOCATIONS.

- MAINTENANCE**
- GUARANTEE ALL LANDSCAPE AND PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK BY OWNER'S REP.
 - REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE, AND RE-MULCHING TO SPECIFIED DEPTH PER (ANSI A300).
 - BEGIN MAINTENANCE IMMEDIATELY FOLLOWING INSTALLATION. MAINTAIN THE PLANTING AREAS FOR NINETY (90) DAYS AFTER ACCEPTANCE OF INSTALLATION BY OWNER'S REP.
 - PLANT ESTABLISHMENT PROCEDURES INCLUDE WATERING, PROTECTION FROM INSECTS OR DISEASE, WEEDING, PRUNING, MOWING, AND OTHER ACTIVITIES AS REQUIRED AND AS IDENTIFIED IN SPEC. IMMEDIATELY REPLACE DEFECTIVE MATERIALS AS DETERMINED BY OWNER'S REP WITH PLANT MATERIALS OF THE SAME SPECIES AT A SIZE TO MATCH EXISTING ADJACENT MATERIALS.
 - UPON COMPLETION OF THE WARRANTY/PLANT ESTABLISHMENT PERIOD, APPLY 3" ARBORIST CHIPS TO ALL PLANTED AREAS EXCEPT FOR THE RAINGARDEN/BIORETENTION AREAS. RAINGARDENS/BIORETENTION AREAS SHALL RECEIVE 3" COMPOST MULCH.
 - UPON COMPLETION OF THE WARRANTY PERIOD, SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION TO THE OWNER'S REP. CONTRACTOR TO REPLACE OR REPAIR DEFICIENT ITEMS NOTED IN THE INSPECTION. CONTRACTOR ATTENDANCE IS REQUIRED AT SECOND INSPECTION WITH OWNER'S REP. OWNER'S REP TO ISSUE NOTICE OF ACCEPTANCE TO THE CONTRACTOR WHEN ALL WORK IS COMPLETED AND ACCEPTED.
 - CONTRACTOR TO PROVIDE OWNER'S REP WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER'S REP. SEE SPEC.
 - ANTI-DESICCANT TO BE "WILT-PROOF," FOURTY-EIGHT (48) HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1ST THROUGH SEPTEMBER 30TH, THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.
 - PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN LANDSCAPE THROUGH COMPLETED INSTALLATION AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING, REPAIRING OF TREE GUYS AND/OR STAKES, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - CONTRACTOR TO REPLACE DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY AT NO ADDITIONAL COST TO OWNER.

GENERAL PLANTING NOTES

- ALL PLANTING SHALL BE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQ.
- SEE PLANT SCHEDULE FOR SPECIES AND QUANTITIES OF PLANT MATERIAL
- PRECON MEETING BETWEEN GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND OWNER'S REP REQUIRED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS TO REVIEW CONDITIONS AND IDENTIFY COORDINATION REQ.
- PRESERVE AND PROTECT EXISTING TREES AND PLANT MATERIAL, UON.
- DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS THAT CONFLICT HAVE BEEN COMPLETED.
- IF AN IRRIGATION SYSTEM IS TO BE INSTALLED, DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER'S REP.
- HANDLE PLANTS WITH CARE. DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK OR WORK THAT IS NOT IN COMPLIANCE WITH PLANS AND SPEC AS DIRECTED BY OWNER'S REP AT NO ADDITIONAL COST TO THE OWNER.
- LAYOUT OF PLANTING AREAS AND PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS SHALL BE APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION.
- TREES SHALL BE PLACED FIRST; SHRUBS SECOND; AND GROUNDCOVERS THIRD. TREES SHALL BE STAKED OR GUYED PER DETAILS WITHIN TWENTY-FOUR (24) HOURS OF INSTALLATION.
- GROUNDCOVER SHALL BE LOCATED MIN 24" FROM FIRE HYDRANTS AND UTILITY VAULTS.
- SHRUBS SHALL BE LOCATED MIN 3' FROM BUILDING WALLS AND MIN 8' FROM FIRE HYDRANTS AND UTILITY VAULTS.
- TREE TRUNKS SHALL BE LOCATED MIN 15" FROM BUILDING WALLS AND STREET LIGHTS, MIN 10" FROM UNDERGROUND UTILITIES, AND MIN 3' FROM EDGE OF PLANTING AREA.
- TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES, BUILDING ENTRANCES, OR WINDOWS. ADJUSTMENTS GREATER THAN 15' OC MUST BE APPROVED BY OWNER'S REP.
- STAKES TO BE MIN 8' LENGTH LODGEPOLE PINE STAKES WITH 2" DIA.
- GUY MATERIAL TO BE 1" WIDE POLYETHYLENE CHAIN LOCK TYPE TIES OR 3/8" DIA RUBBER. NO WIRE MAY BE USED.
- ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER PLANS. EXCAVATE PIT, PLANT, AND STAKE OR GUY AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION IS PERMITTED.
- EXCAVATE PITS FOR GROUNDCOVERS TO A MIN 3" BELOW AND TWICE THE ROOT BALL DIA. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE AS DETAILED.

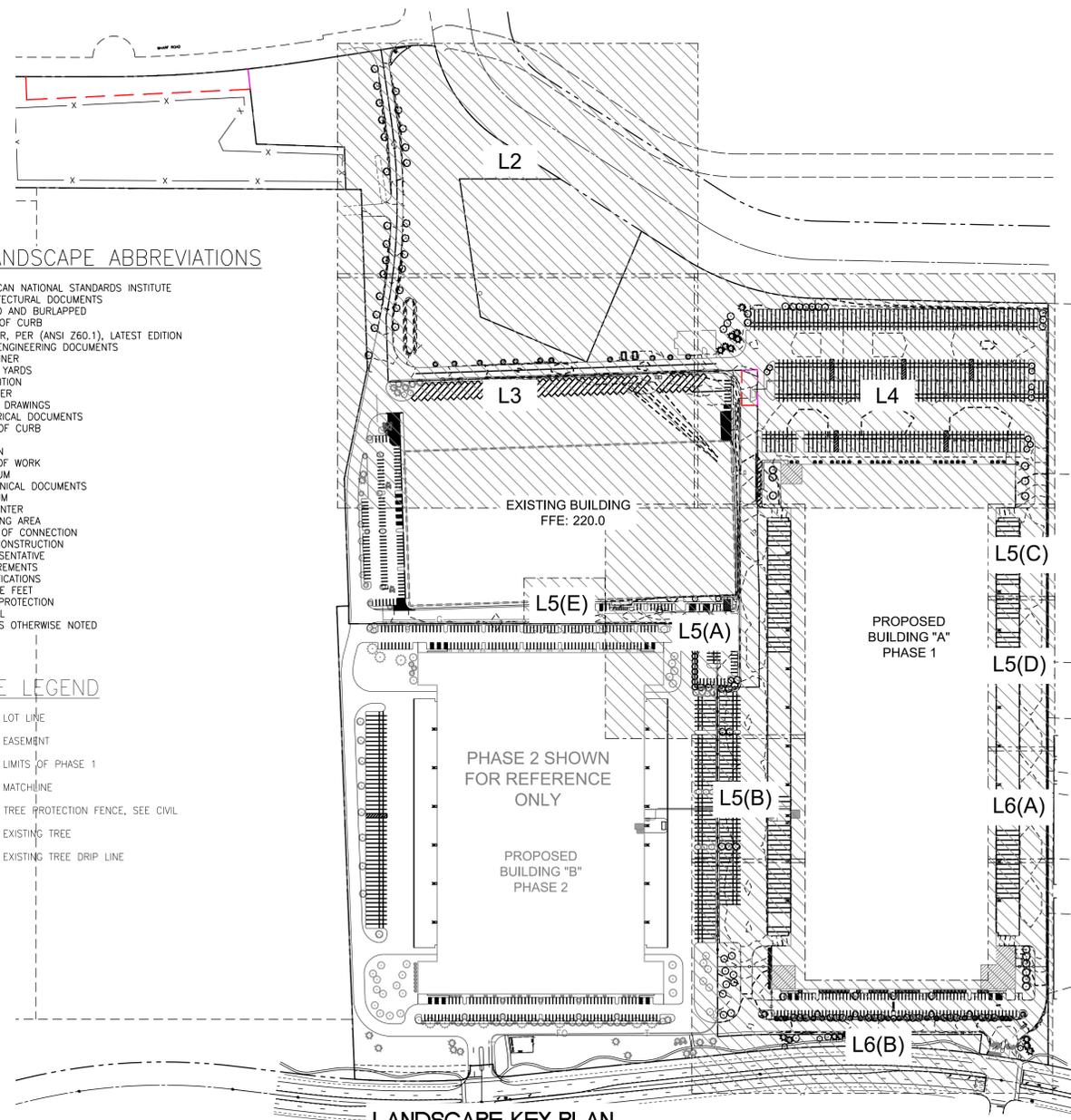
- PLANT MATERIAL**
- PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY ALIVE, VIGOROUS, AND WELL-FORMED WITH WELL-DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY OWNER'S REP TO HAVE DAMAGE, DEFORMITIES OF STEM, BRANCHES, OR ROOTS, LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET MINIMUM STANDARDS OF (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1) WILL BE REJECTED.
 - PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
 - NO SUBSTITUTION OF PLANT MATERIAL, SPECIES, OR VARIETY WILL BE PERMITTED UNLESS WRITTEN EVIDENCE OF LACK OF PLANT MATERIAL IS SUBMITTED TO THE OWNER'S REP FROM TWO (2) QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS THAT ARE PERMITTED ARE TO BE IN WRITING FROM THE LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES, AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL OF A REVISED LANDSCAPE PLAN FOR CITY APPROVAL.
 - LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
 - DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
 - SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD COLLECTED), CONTAINERIZED, OR BALLED AND BURLAPPED. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE OF DEFECTS, DISEASE, AND ALL FORMS OF INFESTATION. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING MATERIAL SHALL CONFORM TO MINIMUM STANDARDS OF ANSI Z60.1, LATEST EDITION.
 - ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
 - PRIOR TO INSTALLATION, ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REP AT THE TIME OF DELIVERY TO THE SITE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PLANT SCHEDULE, PLANT SPECIFICATIONS, AND STORAGE AND HANDLING REQUIREMENTS. CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WEEKS NOTICE PRIOR TO DELIVERY TO THE OWNER'S REP.
 - PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT" INDICATES CONTAINER; "GAL" INDICATES GALLON.
 - LAWN TO BE COMMERCIAL SEED AS INDICATED ON PLANS.

LIST OF LANDSCAPE ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECTURAL DOCUMENTS
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
CAL	CALIPER, PER (ANSI Z60.1), LATEST EDITION
CIVIL	CIVIL ENGINEERING DOCUMENTS
CONT	CONTAINER
CY	CUBIC YARDS
DEM	DEMOLITION
DIA	DIAMETER
DTLS	DETAIL DRAWINGS
ELEC	ELECTRICAL DOCUMENTS
FOC	FACE OF CURB
FT	FEET
GAL	GALLON
LIM	LIMIT OF WORK
MAX	MAXIMUM
MECH	MECHANICAL DOCUMENTS
MIN	MINIMUM
OC	ON CENTER
PA	PLANTING AREA
POC	POINT OF CONNECTION
PRECON	PRE-CONSTRUCTION
REP	REPRESENTATIVE
REQ	REQUIREMENTS
SPEC	SPECIFICATIONS
SO	SQUARE FEET
TP	TREE PROTECTION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

LANDSCAPE LEGEND

---	LOT LINE
---	EASEMENT
PH1	LIMITS OF PHASE 1
---	MATCHLINE
TP	TREE PROTECTION FENCE, SEE CIVIL
---	EXISTING TREE
---	EXISTING TREE DRIP LINE



LANDSCAPE KEY PLAN

LANDSCAPE AREA CALCULATIONS

LOT/TRACT	LOT/TRACT AREA (AC)	LANDSCAPE AREA (AC)	% LANDSCAPE FOR EACH LOT
LOT 1 (BLDG A)	43.05	9.29	21.58%
LOT 2 (BLDG B)	26.09	5.24	20.08%
LOT 3 (EX BLDG)	19.8	4.24	21.42%
LOT 4 (POND)	4.22	4.22	100%
TOTAL	93.16	22.99	24.68%

Attachment 15. Landscape Plans dated July 10, 2020

7/10/20 JLB By: JLB Date: 7/10/20

LANDSCAPE AND PLANTING
LANDSCAPE NOTES AND KEY PLAN
FOR
THE CUBES AT DUPONT - PHASE 1

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



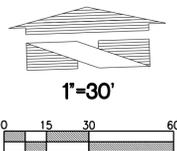
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

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SURVEYING, ENVIRONMENTAL SERVICES

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L1 of 8



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PLANTING PLAN

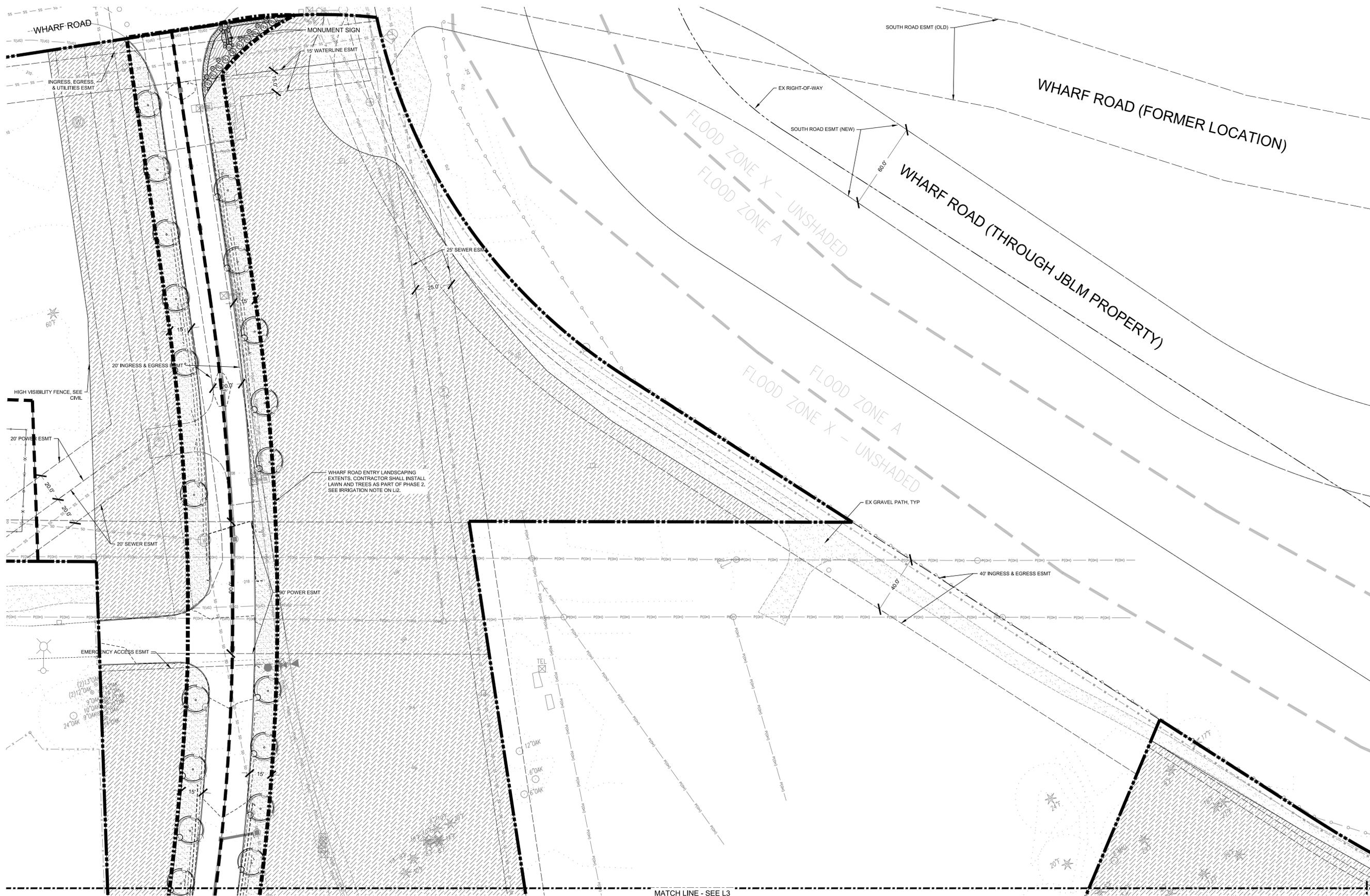
FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

- NOTES:
1. PHASE 2 SHOWN FOR REFERENCE ONLY.
 2. SEE L1 FOR KEY PLAN AND NOTES.
 3. SEE L7 FOR PLANT SCHEDULE AND DETAILS.

"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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."



No.	Date	By	Code	Appr.	Updated Set
7/10/20		JLB			

Title: **LANDSCAPE AND PLANTING PLANTING PLAN FOR THE CUBES AT DUPONT - PHASE 1**

For: **CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale: Horizontal 1" = 30' Vertical N/A
Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 7/10/20

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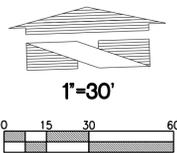


Job Number: **18713**
Sheet: **L2** of **8**

MATCH LINE - SEE L3



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PLANTING PLAN

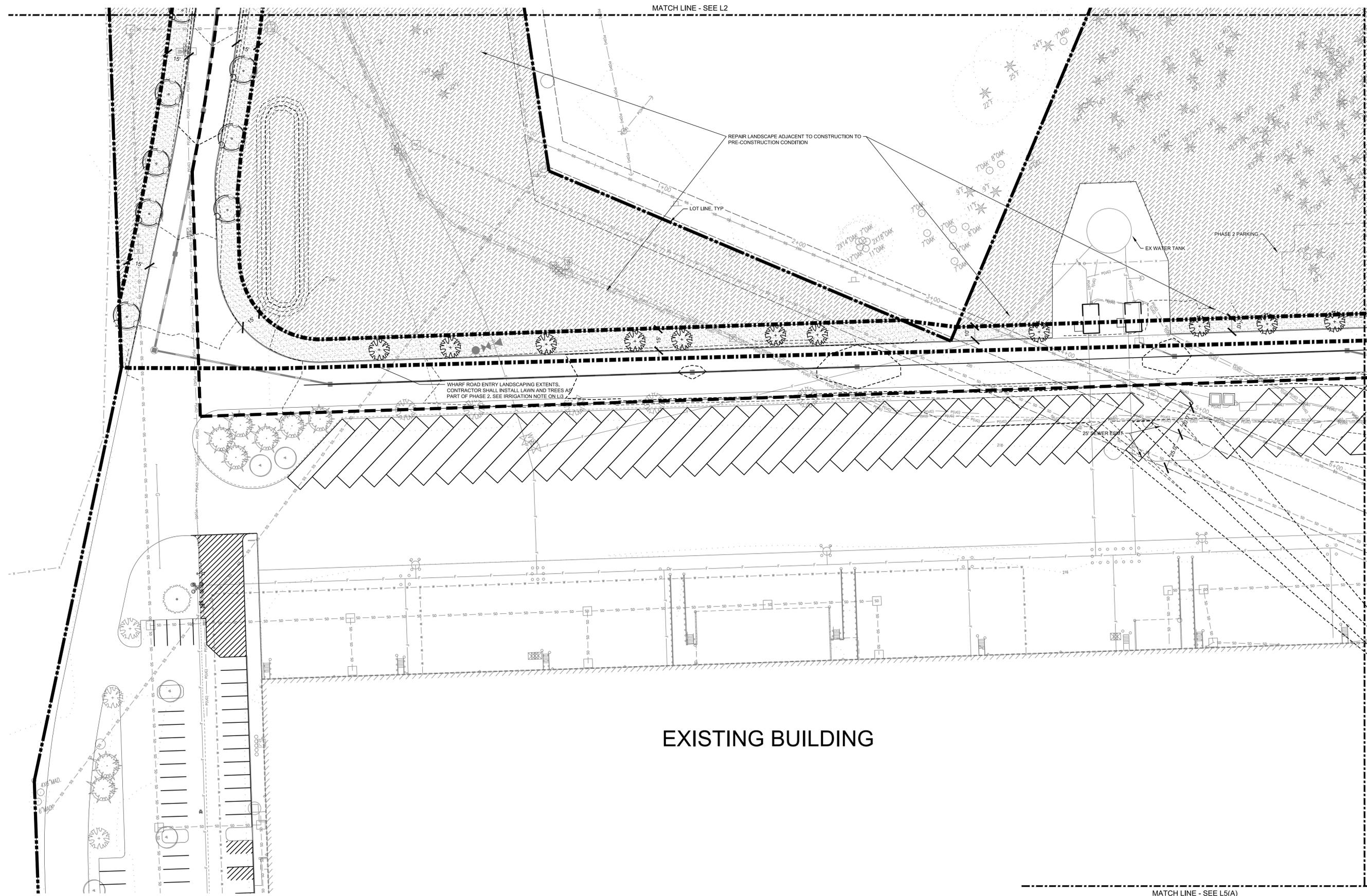
FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

- NOTES:
1. PHASE 2 SHOWN FOR REFERENCE ONLY.
 2. SEE L1 FOR KEY PLAN AND NOTES.
 3. SEE L7 FOR PLANT SCHEDULE AND DETAILS.

'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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."



No.	Date	By	Code	Appr.	Updated Set
7/10/20		JLB			

Title: **LANDSCAPE AND PLANTING PLANTING PLAN FOR THE CUBES AT DUPONT - PHASE 1**

For: **CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale:

Horizontal	1" = 30'
Vertical	N/A

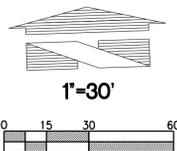
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Job Number: **18713**
Sheet: **L3** of **8**



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PLANTING PLAN

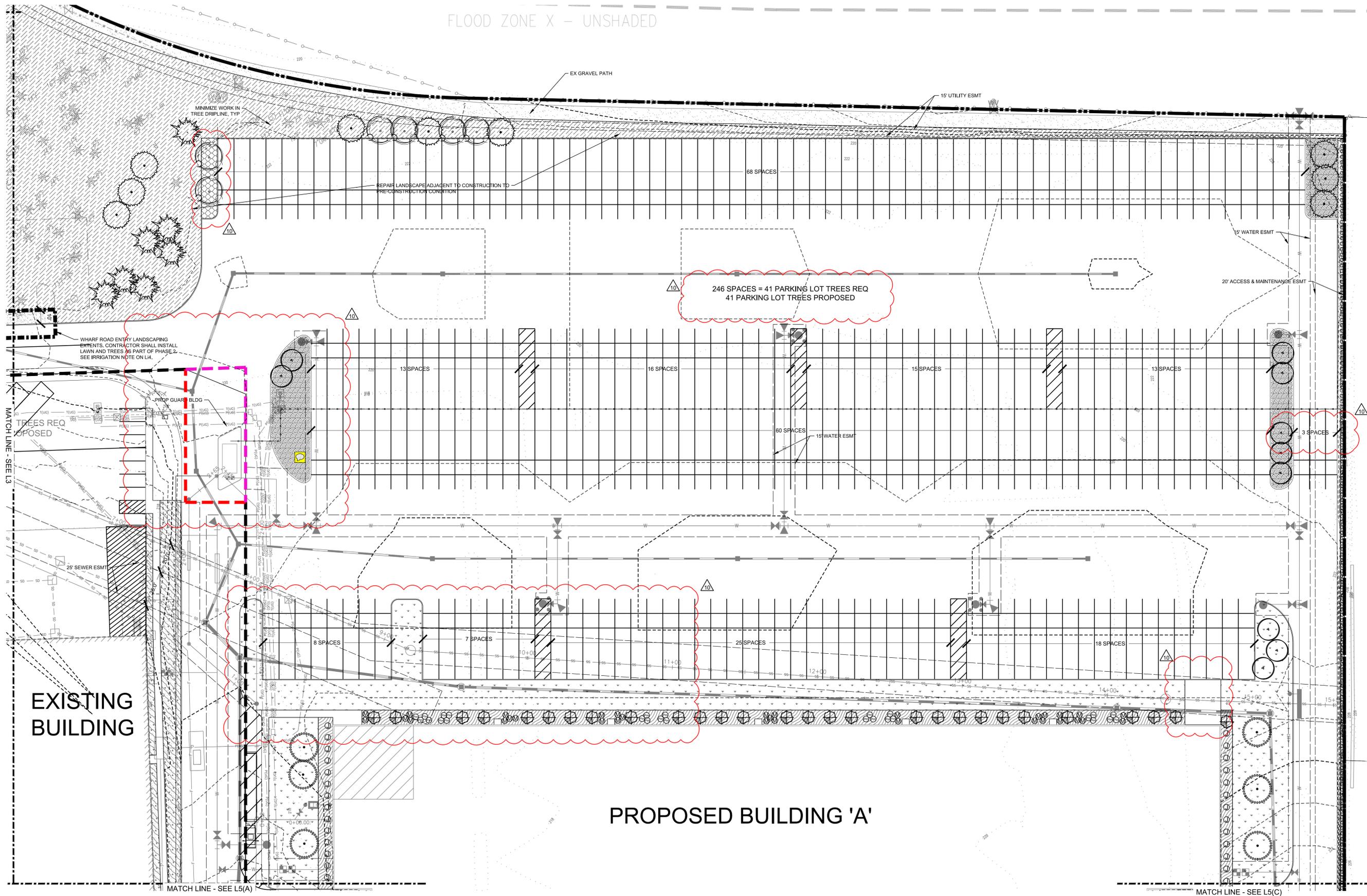
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No.	Date	By	Code	Appr.	Updated Set
1	7/10/20	JLB	JLB	JLB	UPDATED SET

Title: **LANDSCAPE AND PLANTING PLAN FOR THE CUBES AT DUPONT - PHASE 1**

For: **CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



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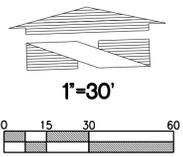
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Job Number: **18713**
Sheet: **L4** of **8**



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PLANTING PLAN

FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
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No.	Date	By	Coord.	Appr.	Updated Set
7/10/20		JLB			

Title:
**LANDSCAPE AND PLANTING
PLANTING PLAN
FOR
THE CUBES AT DUPONT - PHASE 1**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



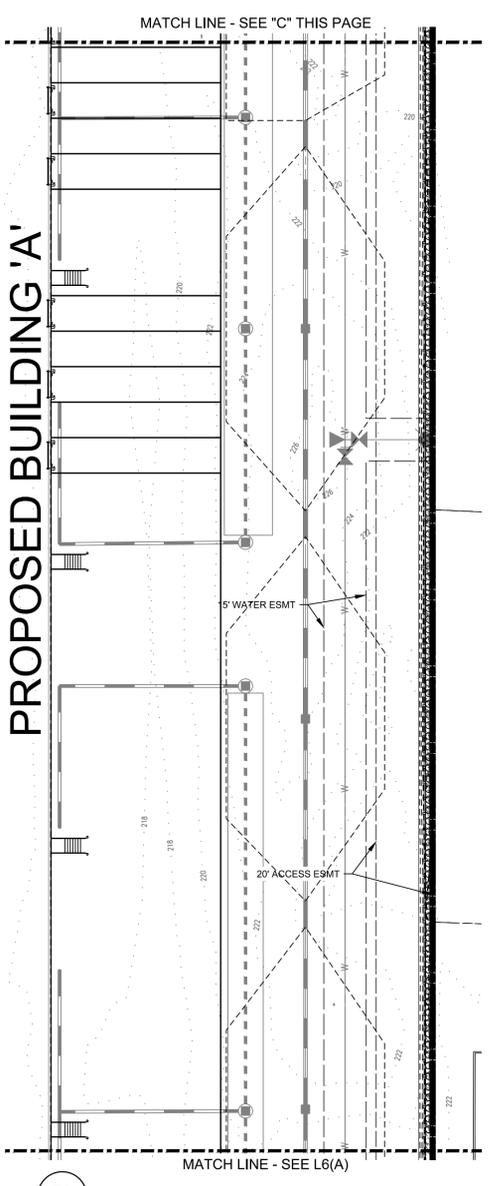
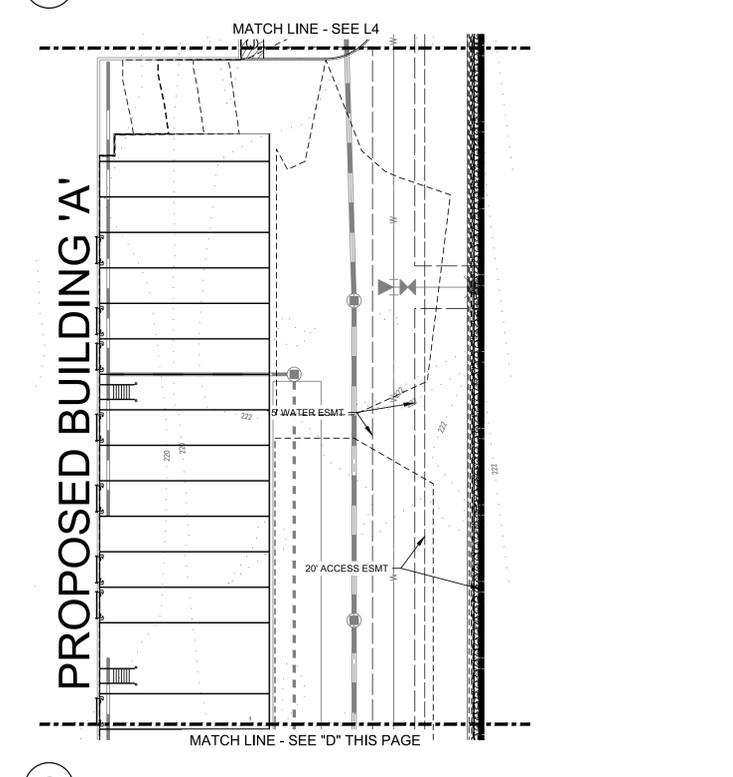
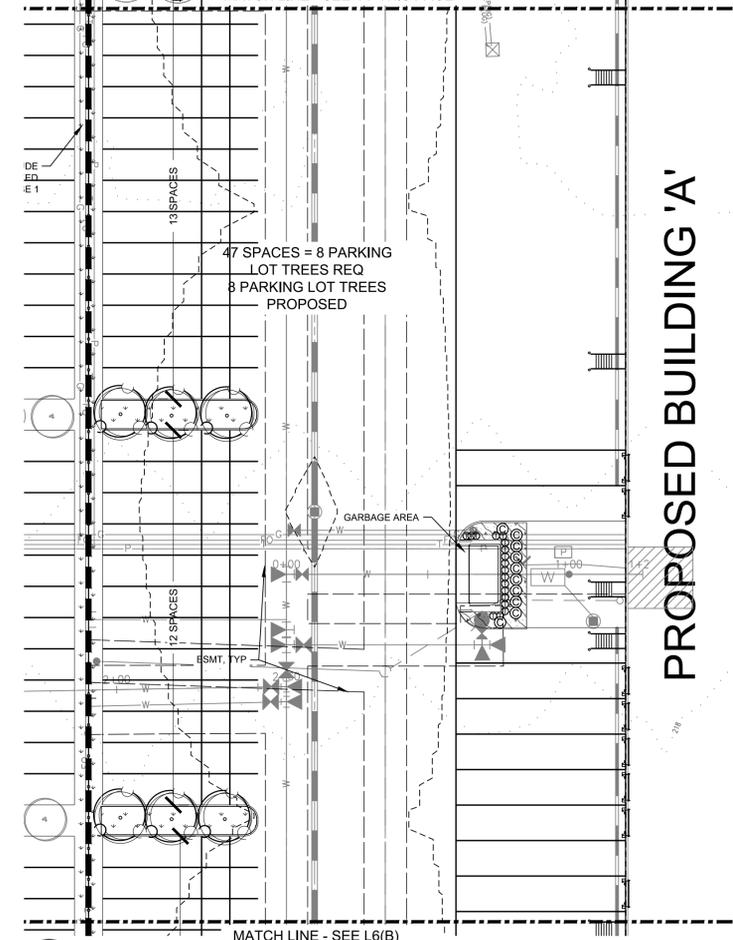
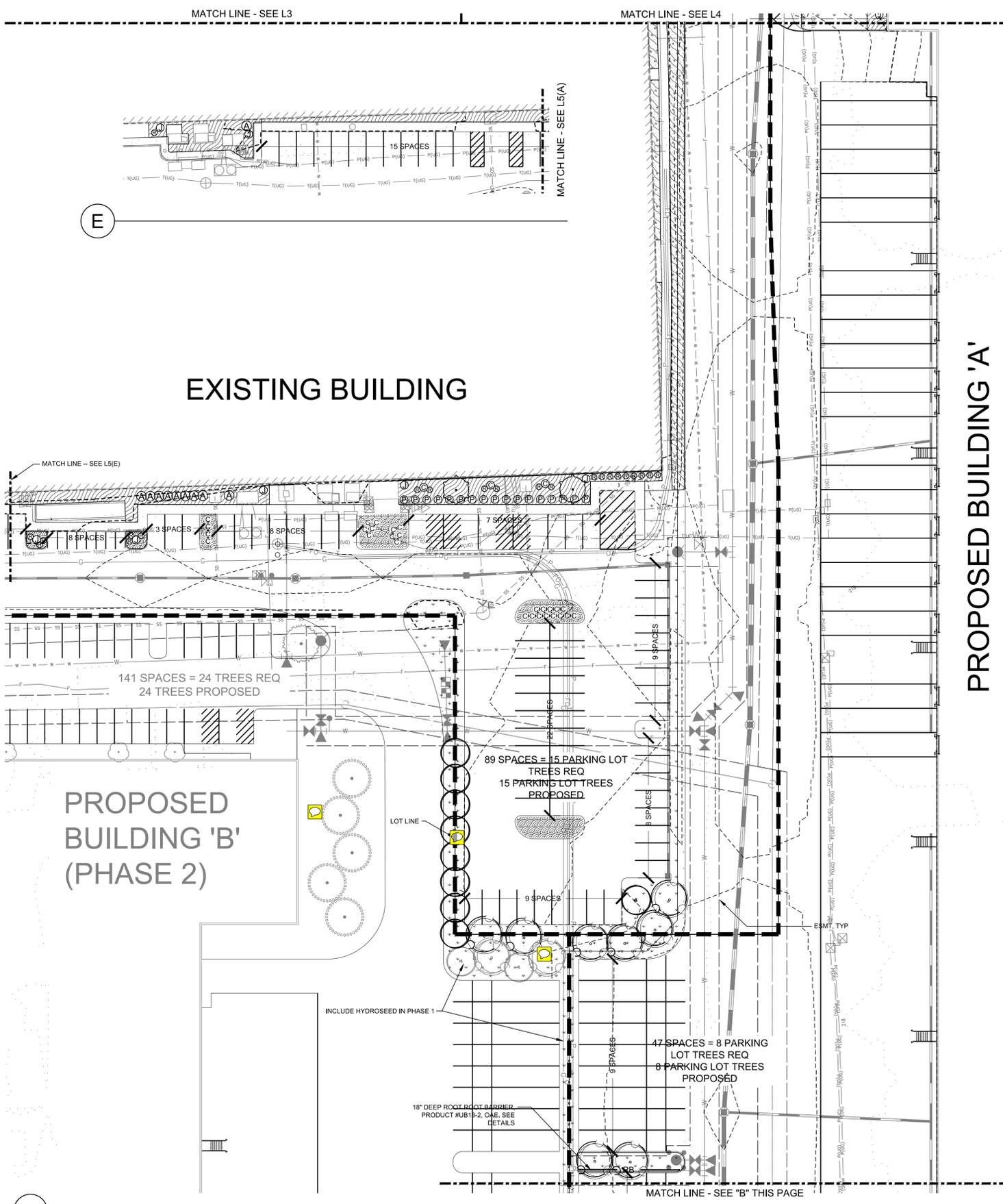
Scale:
Horizontal: 1"=30'
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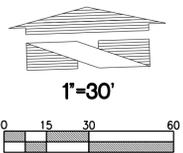


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Sheet: **L5** of **8**





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PLANTING PLAN

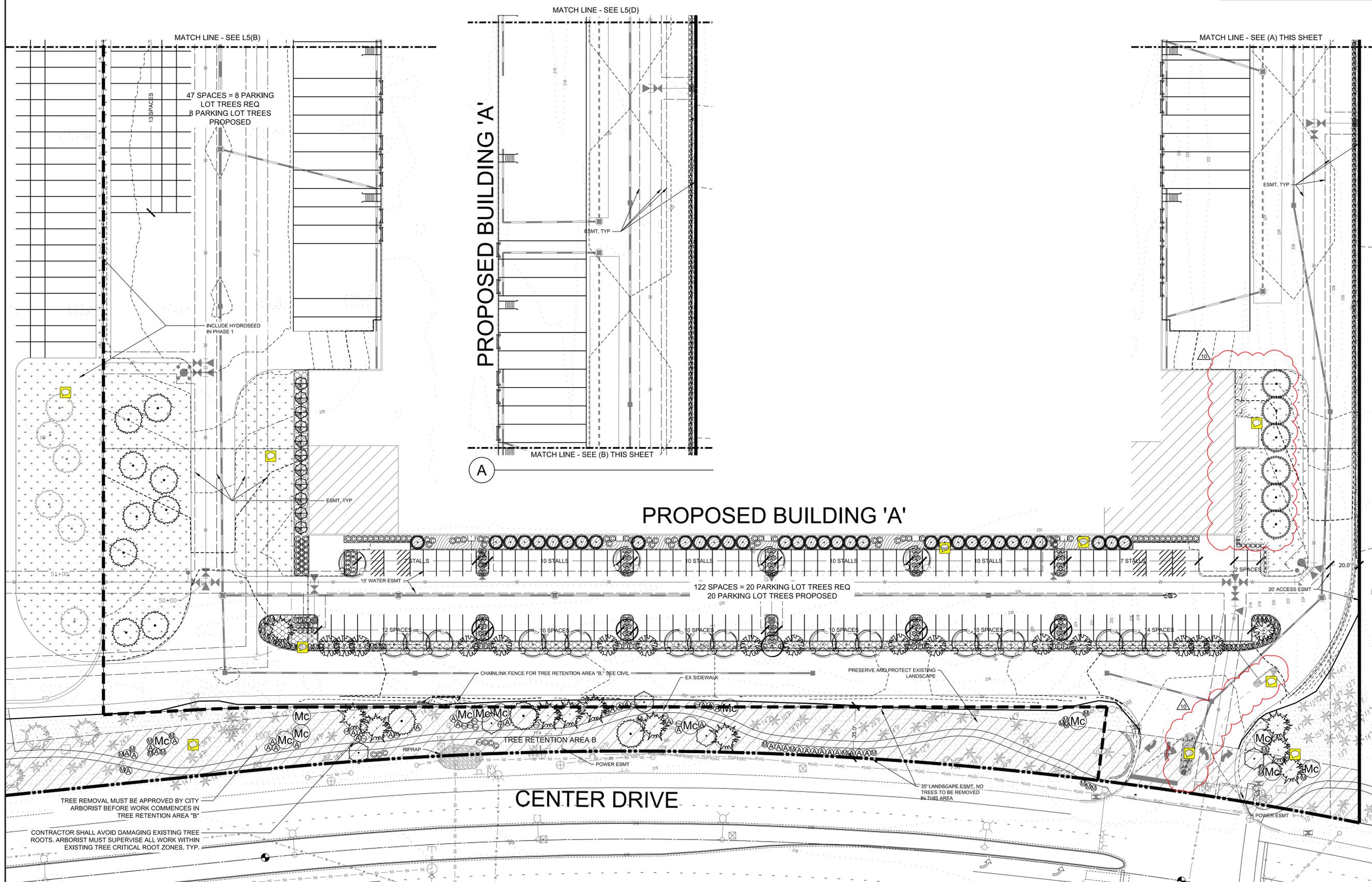
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Title:
**LANDSCAPE AND PLANTING
PLANTING PLAN
FOR
THE CUBES AT DUPONT - PHASE 1**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale:
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Vertical N/A

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L6 of **8**



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PLANT SCHEDULE

FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	ORIGIN	FOLIAGE	QTY
	Arbutus x 'Marina' / Arbutus Standard	B & B	6" MIN HT	Medium	Hybrid	Evergreen	24
	Calocedrus decurrens / Incense Cedar	B & B	6" MIN HT	Medium	Native	Evergreen	21
	Ilex aquifolium / English Holly	B & B	10" MIN HT	Medium	Exotic	Evergreen	28
	Malus x 'Adirondack' / Adirondack Crabapple	B & B	2"	Medium	Hybrid	Deciduous	7
	Pseudotsuga menziesii / Douglas Fir	B & B	10" MIN HT	Low	Native	Evergreen	12
	Pseudotsuga menziesii / Douglas Fir	B & B	6" MIN HT	Low	Native	Evergreen	18
	Quercus garryana / Oregon Oak	B & B	2"	Low	Native	Deciduous	68
	Thuja plicata 'Excelsa' / Western Red Cedar	B & B	10" MIN HT	Medium	Native	Evergreen	39
	x Cupressocyparis leylandii 'Emerald Isle' TM / Emerald Isle Leyland Cypress	B & B	10" MIN HT	Medium	Exotic	Evergreen	34
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	ORIGIN	FOLIAGE	SPACING	QTY
	Artemisia x 'Sea Foam' / Sea Foam Curlicue Sage	#1	Low	Hybrid	Evergreen	24" o.c.	8
	Azalea x 'Girard's Crimson' / Girard's Crimson Azalea	#1	Medium	Hybrid	Evergreen	60" o.c.	49
	Cistus x hybridus / White Rockrose	#1	Low	Hybrid	Evergreen	48" o.c.	150
	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	6' HT, MIN	Low	Native	Evergreen	48" o.c.	45
	Mahonia nervosa / Oregon Grape	#1	Low	Native	Evergreen	48" o.c.	92
	Morella californica / California Wax Myrtle	#1	Low	Native	Evergreen	144" o.c.	13
	Polystichum munitum / Western Sword Fern	#1	Low	Native	Evergreen	48" o.c.	70
	Rhododendron x 'Glacier' / Glacier Evergreen Azalea	#1	Medium	Hybrid	Evergreen	60" o.c.	10
	Rosmarinus officinalis 'Salem' / Rosemary	#1	Low	Exotic	Evergreen	36" o.c.	131
	Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	6' HT, MIN	Low	Native	Evergreen	30" o.c.	321
GRASS/GRASS-LIKE	BOTANICAL / COMMON NAME	SIZE	WATER USE	ORIGIN	FOLIAGE	SPACING	QTY
	Miscanthus sinensis 'Morning Light' / Eulalia Grass	#1	Low	Exotic	Grass/Grass-Like	48" o.c.	4
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	Medium	Exotic	Perennial	48" o.c.	17
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE	SPACING	QTY
	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita	#1	Low	Native	Evergreen	36" o.c.	4,069
	Fragaria chiloensis / Beach Strawberry	#1	Low	Native	Evergreen	36" o.c.	1,367
	Heuchera x 'Plum Pudding' / Coral Bells	#1	Low	Exotic	Evergreen	24" o.c.	1,661
	Mahonia repens / Creeping Mahonia	#1	Low	Native	Evergreen	36" o.c.	734
	Sedum x 'Bertram Anderson' / Bertram Anderson Stonecrop	#1	Low	Hybrid	Perennial	24" o.c.	74

PLANT SCHEDULE (CONT'D)

	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT EXISTING VEGETATION. REMOVE INVASIVE SPECIES BY HAND. REPAIR ALL AREAS DAMAGED BY CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS. SEED WITH SUNMARK SEEDS INTERNATIONAL, INC. "WOODLANDS" MIX, OAE, AS NEEDED. SEE PLANTING NOTES.	274,867 sf
	SOD OR SEED LAWN DROUGHT TOLERANT SOD OR SEED LAWN. SEE PLANTING NOTES.	75,829 sf
	SOD OR SEED LAWN - PHASE 2 LAWN SHALL BE INSTALLED AS PART OF PHASE 2 DUE TO IRRIGATION AVAILABILITY. SEE IRRIGATION SHEETS.	32,017 sf

NOTE: WHARF ROAD ENTRY LANDSCAPE SHALL BE INSTALLED AS PART OF PHASE 2 DUE TO IRRIGATION AVAILABILITY.

7/10/20
No. 1
Date
By: JLB
Checked: JLB
Approved: JLB
Updated Set

Title:
**LANDSCAPE AND PLANTING
PLANT SCHEDULE
FOR
THE CUBES AT DUPONT - PHASE 1**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale:
Horizontal: N/A
Vertical: N/A

Designed: JLB
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LANDSCAPE AND PLANTING DETAILS

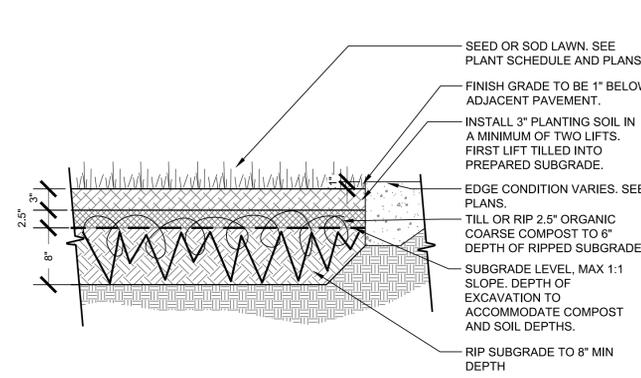
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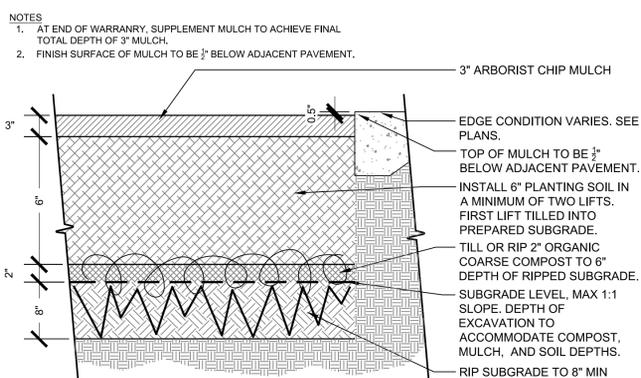
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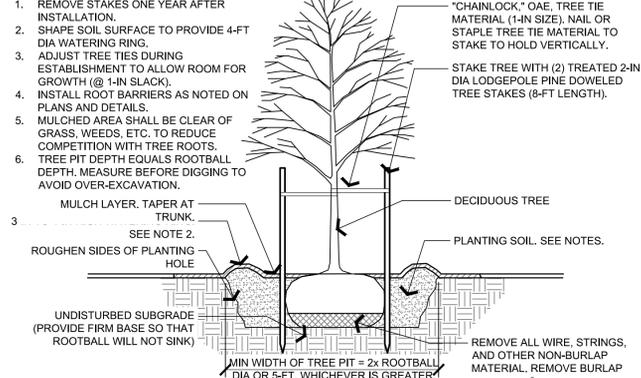
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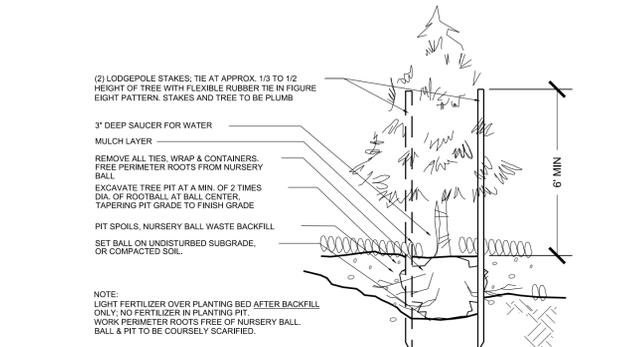
1 LAWN AREA SUBGRADE PREP
1" = 1'-0"



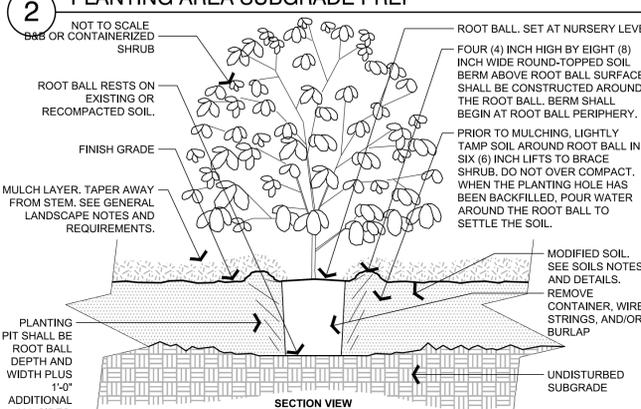
2 PLANTING AREA SUBGRADE PREP
NOT TO SCALE



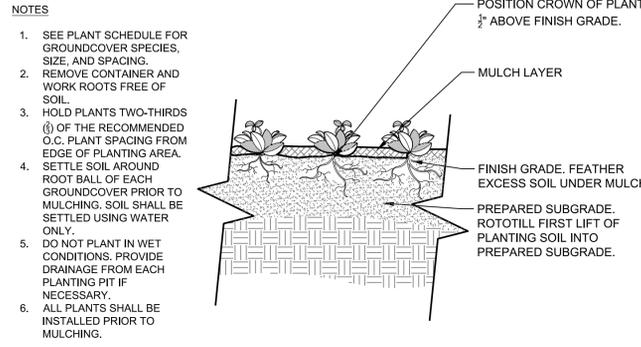
3 DECIDUOUS TREE PLANTING
NOT TO SCALE



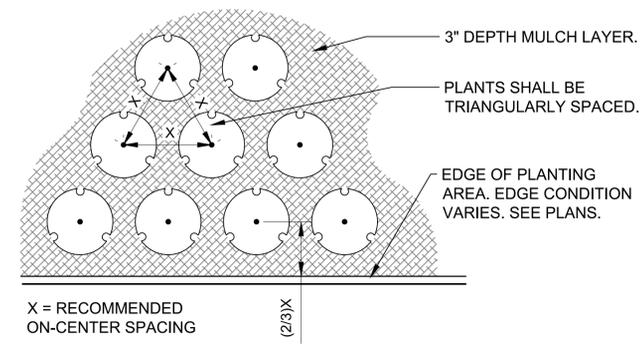
4 EVERGREEN TREE PLANTING AND STAKING
NOT TO SCALE



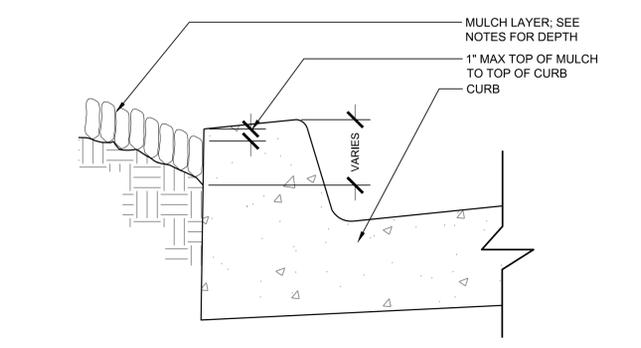
5 SHRUB PLANTING IN AMENDED SOIL
NOT TO SCALE



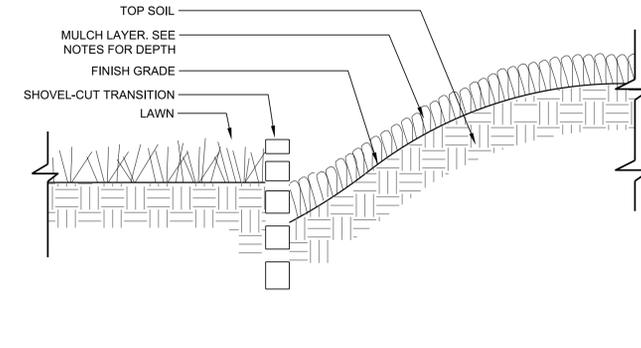
6 GROUNDCOVER PLANTING
3/4" = 1'-0"



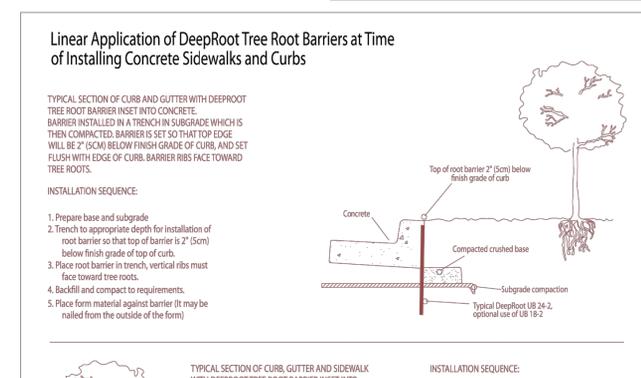
8 PLANT SPACING
1" = 1'-0"



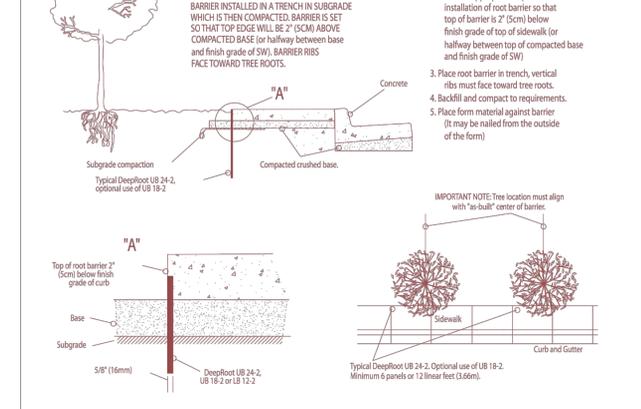
9 MULCH AT CURB
NOT TO SCALE



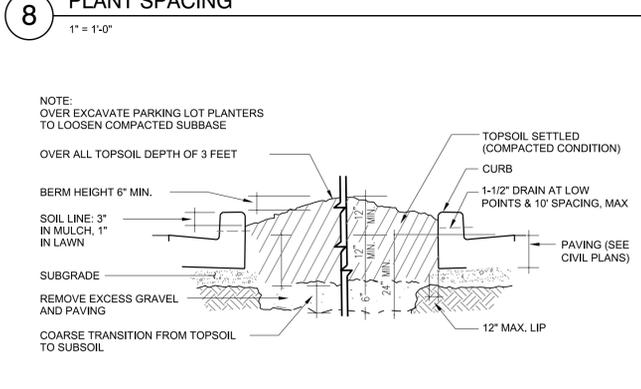
10 PLANTING AREA ADJACENT TO LAWN
NOT TO SCALE



7 LINEAR APPLICATION OF TREE ROOT BARRIER
NTS



11 PLANTER SECTION
NOT TO SCALE



12 GRADING AT PARKING LOT PLANTERS
NOT TO SCALE

Rev.	Date	By	Check	Appr.	Updated Set
7/10/20		JLB			

Title:

LANDSCAPE AND PLANTING DETAILS
LANDSCAPE AND PLANTING DETAILS
FOR THE CUBES AT DUPONT - PHASE 1

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114

For:



Scale:	Horizontal	Vertical
	VARIES	N/A
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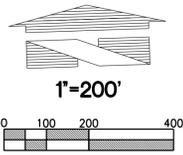
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1"=200'

IRRIGATION NOTES AND KEY PLAN

FOR THE CUBES AT DUPONT - PHASE 1

A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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GENERAL IRRIGATION NOTES:

- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT TO BE INSTALLED APPROXIMATELY 18" BELOW FINISH GRADE.
 - VERIFICATION OF STATIC WATER PRESSURE AT POC. CONTRACTOR SHALL NOTIFY OWNER'S REP OF ANY VARIATION IN STATIC PRESSURE OVER FIVE (5) PSI GREATER/LESS THAN DESIGN PRESSURE.
 - INSTALLATION OF SLEEVING.
- PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
- COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE WRITTEN TEST RESULTS OF STATIC PRESSURE TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
- ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
- SUBMITTALS
 - SUBMIT FIVE (5) COPIES OF EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED
 - CONTROL WIRING PATH DIAGRAM
 - "AS-BUILT" DRAWINGS
 - OPERATION AND MAINTENANCE MANUALS
- PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF DRAWINGS THAT ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES, AND KINDS OF EQUIPMENT. THIS SET OF DRAWINGS ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED. DIMENSION FROM TWO (2) PERMANENT POINTS OF REFERENCE (BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC.) THE LOCATION OF THE FOLLOWING:
 - CONNECTION TO WATER LINES (POC)
 - CONNECTION TO ELECTRICAL POWER
 - GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE
 - ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING)
 - ROUTING OF CONTROL WIRING
 - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PREPARE AND PROVIDE PRIOR COMPLETION OF CONSTRUCTION A THREE-RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, EMAIL, AND A LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES
 - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT
 - GUARANTEE STATEMENT
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT
 - CONSTRUCTION DETAILS FROM THE PROJECT
 - COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS
 - WINTERIZATION AND SPRING START-UP PROCEDURES
 - CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL
 - A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART
- ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LID OR APPROVED EQUAL. SET BOXES 2" HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSION AS REQUIRED.
- MAINLINE PIPE TO BE BURIED 18", LATERALS 12", AND SLEEVES 24" BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
- HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS IN SHRUB PLANTING AREAS WHERE POSSIBLE.
- FAMILIARIZE OWNER'S FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION, AND MAINTENANCE REQUIREMENTS.
- SPRINKLERS ON RISERS WILL NOT BE ALLOWED, UON.
- RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT TO EXCEED 60 PERCENT OF THE DIA OF THE PUBLISHED DATA.
- ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATERTIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR APPROVED EQUAL.
- EACH VALVE BOX TO CONTAIN A MIN OF TWO (2) SPACE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE 14 GAUGE, MIN.
- ALL ELECTRICAL EQUIPMENT TO BE UL TESTED AND APPROVED AND BEAR THE UL LABEL.
- CROSS CONNECTION PROTECTION INSPECTION REQ. BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT OR PURVEYOR AND OWNER'S REP WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL INSPECTION.
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN NINETY (90) DAYS OF NOVEMBER 1 FOR WINTERIZATION OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE.
- IRRIGATION SCHEDULING
 - THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. READJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30 PERCENT.
 - SET CONTROLLER FOR HIGHEST ET₀ WATER SCHEDULE BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA.
 - SYSTEM HAS BEEN DESIGNED FOR 50 TO 60 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM THREE (3) DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE.
 - ALL WATERING IN EXCESS OF THE LOCAL ET₀ ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE.
 - OVER-WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S EXPENSE.
- SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REP.
- ALL ZONES TO PASS A MIN DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
- CLEANUP AND PROTECTION
 - DURING IRRIGATION WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION.
 - PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD.
 - TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY OWNER'S REP.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES, LANDSCAPE CONTRACTOR SHALL CONDUCT A WATER PRESSURE AND COVERAGE TEST IN THE PRESENCE OF THE OWNER'S REP. LANDSCAPE CONTRACTOR TO GIVE THREE (3) WORKING DAYS NOTICE PRIOR TO TEST.
- BIDDER-DESIGN IRRIGATION DESIGN BY LANDSCAPE CONTRACTOR TO INSTALL FULLY OPERATIONAL IRRIGATION SYSTEM WITH 100 PERCENT SEPARATION BETWEEN LAWN AND PLANTING AREAS.

LIST OF IRRIGATION ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECTURAL DOCUMENTS
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
CAL	CALIPER, PER (ANSI Z60.1), LATEST EDITION
CIVIL	CIVIL ENGINEERING DOCUMENTS
CONT	CONTAINER
CY	CUBIC YARDS
DEMO	DEMOLITION
DIA	DIAMETER
DTLS	DETAIL DRAWINGS
ELEC	ELECTRICAL DOCUMENTS
FOC	FACE OF CURB
FT	FEET
GAL	GALLON
LIM	LIMIT OF WORK
MAX	MAXIMUM
MECH	MECHANICAL DOCUMENTS
MIN	MINIMUM
OC	ON CENTER
PA	PLANTING AREA
POC	POINT OF CONNECTION
PRECON	PRE-CONSTRUCTION
REP	REPRESENTATIVE
REQ	REQUIREMENTS
SPEC	SPECIFICATIONS
SQ	SQUARE FEET
TP	TREE PROTECTION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

SOUND URBAN FORESTRY, LLC

SUF

Memo

To: Jeff Wilson, City of DuPont Community Development Director
 Cc:
 From: Kevin M. McFarland, Consulting ISA Certified Arborist
 Date: 6/25/19
 Re: Assessment and Comment - The Cubes At DuPont Landscape

The following memo provides a summary of my recent site visit with Ted Knapp, Director with CRG on June 18, 2019.

Scope

I was requested to meet on site and assess the fall plantings along the south side of the property along Center Drive to determine their condition, maintenance and if there is a need to replace and/or enhance the determined planting areas.

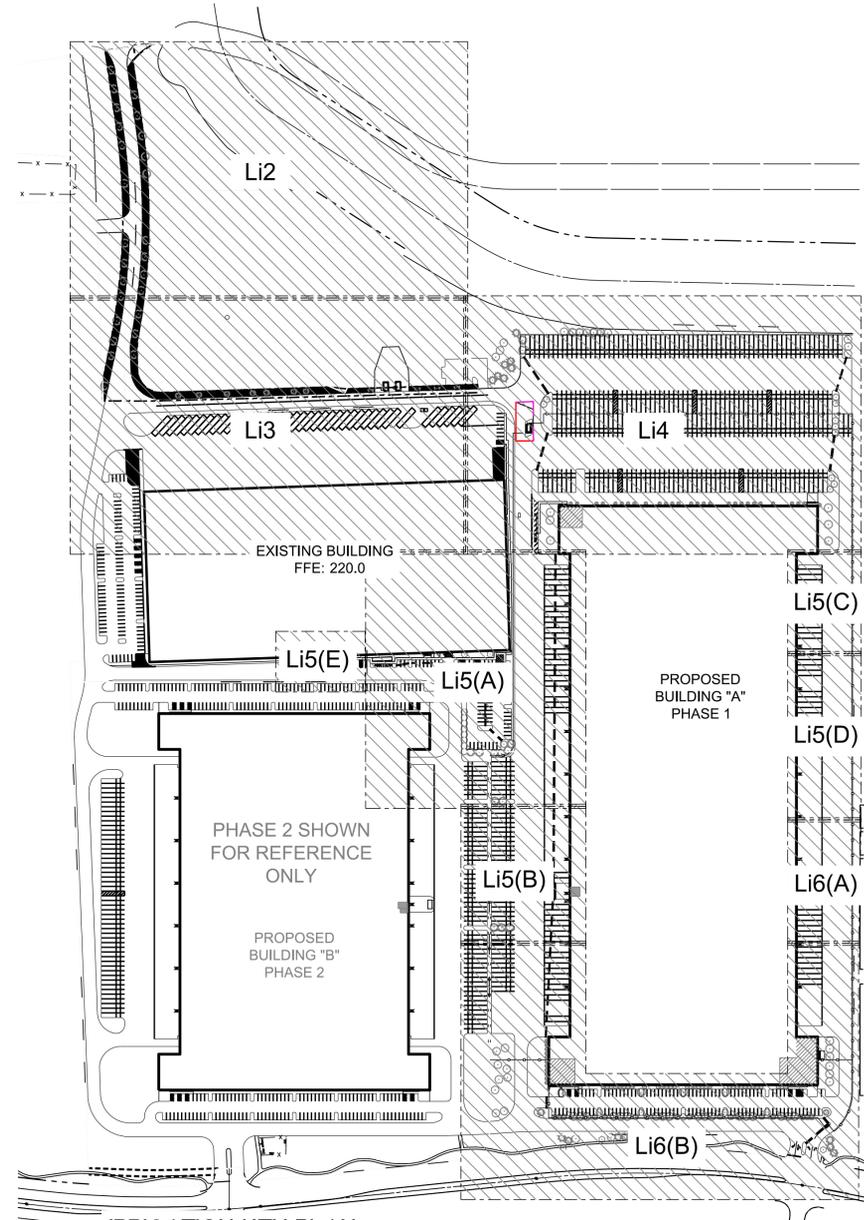
Findings & Recommendations

At the time there is no designated irrigation for the majority of the fall plantings at the edge of the property along Center Drive. There are a few trees and shrubs that were planted further south into the existing green space and they are receiving a little water from the lawn sprinkler heads but not enough for good establishment and survival.

- I found that 1 Mahonia shrub and 2 Douglas fir trees that were planted in the fall that are dead (please note there is another Douglas fir that is not showing new growth which is an indicator of very poor health or mortality). Please reference attached photographs.
- I have reviewed the most current landscape plan dated 11/5/18 (Sheet L 16) for identified plantings along the south side of the property between the curb and green space area where the fall planted trees and shrubs are located. The current plans do not indicate any planting for the described area.
- Amongst the fir trees that were planted in the mid-planting area there is room for planting 9 Douglas fir trees in between the existing fall planted trees (fill view gaps between newly planted trees in two planting beds).
- The area between the curb and fall planted material has available space for large growing broadleaf evergreen shrubs not large growing trees. These shrubs could be the same species (City - 9-10 Pacific Wax myrtle *Myrica californica*) that were planted last fall. Please reference attached photographs.

It is my understanding that Ted Knapp is having water lines installed through existing pipe sleeves toward the noted planting areas to provide temporary irrigation for the plants. In the mean time he is providing a water truck and hand watering the plants to ensure establishment and survival.

If you should have questions, please feel free to contact me at 360-870-2511 or suf1234@comcast.net.



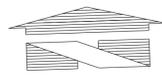
IRRIGATION KEY PLAN

Job Number: 18713
 Sheet: 8 of 8

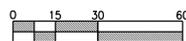
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1"=30'



IRRIGATION PLAN

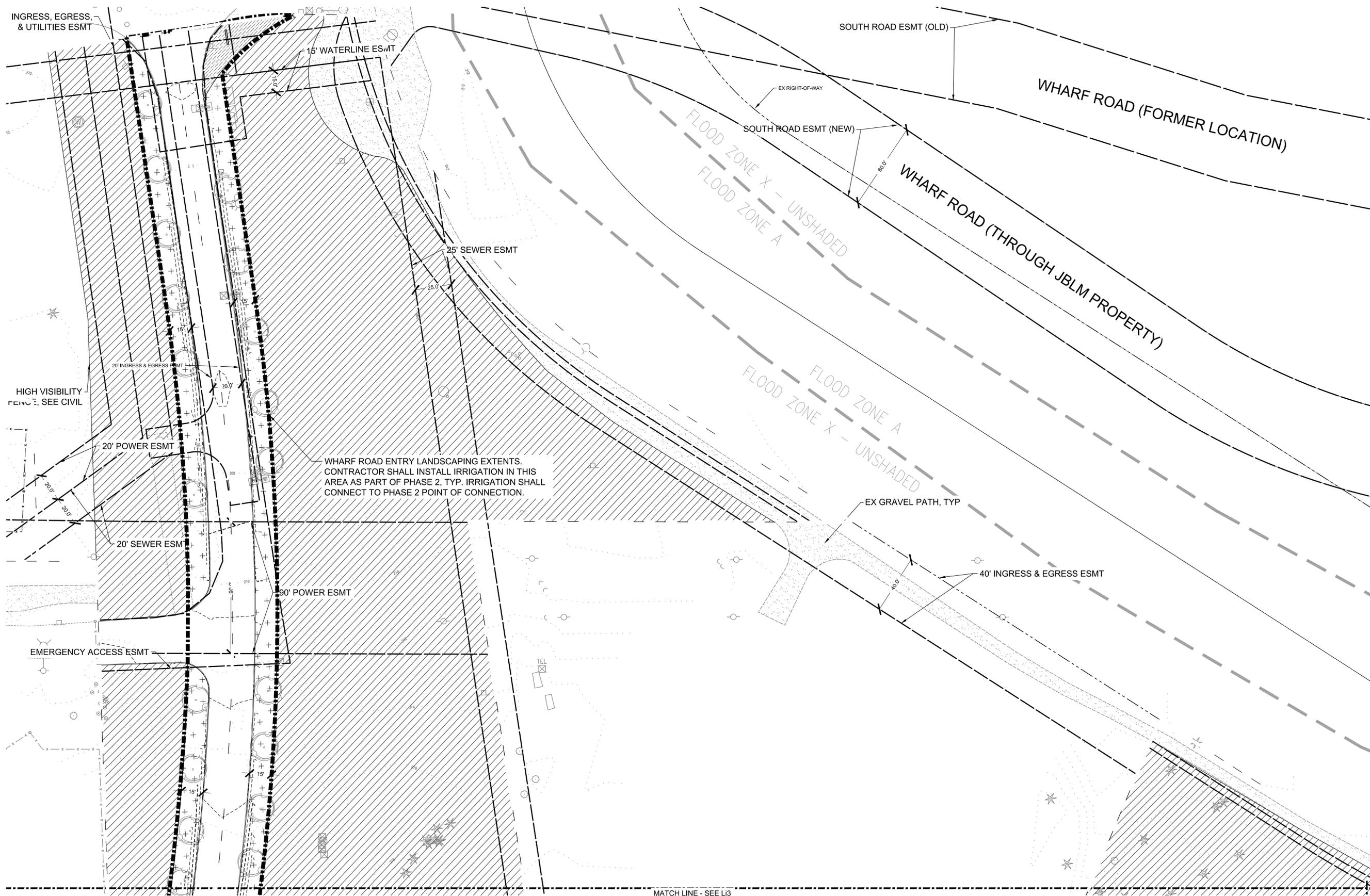
FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

- NOTES:
1. PHASE 2 SHOWN FOR REFERENCE ONLY.
 2. SEE L11 FOR KEY PLAN AND NOTES.
 3. SEE L17 FOR IRRIGATION SCHEDULE.

"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 MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."



MATCH LINE - SEE L13

No.	Date	By	Check	Appr.	Updated Set
1	7/10/20	JLB	JLB	JLB	

Title:
LANDSCAPE IRRIGATION PLAN
FOR
THE CUBES AT DUPONT - PHASE 1

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Designed	JLB
Drawn	JLB
Checked	JLB
Approved	JLB
Date	7/10/20

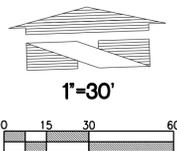
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KENT, WA 98032
(425)251-6222 FAX
(425)251-8782
CIVIL ENGINEERING, LAND PLANNING,
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Job Number
18713
Sheet
L12 of **8**



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IRRIGATION PLAN

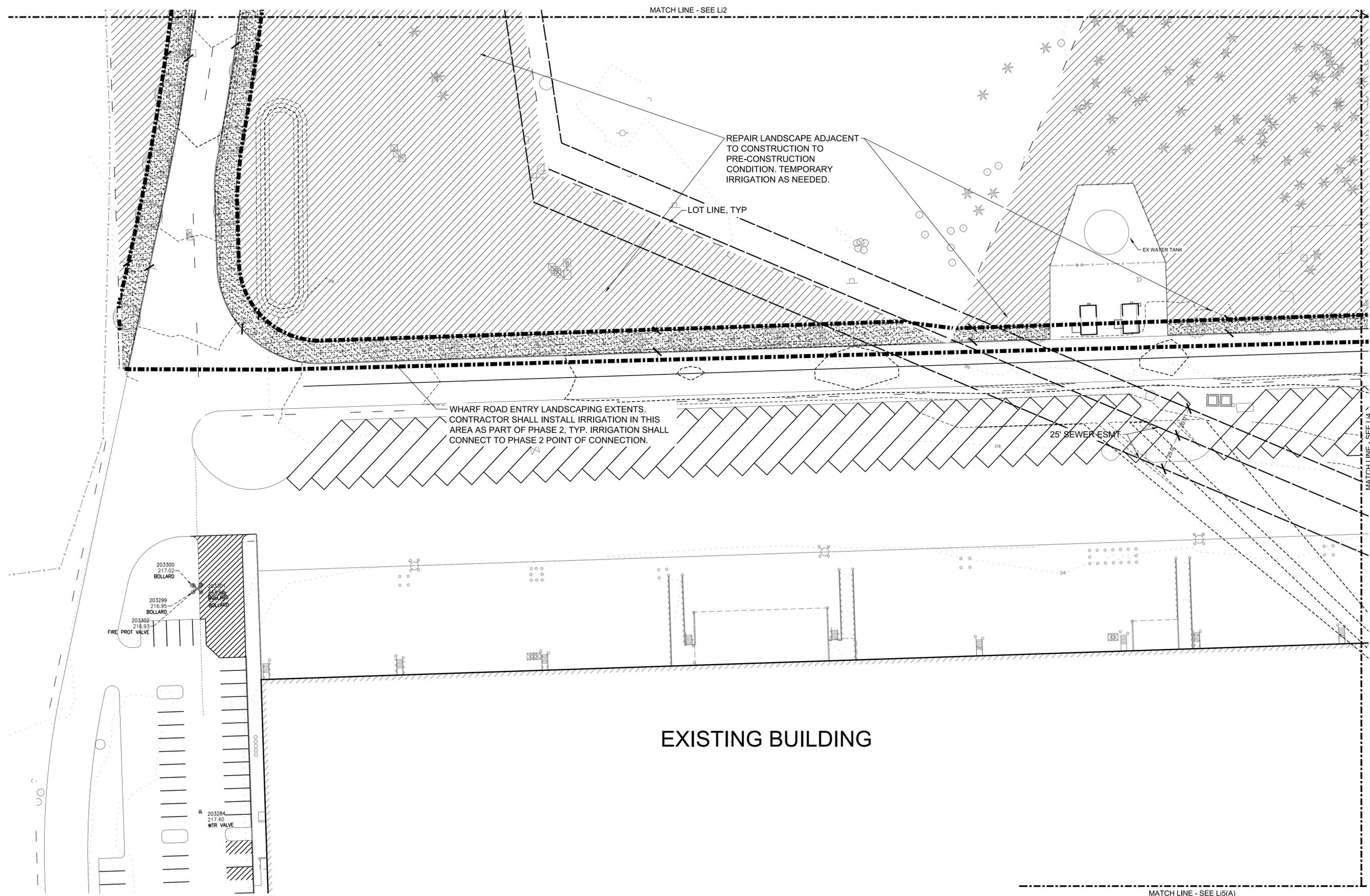
FOR
THE CUBES AT DUPONT - PHASE 1
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CITY OF DUPONT, PIERCE COUNTY, WA.

- NOTES:
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 3. SEE LI7 FOR IRRIGATION SCHEDULE.

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No.	Date	By	Chd.	Appr.	Updated Set
1	7/10/20	JLB	JLB	JLB	Updated Set

Title:
LANDSCAPE IRRIGATION PLAN
FOR
THE CUBES AT DUPONT - PHASE 1

For:
CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Designed	JLB
Drawn	JLB
Checked	JLB
Approved	JLB
Date	7/10/20

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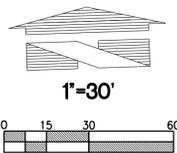


Job Number
18713
Sheet
L13 of **8**

MATCH LINE - SEE LI5(A)



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IRRIGATION PLAN

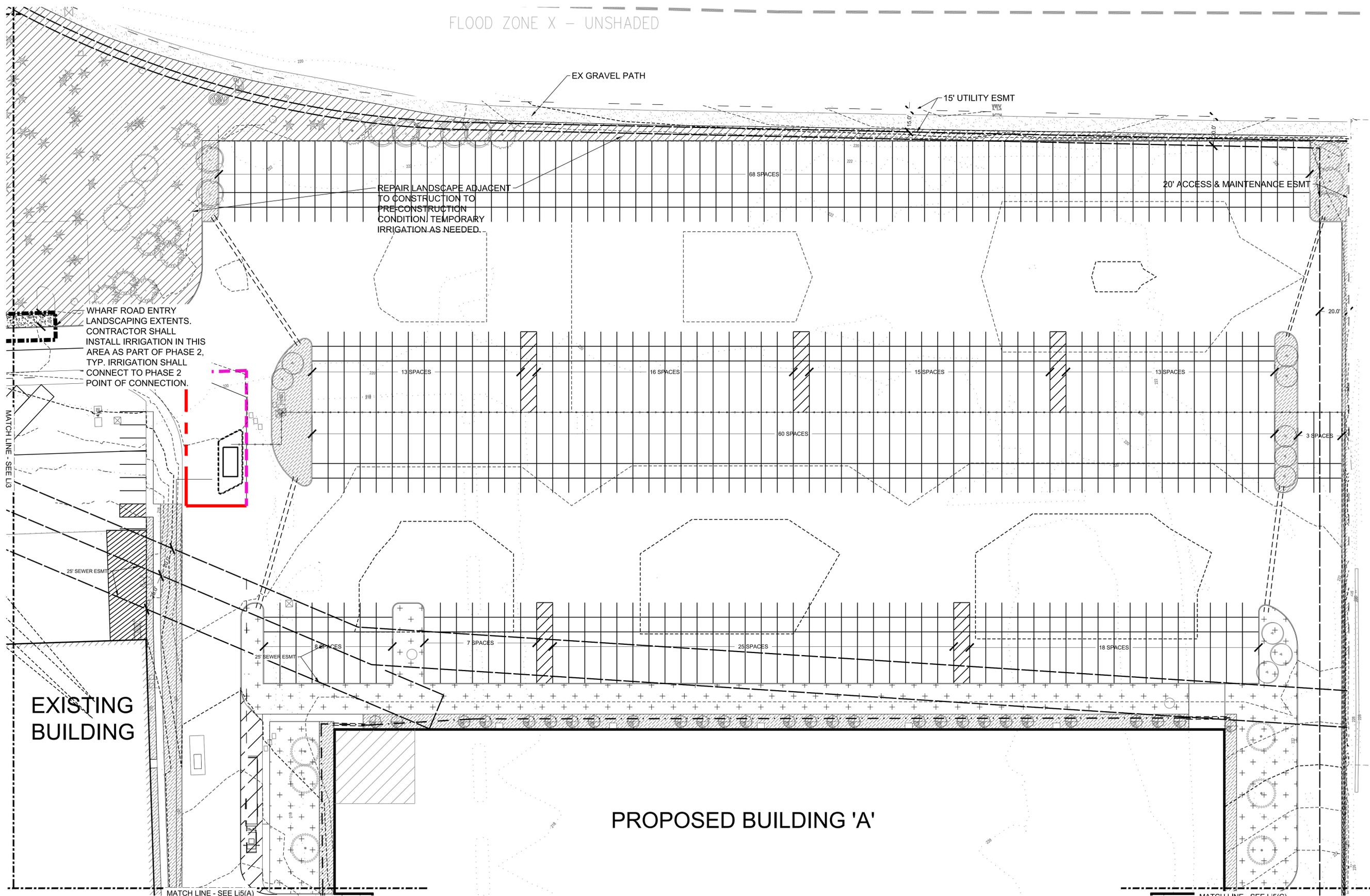
FOR
THE CUBES AT DUPONT - PHASE 1
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
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WHARF ROAD ENTRY
LANDSCAPING EXTENTS.
CONTRACTOR SHALL
INSTALL IRRIGATION IN THIS
AREA AS PART OF PHASE 2,
TYP. IRRIGATION SHALL
CONNECT TO PHASE 2
POINT OF CONNECTION.

REPAIR LANDSCAPE ADJACENT
TO CONSTRUCTION TO
PRE-CONSTRUCTION
CONDITION. TEMPORARY
IRRIGATION AS NEEDED.

No.	Date	By	Coord.	Appr.	Updated Set
1	7/10/20	JLB			

Title:
**LANDSCAPE IRRIGATION
IRRIGATION PLAN
FOR
THE CUBES AT DUPONT - PHASE 1**

For:
**CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114**



Scale:
Horizontal: 1" = 30'
Vertical: N/A

Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 7/10/20

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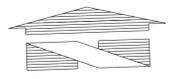
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Job Number: **18713**
Sheet: **L14** of **8**



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1"=30'

IRRIGATION PLAN

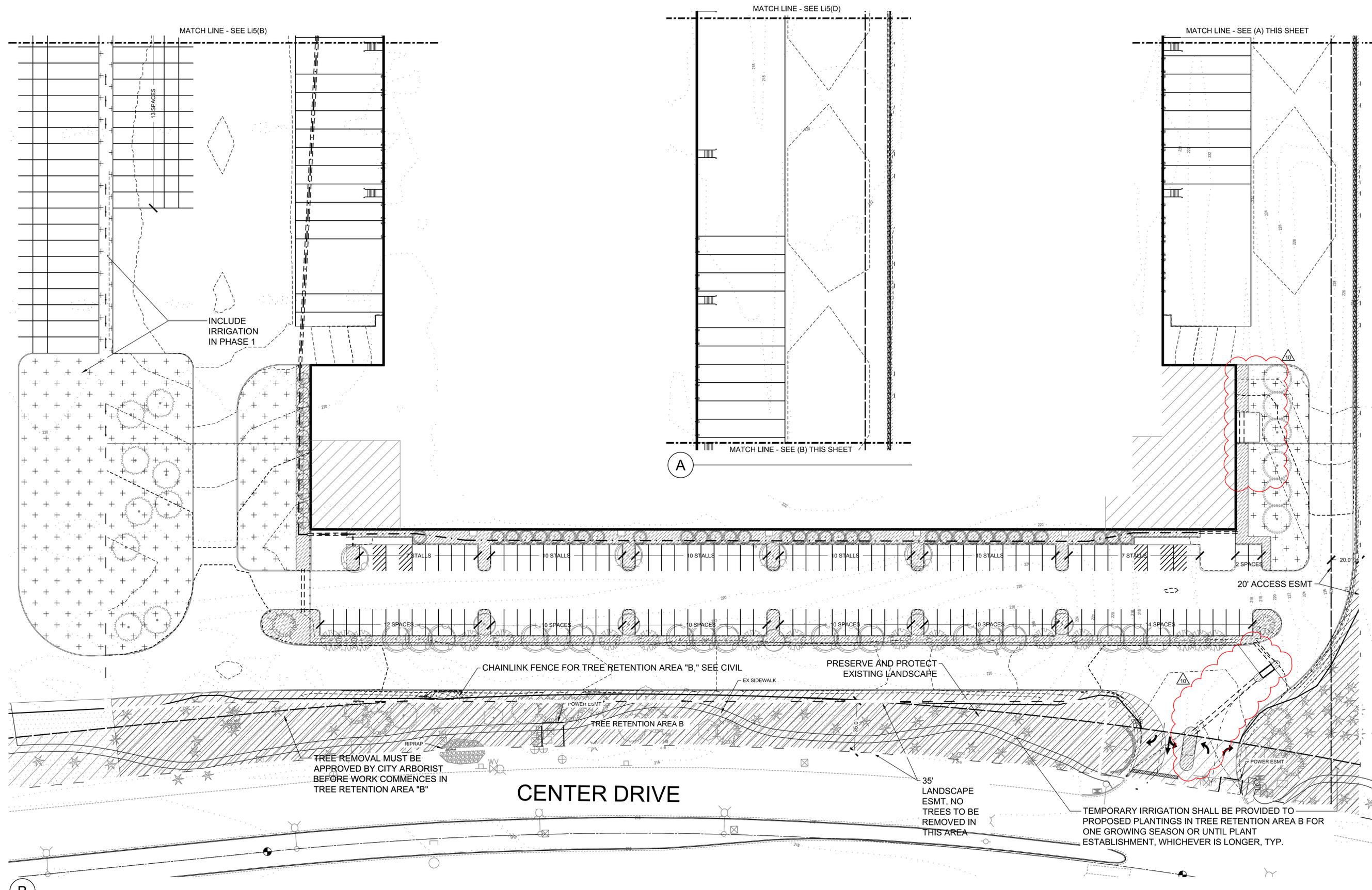
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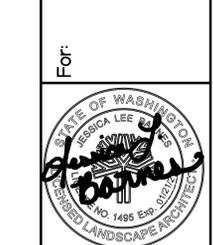
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Job Number: 18713
Sheet: L16 of 8

For: CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Scale: Horizontal 1"=30', Vertical N/A

Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 7/10/20

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Sheet: L16 of 8



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IRRIGATION SCHEDULE AND DETAILS

FOR THE CUBES AT DUPONT - PHASE 1

A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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IRRIGATION SCHEDULE

DESCRIPTION

DRIP IRRIGATION:

NETAFIM LANDSCAPE DRIFLINE COMPONENTS WITH NETAFIM TWIST LOCK FITTINGS AND ADAPTOES
NCZ-1S 1 INCH NETAFIM CONTROL ZONE KIT WITH SCREEN FILTER, 50 PSI
TLCV4 18025 DRIP TUBING
TLSB TUBING STAPLES, 3' ON-CENTER

SPRAY IRRIGATION: LANDSCAPE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR SPRAY IRRIGATION IN LAWN AREAS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

PRESERVE AND PROTECT EXISTING IRRIGATION IF PRESENT. IF EXISTING IRRIGATION NOT PRESENT, NO IRRIGATION TO BE PROVIDED.

SPRINKLER HEADS:

HUNTER MP ROTATOR WITH PRO-SPRAY POP-UP BODY AND CV DRAIN CHECK VALVE, 4" POP-UPS FOR ALL LAWN AREAS

SYMBOL	NOZZLE	PSI	GPM	RADIUS
	HUNTER-60 and 6H H, Q SERIES	30	0.98, 0.51	6'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	8'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	10'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	12'
	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	30	1.29, 0.95, 0.74, 0.63, 0.33	15'
	HUNTER ES515, SS530 SERIES	35	1.41, 0.65	5'x30', 5'x15'
	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	35	1.16, 0.87, 0.68, 0.58, 0.31	16'
	HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	35	2.88, 2.19, 1.68, 1.44, 0.69	22'

DESCRIPTION

DRIP IRRIGATION: 1 INCH NETAFIM CONTROL ZONE KIT WITH SCREEN FILTER, 50 PSI. ONE VALVE PER BOX

RAINBIRD WIRED RAIN SENSOR

RAINBIRD: ESP-LXMEF IRRIGATION CONTROLLER, (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MFR. SPECS.; COORDINATE WITH OWNER AND GENERAL CONTRACTOR FOR BEST LOCATION OF IRRIGATION CONTROLLER. IF LOCATION IS TO BE OUTSIDE, COORDINATE WHETHER THE CONTROLLER IS TO BE MOUNTED ON AN EXTERIOR BUILDING WALL OR MOUNTED ON A METAL PEDESTAL WITH CONC. FOOTING.

RAINBIRD EFB-CP 1" MASTER VALVE AND FS100B 1" FLOW SENSOR. SEE DETAIL THIS SET. WIRE FLOW SENSOR BACK TO CONTROLLER WITH PE-39 DATA CABLE

P.O.C. WILKINS 950 XLT- 1.5" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE
CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID

PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

HUNTER HQ-33DLRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

SPRAY IRRIGATION: HUNTER ICV 101/151G REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX

----- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 2" SIZE MINIMUM

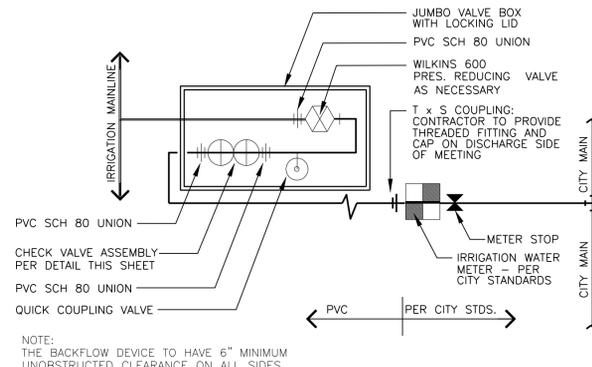
----- LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

===== SLEEVE - CLASS 200; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE

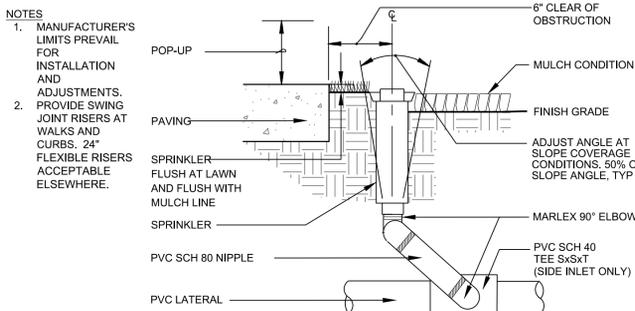
IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

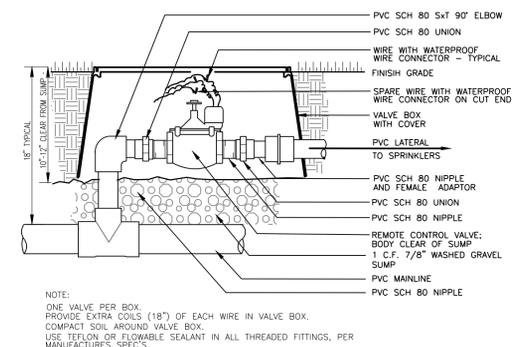
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)



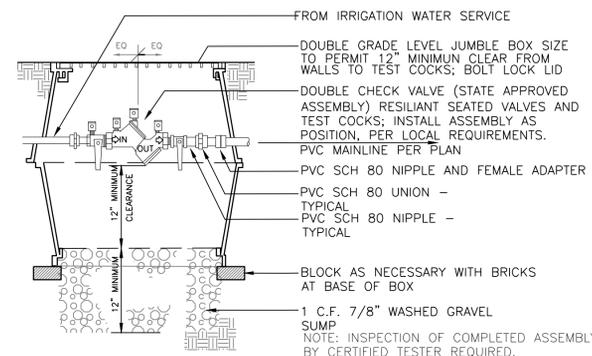
1 POINT OF CONNECTION (POC)
NOT TO SCALE



3 POP-UP RISER ASSEMBLY
NOT TO SCALE



2 REMOTE CONTROL VALVE ASSEMBLY
NOT TO SCALE



4 DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE

7/10/20 JLB By: JLB Appr: JLB
7/10/20 JLB By: JLB Appr: JLB
7/10/20 JLB By: JLB Appr: JLB

LANDSCAPE IRRIGATION
IRRIGATION SCHEDULE AND DETAILS
FOR
THE CUBES AT DUPONT - PHASE 1

CENTER DRIVE, LLC
2199 INNERBELT
BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114



Scale: Horizontal AS SHOWN Vertical N/A
Designed: JLB
Drawn: JLB
Checked: JLB
Approved: JLB
Date: 7/10/20

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Job Number: 18713
Sheet: L17 of 8

From: [Jeff Wilson](#)
To: [Geraldyn Reinart](#)
Cc: [Janet Howald](#); [Lisa Klein](#)
Subject: RE: New Application TRC Review - The Cubes Site Plan Amend and Variance (PLNG2020-005 & PLNG2020-006)
Date: Monday, April 13, 2020 11:19:50 AM

Thank you Geri

JEFFREY S. WILSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF DUPONT
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Office: (253) 912-5393

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jwilson@dupontwa.gov

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From: Geraldyn Reinart [mailto:greinart@msn.com]
Sent: Monday, April 13, 2020 11:17 AM
To: Jeff Wilson <JWilson@dupontwa.gov>
Cc: Janet Howald <JHowald@dupontwa.gov>
Subject: Re: New Application TRC Review - The Cubes Site Plan Amend and Variance (PLNG2020-005 & PLNG2020-006)

Hi Jeff-

I have no comments regarding the proposed setback.

Thanks, and hope you all are staying healthy!

geri

Geraldyn Reinart, P.E.
831 Sprague Street
Edmonds, WA. 98020
(206) 285-9035
(425) 530-0664 cell
greinart@msn.com

Attachment 16. Geraldyn Reinart (City Traffic Engineer) comment email dated April 13, 2020

From: Jeff Wilson <JWilson@dupontwa.gov>
Sent: Wednesday, March 25, 2020 11:35 AM
To: Bill Anderson <BAAnderson@dupontwa.gov>; Christopher Ortega <COrtega@dupontwa.gov>; Dehart, Ted <Ted.Dehart@dupontwa.gov>; Dominic Miller <dmiller@g-o.com>; Fred Foreman <FForeman@dupontwa.gov>; Geraldyn Reinart PE (greinart@msn.com) <greinart@msn.com>; Gus

Lim <GLim@dupontwa.gov>; Janet Howald <JHowald@dupontwa.gov>; Lisa Klein (AHBL) <LKlein@AHBL.com>; Mike Turner <MTurner@dupontwa.gov>; Scott Hein <SHein@dupontwa.gov>; Valeska Silva <vsilva@dupontwa.gov>

Cc: Janet Howald <JHowald@dupontwa.gov>

Subject: New Application TRC Review - The Cubes Site Plan Amend and Variance (PLNG2020-005 & PLNG2020-006)

All,

We received new applications from The Cubes for a site plan amendment and setback variance for a proposed guardhouse. I have attached application materials for your review and comment so we can determine if we have a complete application. Please review and respond with comments addressed to me and Janet by April 15th; we have to respond to the applicant by no later than April 22nd.

Please contact me if you have any questions.

Thanks,

Jeff

JEFFREY S. WILSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

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City of DuPont Fire Department

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July 7, 2020

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Cubes Revised BLA and Site Plan Amend. PLNG2020-005 & 008

The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.

1. No comments on this project.

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail mturner@dupontwa.gov.

Sincerely,

Fire Marshal

Mike Turner

Attachment 17. Fire Department comment memorandum dated July 7, 2020

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SERVICES DIVISION

1700 Civic Drive
DuPont, WA 98327
Ph 253.964.5387 Fax 253.964.1455

MEMORANDUM

TO: Jeff Wilson

FROM: Bill Anderson

RE: DuPont Corporate Center –The Cubes Site Plan Amendment & Variance
PLNG2020-005 & 006

DATE: April 17, 2020

The Building Services Division has reviewed the preliminary drawings submitted for the proposed Site Plan Amendment, Variance and proposed Guard shack location. The following comments are provided for the applicant's use in progressing with planning and design of their project:

1. The proposed guard shack structure must be designed to meet the requirements of the building construction codes **in effect at the time of building permit submittal**. The following codes are currently enforced by the City of DuPont: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code, the 2015 International Energy Conservation Code (each as amended and adopted by the State of Washington). A Building Permit application was submitted for the Guard Shack on January 13, 2020. Building Permit issuance is pending approval of this site plan and variance submittal.
2. The project will be required to receive all land use and civil construction approvals prior to issuance of building permit for the proposed guard shack structure.
3. All sewer connection and permitting requirements must be coordinated with the utility purveyor. The City is in receipt of Pierce County Utilities Pre Treatment approval dated 01/10/2020.
4. The project will be required to comply with the requirements for provision of as-built drawings contained in DMC Chapter 24.10, GIS. As-built drawings and submittals must be submitted and approved prior to issuance of a Certificate of Occupancy for the Guard Shack.

Attachment 18. Building Department comment memorandum dated April 17, 2020 and email dated July 21, 2020

5. Addressing for the guard shack building within the project area has been assigned 1205 Wharf Road.

As the project proceeds, more specific requirements may be discussed with our department. If there are any questions or clarifications needed, please contact me.

Lisa Klein

From: Bill Anderson <BAnderson@dupontwa.gov>
Sent: Tuesday, July 21, 2020 12:25 PM
To: Lisa Klein
Cc: Jeff Wilson; Janet Howald
Subject: RE: CRG Guard Shack Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Lisa. Welcome back. I have reviewed the documents distributed via box on 6/26/2020 and I do not have any further comments. They have applied for the Building permit and it has been reviewed but approval is conditioned on Land Use and Civil approvals. Thank you.

Bill A

From: Lisa Klein <LKlein@AHBL.com>
Sent: Tuesday, July 21, 2020 11:42 AM
To: Bill Anderson <BAnderson@dupontwa.gov>
Cc: Jeff Wilson <JWilson@dupontwa.gov>; Janet Howald <JHowald@dupontwa.gov>
Subject: CRG Guard Shack Comments

Hi Bill,

I have the attached comment from you on the GRG Guard Shack BLA/Minor Site Plan proposal. Since then they revised their proposal to not do the variance and have adjusted the boundary lines. Do you have any further comments?

Thanks,

Lisa

Lisa Klein, AICP | Associate Principal

AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES

253.383.2422 **TEL** | 253.284.0256 **DIRECT** | lklein@ahbl.com **EMAIL**

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July 22, 2020



Mr. Jeff Wilson
Planning Director
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

**SUBJECT: THE CUBES GUARD SHACK LAND USE APPLICATION AND BLA
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #17229.00**

Dear Mr. Wilson:

On July 15, 2020, Gray & Osborne, Inc. received a revised submittal package for the above-subject project. The package included the following:

- Previous Architectural Site Plan by Barghausen Consulting Engineers, Inc. dated September 7, 2018;
- Proposed Architectural Site Plan by Barghausen Consulting Engineers, Inc. dated June 11, 2020;
- Truck Turning Exhibits by Barghausen Consulting Engineers, Inc. (2 sheets dated June 25, 2020);
- Civil Plans by Barghausen Consulting Engineers, Inc. (6 sheets dated June 24, 2020);
- Landscaping Plans by Barghausen Consulting Engineers, Inc. (16 sheets dated June 15, 2020); and
- BLA Drawings by Barghausen Consulting Engineers, Inc. (5 sheets dated June 24, 2020).

The proposal appears to be a Site Plan Amendment and Boundary Line Adjustment (BLA) associated with a Guard Shack to be located to the northwest of new Building A on the former Intel site. The BLA also includes revisions to a storm pond tract near the northwest corner of the overall property.

We have reviewed this information for compliance with the current City of DuPont standards, codes, and policies and have the following comments:

**Attachment 19. City Engineer comment
letter dated July 22, 2020**



Mr. Jeff Wilson
July 22, 2020
Page 2

SITE PLAN

1. The submitted truck turning movement exhibit appears to depict adequate ingress and egress at the proposed guard shack for the City Fire Department large apparatus.

CIVIL PLANS

2. All water mains and appurtenances to be owned and operated by the City up to and including water meters and backflow assemblies shall be included within 15-foot-wide easements to the City of DuPont. It appears that the existing easement on the Building A property will need to be revised to include the water meter and backflow assembly that will serve the guard shack.
3. The crossing of the 15-inch storm drain under the 12-inch water main to the south of the Guard Shack shall be encased in controlled density fill (CDF). Include City Standard CDF Encasement Detail (DWG. NO. 9.2-3). Add a note to the plans regarding the existing concrete thrust block on the 12-inch water main 90 degree bend. The note shall include the requirement that a City representative shall be present during excavation near the water main. If the bearing area of the thrust block is disturbed, the City may require additional measures to restrain the water main pipe and fittings.

LANDSCAPING PLANS

4. We have no comments on the Landscaping Plans at this time.

BLA DRAWINGS

5. The City should assign a BLA number for inclusion on the drawings.
6. On Sheet 3, provide a blowup of the area with lot line revisions to Parcels A and B.
7. Provide closure calculations for the revised lots.



Mr. Jeff Wilson
July 22, 2020
Page 3

Thank you for the opportunity to provide these comments. Please contact the undersigned if you have any questions or comments regarding this review.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Mr. Bill Anderson, Building Official, City of DuPont
Mr. Scott Hein, Public Works Supervisor, City of DuPont
Mr. Mike Turner, Fire Marshal, City of DuPont
Ms. Lisa Klein, AHBL, Inc.