



Know what's below.
Call before you dig.

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.

SURVEY INFORMATION

LEGAL DESCRIPTION:
(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789-TC
UPDATED 3RD COMMITMENT DATED ??? 2021)

ALL THAT PORTION OF TRACT Y-1, CITY OF DUPONT BOUNDARY LINE ADJUSTMENT
NUMBER BLA 07-03 RECORDED OCTOBER 31, 2007 UNDER PIERCE COUNTY
RECORDING NUMBER 200710315001 LYING NORTHEASTERLY OF THE FOLLOWING
DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY ANGLE POINT OF TRACT
B OF THE PLAT OF THE OAKS, RECORDED UNDER PIERCE COUNTY RECORDING
NUMBER 200509165004, SAID POINT BEING COMMON WITH THE SOUTH-MOST ANGLE
POINT OF SAID TRACT Y-1;

THENCE NORTH 82°31'15" WEST, ALONG THE SOUTH LINE OF SAID TRACT Y-1, A
DISTANCE OF 899.59 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;
THENCE NORTH 07°28'45" EAST 11.00 FEET TO THE NORTH LINE OF SAID TRACT
Y-1 AND THE TERMINUS OF THIS LINE DESCRIPTION;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DUPONT FOR ROAD
PURPOSES BY DEED RECORDED OCTOBER 31, 2007 UNDER RECORDING NUMBER
200710310594;

ALSO EXCEPT THAT PORTION THEREOF DEFINED AS PARCEL TP, AN EXEMPT
SEGREGATION OF PROPERTY, AS DEPICTED ON THAT RECORD OF SURVEY RECORDED
NOVEMBER 1, 2007 UNDER RECORDING NUMBER 200711015006.

SITUATE IN THE CITY OF DUPONT, COUNTY OF PIERCE, STATE OF WASHINGTON.

HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD
83/2011 ESTABLISHED BY GPS OBSERVATION UTILIZING THE
WASHINGTON STATE REFERENCE NETWORK

LOT AREA:
5,385,908± S.F. (123.64± AC)

ADDRESS:
XXX CENTER DR, DUPONT, WA

TAX PARCEL NUMBER:
0119272005

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT
CONDITIONS EXISTING ON OCTOBER 17, 2020. ALL SURVEY
CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS
PROJECT IN OCTOBER OF 2020.

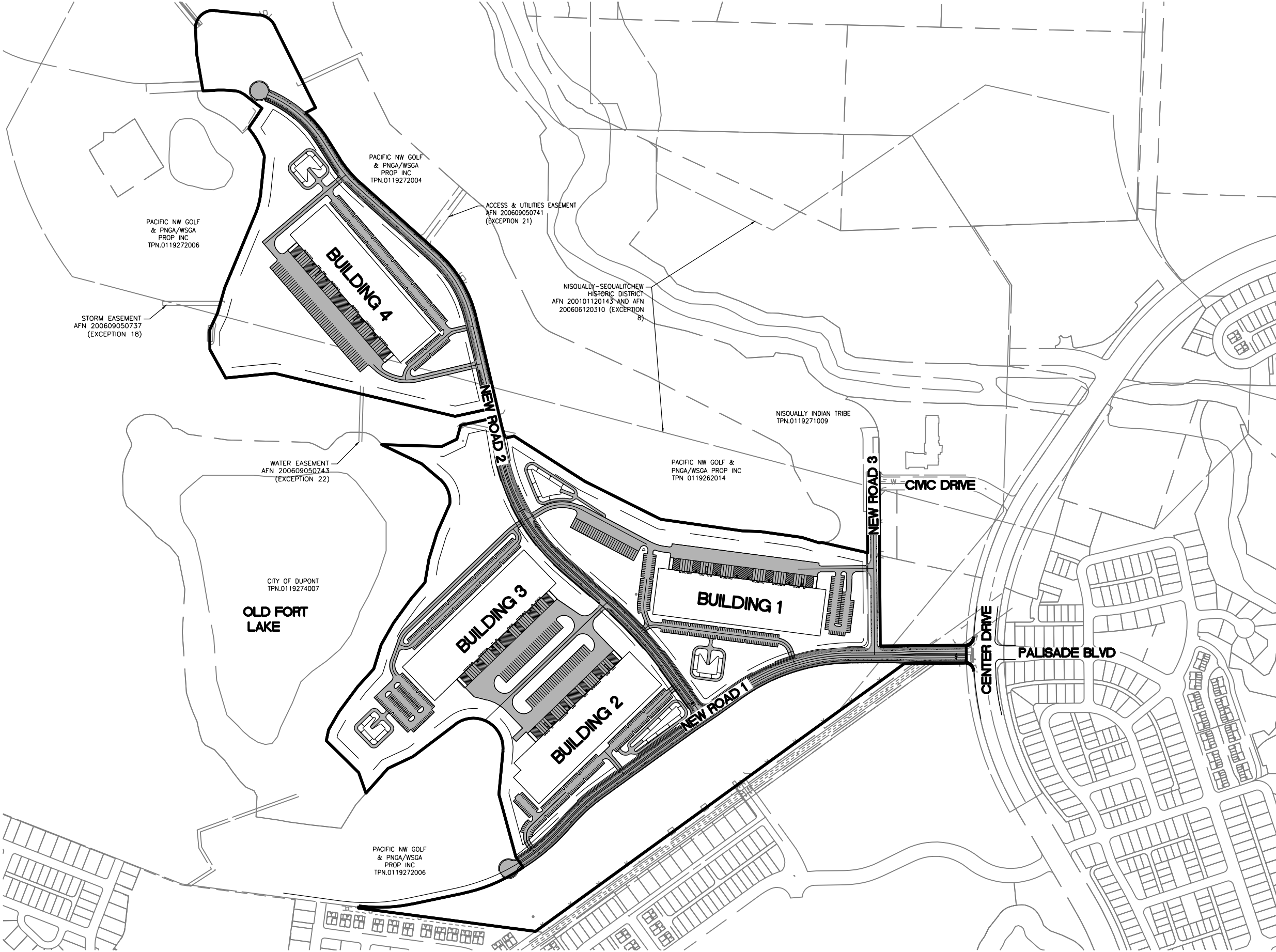
FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO.
53053C05066 PANEL 506 OF 1375, DATED MARCH 7, 2017.
THE SUBJECT PROPERTY IS IN "ZONE X - UNSHADED",
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

ZONING INFORMATION:
NO ZONING REPORT WAS PROVIDED.

PARKING:
NO STRIPED PARKING WAS FOUND ONSITE.

PRELIMINARY GRADING AND UTILITIES COVER
FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



SURVEYOR

BARGHAUSEN CONSULTING
ENGINEERS, INC.
18215 72ND AVE S
KENT WA, 98032
PH: (425) 251-6222
CONTACT: OWEN HILLIE
EMAIL: OHILLIE@BARGHAUSEN.COM

ENGINEER

BARGHAUSEN CONSULTING
ENGINEERS, INC.
18215 72ND AVE S
KENT WA, 98032
PH: (425) 251-6222
CONTACT: BEN ELDORIDGE, P.E.
EMAIL: BELDRIDGE@BARGHAUSEN.COM

PROPERTY OWNER

ALBATROSS ESTATES
17837 1ST AVE S
NORMANDY PARK, WA 98014
CONTACT: DAVE STEWART
PHONE: (206) 979-7978
EMAIL: DAVE@COPPERLEAF.NW.COM

TRAFFIC ENGINEER

GBSON TRAFFIC CONSULTANTS
2813 ROCKERFELLER AVENUE SUITE B
EVERETTE, WA 98201
CONTACT: EDWARD KOLTONOWSKI,
PRESIDENT
OFFICE: (425) 339-8266
CELL: (425) 418-3245
EMAIL: EDWARDK@GBSONTRAFFIC.COM

GEOTECHNICAL

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
CONTACT: CAROLYN S. DECKER, P.E.
OFFICE: (425) 821-7777 EXT. 103
CELL: (206) 255-1988
EMAIL: CDECKER@TERRA-ASSOCIATES.COM

DEVELOPER

NORTHPOINT DEVELOPMENT
12977 NORTH OUTER 40 RD
SAINT LOUIS, MO 63141
CONTACT: JEFF NELSON
PHONE: (385) 351-9665
EMAIL: JNELSON@NORTHPOINTKC.COM

ENVIRONMENTAL

SOUNDVIEW CONSULTANTS, LLC
12977 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WA 98335
CONTACT: MATT DECARO
PHONE: (253) 514-8952 EXT. 025
EMAIL: MATT@SOUNDVIEWCONSULTANTS.COM

ARCHITECT

NORTHPOINT DEVELOPMENT
12977 NORTH OUTER 40 RD
SAINT LOUIS, MO 63141
CONTACT: JIM KRAATZ
PHONE: (816) 507-0128
EMAIL: JKRAATZ@NORTHPOINTKC.COM

SITE INFORMATION:

PARCEL: #0119272005
TOTAL SITE AREA: 4,456,200 SF (102.3 AC)
ADDRESS: N/A
DEVELOPER: NORTHPOINT DEVELOPMENT, LLC
PROPERTY OWNER: ALBATROSS ESTATES, LLC
PROPOSED LAND USE: INDUSTRIAL
PARKING PROVIDED: MANUFACTURING: 1,025 STALLS (1 STALL PER 780 SF)
DISABLED AND COMPACT PARKING STALLS: PER LOCAL REQUIREMENTS
BUILDING HEIGHTS: MANUFACTURING: 50'
OTHER INFORMATION: ESTIMATED MANUFACTURING EMPLOYEES: 474

SOILS REPORT NOTES:

- THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE
CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

SOILS REPORT: GEOTECHNICAL REPORT
PROJECT NUMBER: T-8399
DATE: MAY 21, 2021

PREPARED BY: TERRA ASSOCIATES
12220 113TH AVE NE SUITE 130
BELLEVUE, WA 98034
PH: (425) 821-7777
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR
THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL
PHASES OF THE SITE PREPARATION, GRADING OPERATIONS,
FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT
WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS,
OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE
BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER
FOR DETERMINATION.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE
AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK
OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK
PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD
REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF
THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH
THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND
THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5)
WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LAND COVER DATA

COVER TYPE	AREA (AC)
ASPHALT	27.8
BUILDING	23.0
CONCRETE	2.5
LANDSCAPE/UNDISTURBED	49.0
TOTAL	102.3

LIDAR DISCLAIMER:

NOTE: PORTIONS OF THE INFORMATION
ON THIS DRAWING HAVE BEEN CREATED
USING A SUBSET OF DATA OBTAINED
FROM THE PUGET SOUND LIDAR
CONSORTIUM AND/OR WASHINGTON
DEPARTMENT OF NATURAL RESOURCES,
AND HAS NOT BEEN INDEPENDENTLY
VERIFIED BY BARGHAUSEN CONSULTING
ENGINEERS, INC. THIS DATA IS
PROVIDED FOR YOUR INFORMATION
ONLY. BARGHAUSEN CONSULTING
ENGINEERS, INC. DOES NOT ASSUME
ANY LIABILITY FOR ANY ERRORS,
OMISSIONS OR INACCURACIES IN THE
LIDAR INFORMATION SHOWN HEREON OR
THE USE THEREOF.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS
AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR
CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING
COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED
BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO
RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY
ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF
ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

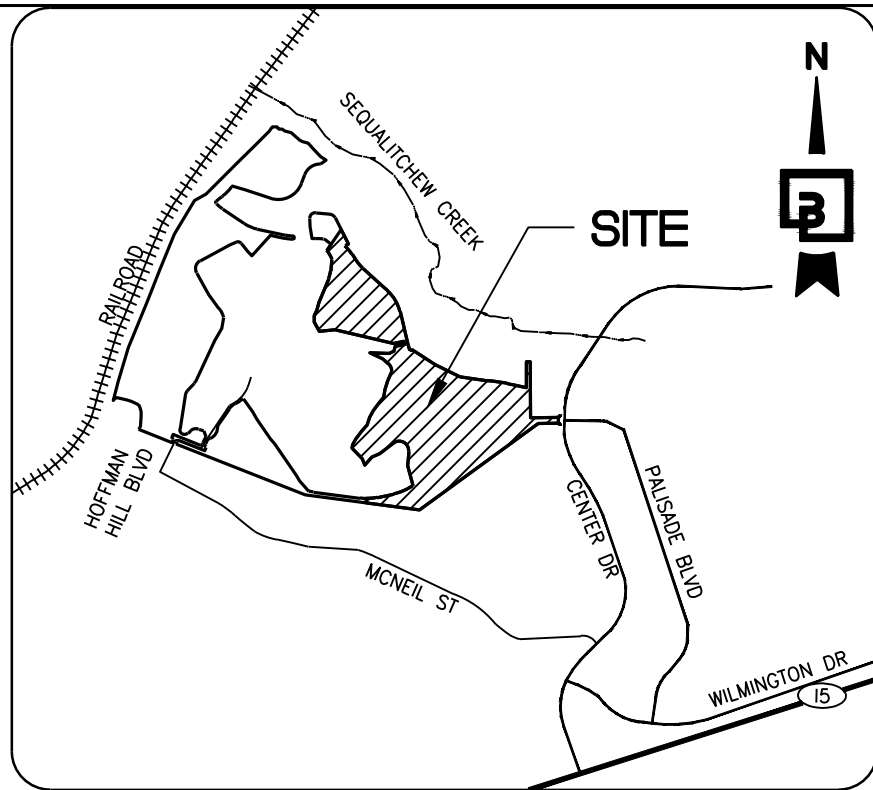
MONUMENT DEMOLITION NOTE:

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY
JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY
MONUMENTATION DURING CONSTRUCTION ACTIVITY. PRIOR TO 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.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF
ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE
UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.
THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES.
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



VICINITY MAP
NOT TO SCALE

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C55	OF 56	ROAD 3 PLAN AND PROFILE STA 0+00 TO END
C56	OF 56	ROADWAY AND PAVEMENT SECTIONS

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 4700
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.

Revision

Appr.

Cdd

By

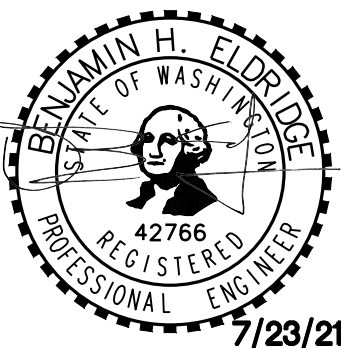
Date

No.

Title:

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:

Horizontal

Vertical

1"=500'

Designed

SAR

Drawn

SAR

Checked

BE

Approved

DKE

Date

7/23/21

Sheet

21127

Job Number

21127

of

56

C1

Sheet

21127

Job Number

21127

of

56

C1

Sheet

21127

Job Number

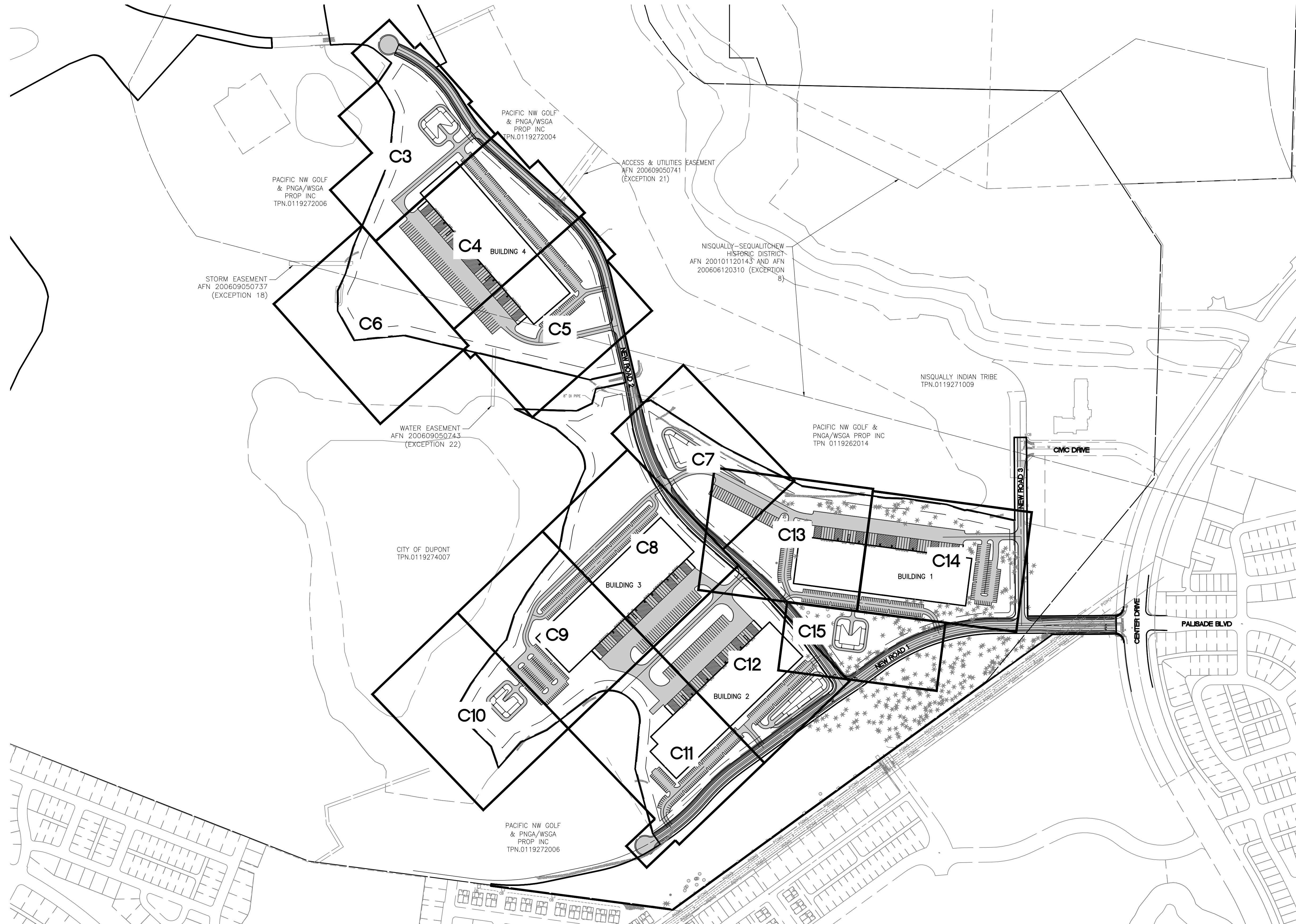
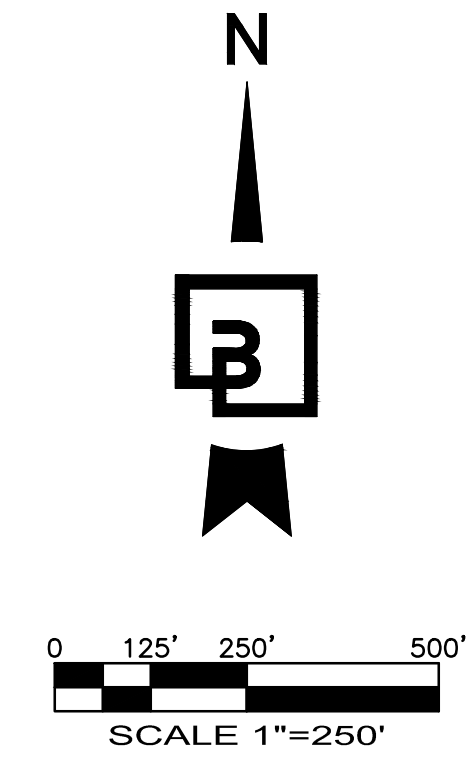
21127



PRELIMINARY SITE PLAN KEYMAP

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revision

Title: PRELIMINARY SITE PLAN KEYMAP
For: FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

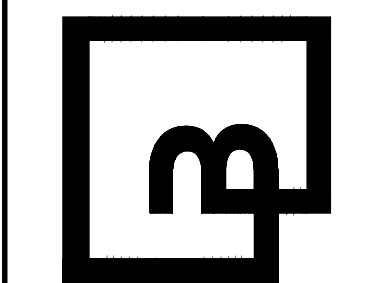
For:



Scale:
Horizontal 1"=250'
Vertical -

Designed	SAR
Drawn	SAR
Checked	BE
Approved	DKB
Date	7/23/21

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



Job Number
21127

Sheet

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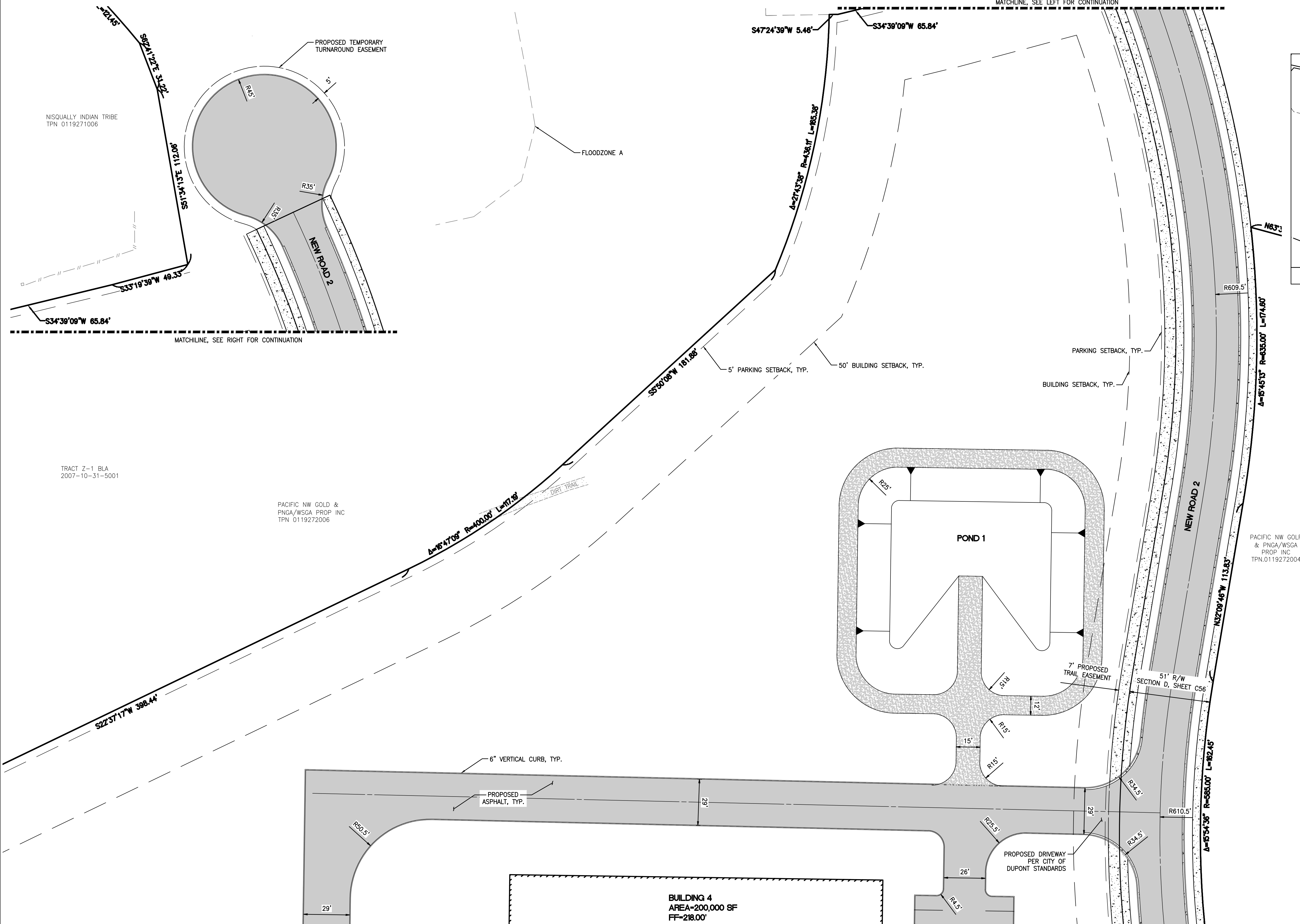
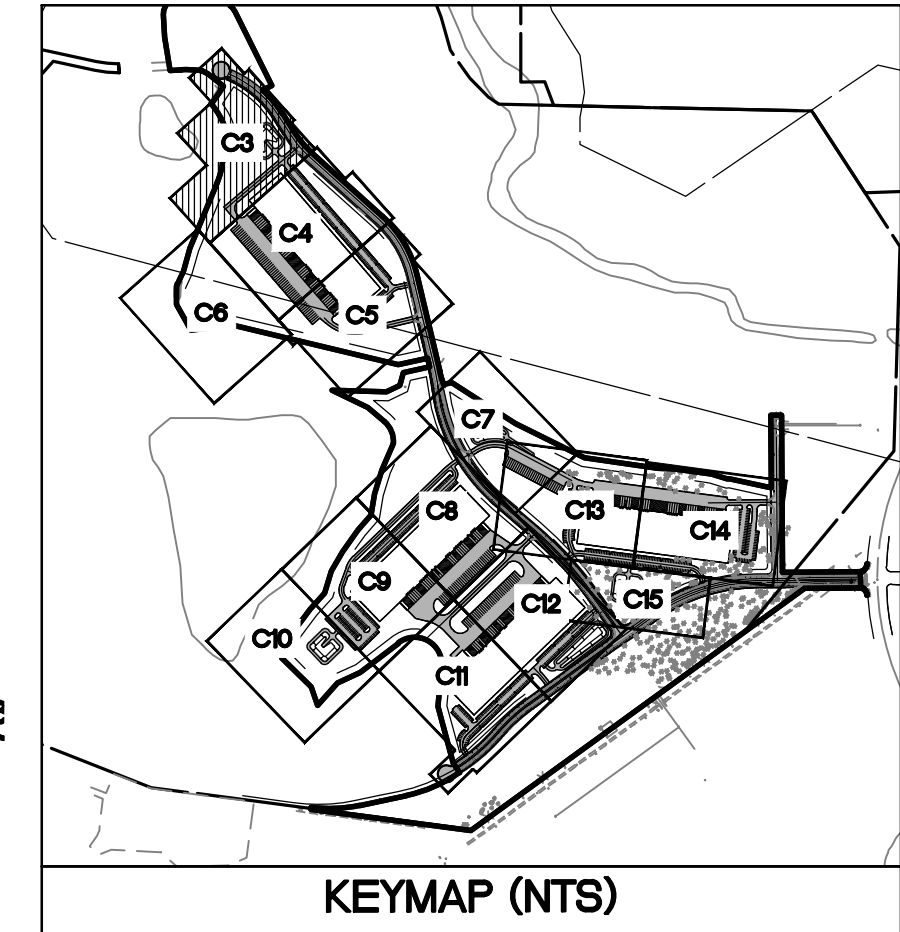
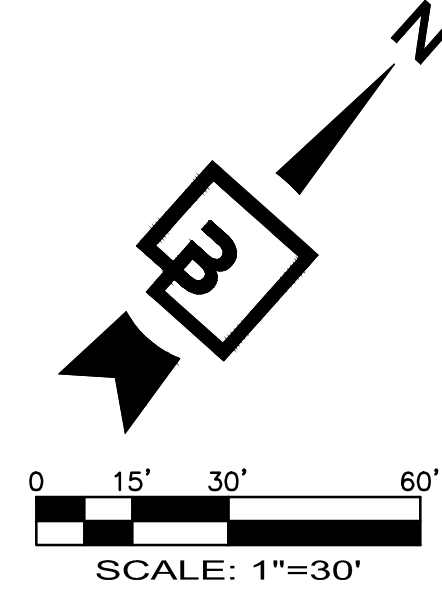
Know what's below.
Call before you dig.

PRELIMINARY SITE PLAN 1

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Cd.	Appr.

PRELIMINARY SITE PLAN 1
FOR
FOUNDER'S RIDGE

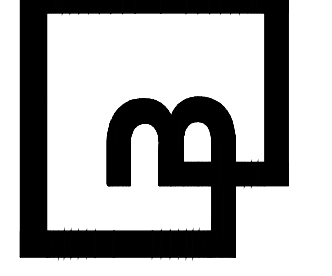
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:	Horizontal	Vertical
1"=30'	1"=30'	1"=30'

Designed	SAR
Drawn	SAR
Checked	BE
Approved	DKB
Date	7/23/21



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

Job Number
21127
Sheet
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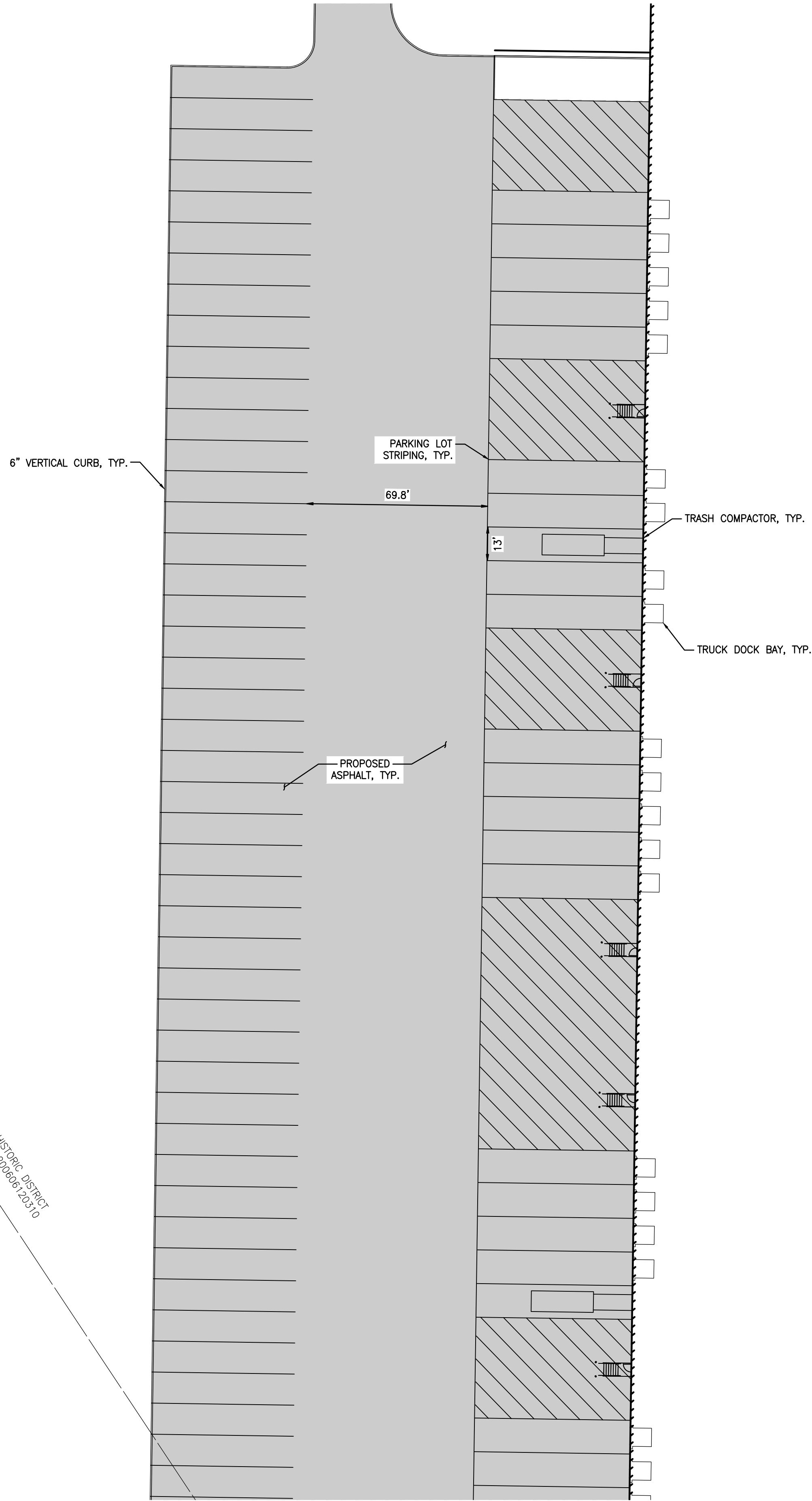
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



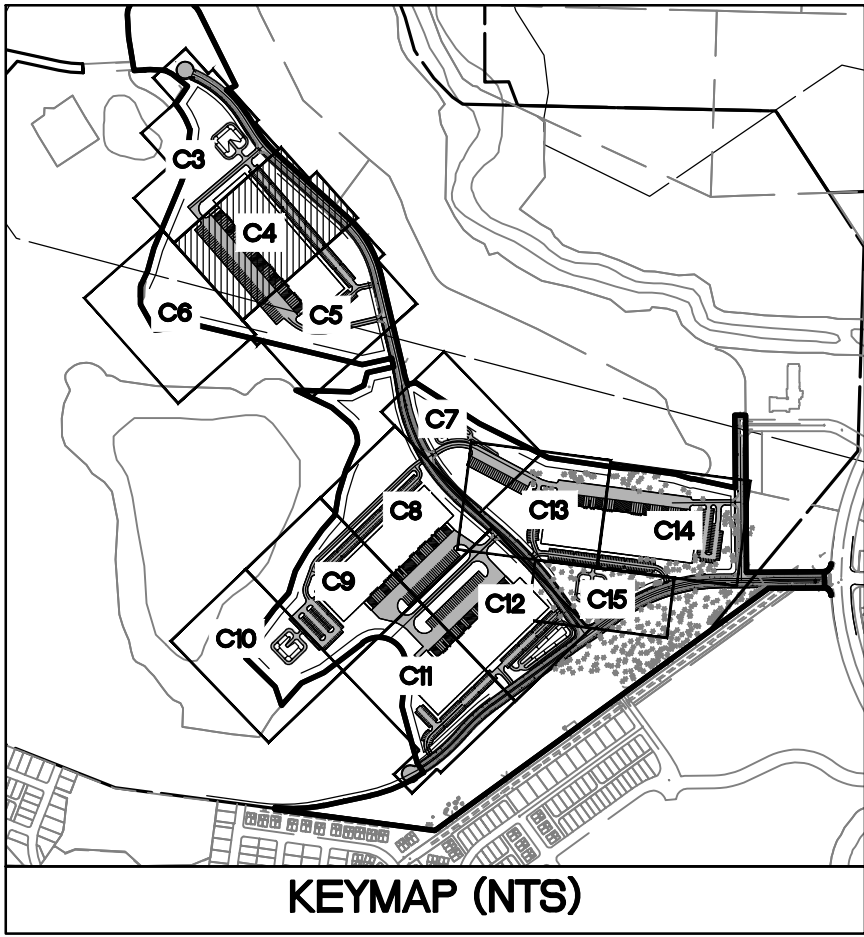
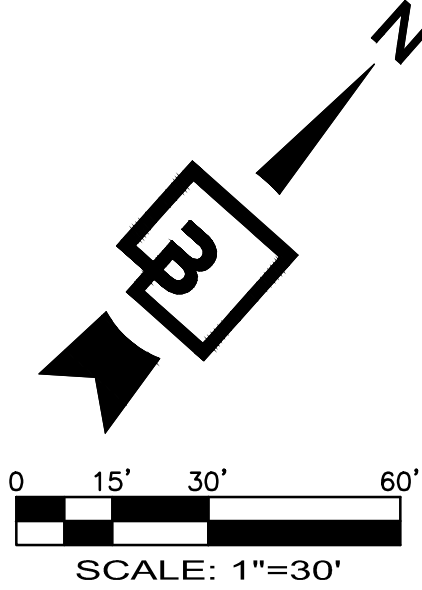
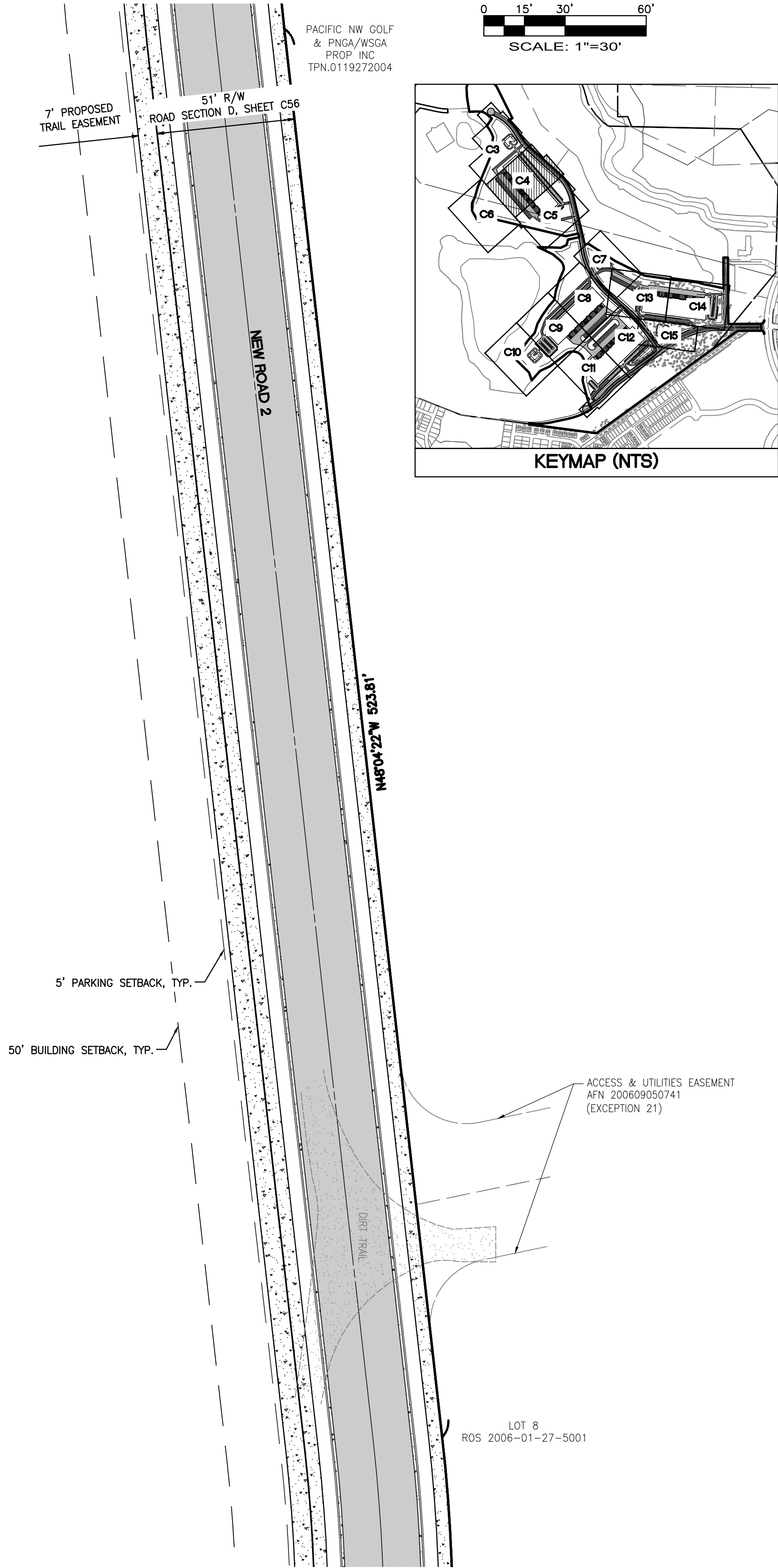
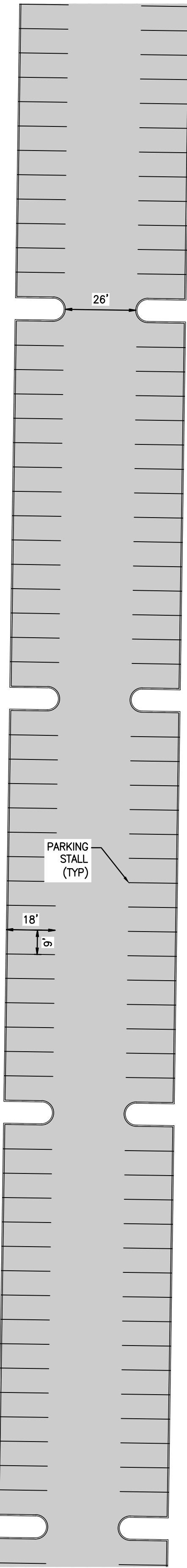
PRELIMINARY SITE PLAN 2

FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



BUILDING 4
AREA=200,000 SF
FF=218.00'



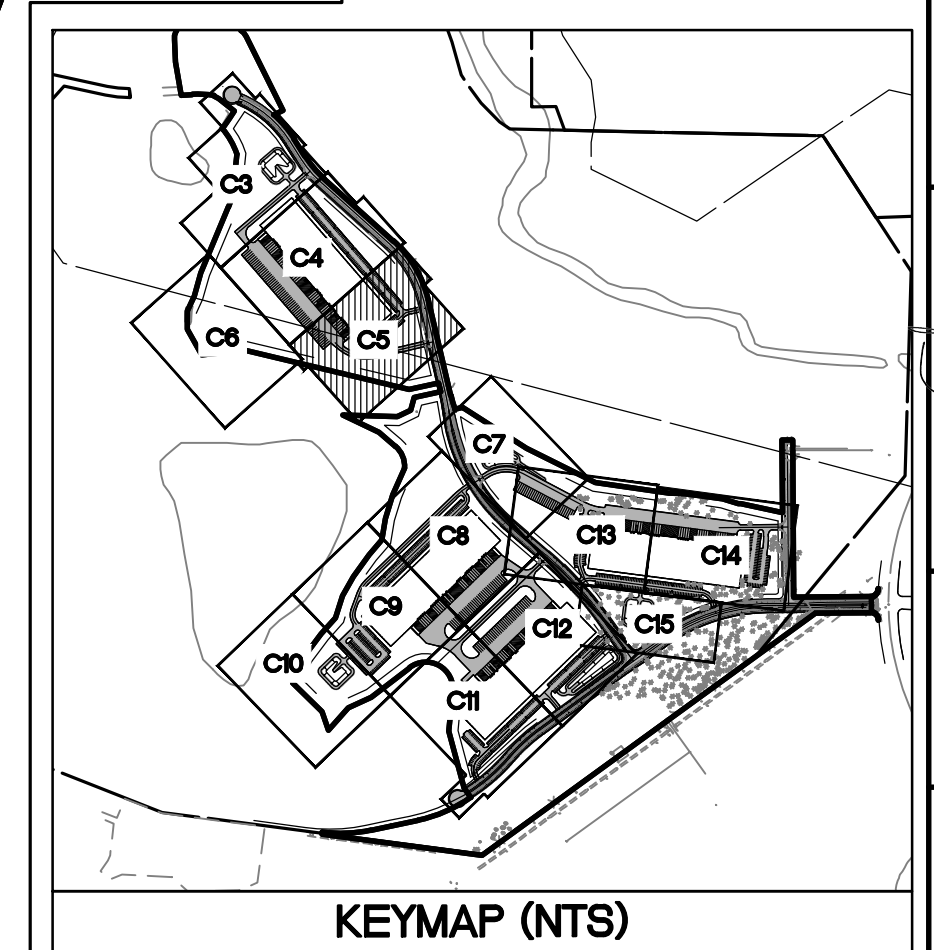
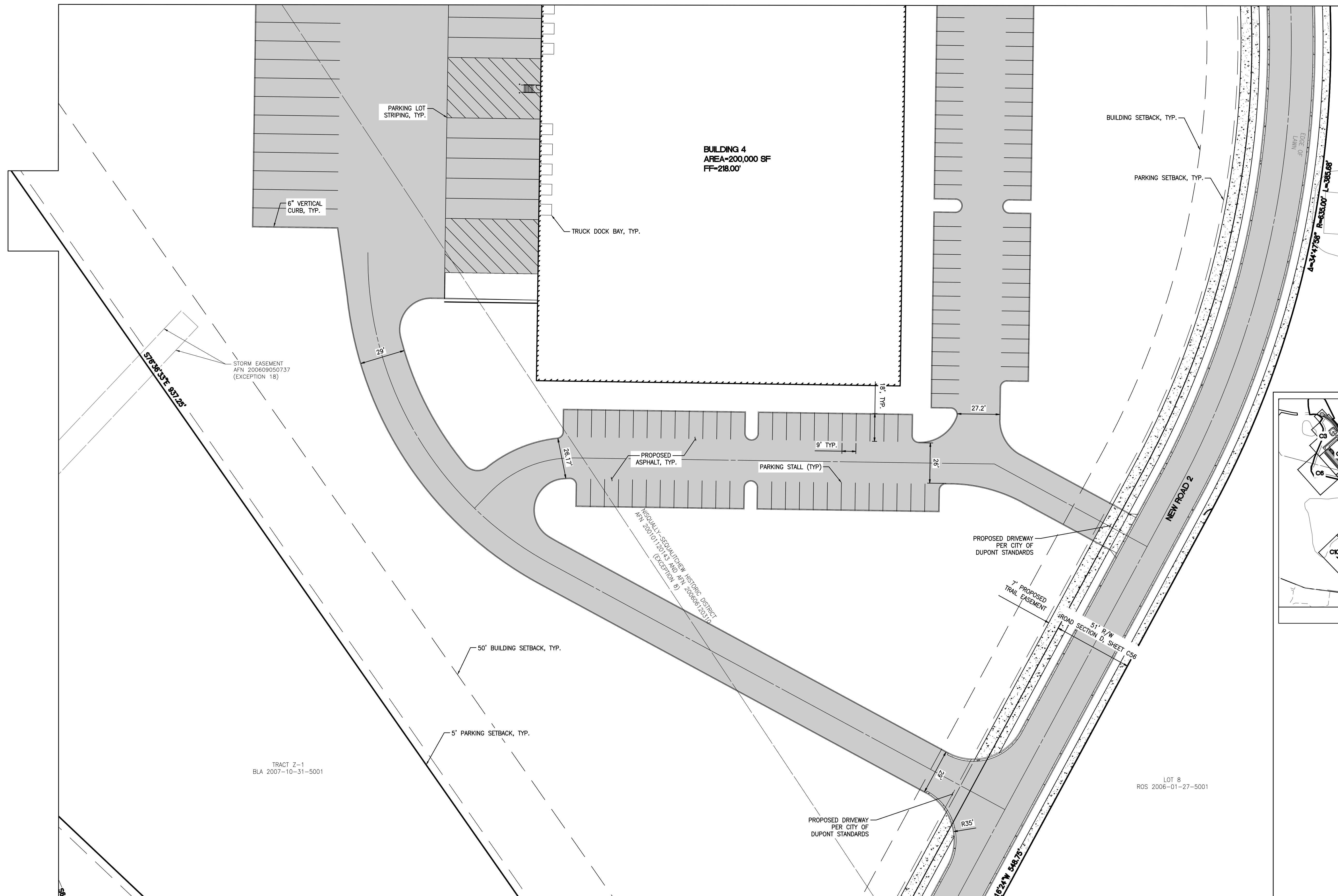
MODALITY-SQUANTICOM HISTORIC DISTRICT
APR 2007 01/2014S AND AP 200601/2010
(EXCEPTION 8)

NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Job Number 21127		Sheet C4 of 56		Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed <u>SAR</u> Drawn <u>SAR</u> Checked <u>BE</u> Approved <u>DKB</u> Date <u>7/23/21</u>	Scale: Horizontal 1"=30' Vertical -	Seal: Professional Engineer State of Washington No. 42766 Exp. 7/23/21	For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150	Title: PRELIMINARY SITE PLAN 2 FOR FOUNDER'S RIDGE	Revision No. Date By Cdd. Appr.
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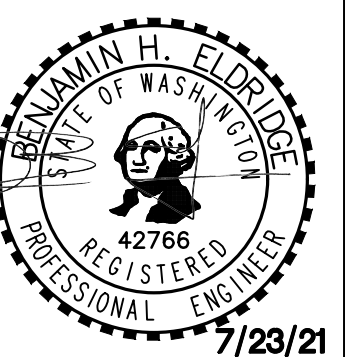


FOR
FOUNDER'S RIDGE



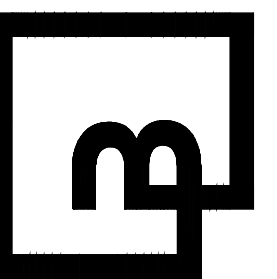
PRELIMINARY SITE PLAN 3
FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Designed	<u>SAR</u>	Horizontal $1''=30'$ Vertical —
Drawn	<u>SAR</u>	
Checked	<u>BE</u>	
Approved	<u>DKB</u>	
Date	<u>7/23/21</u>	

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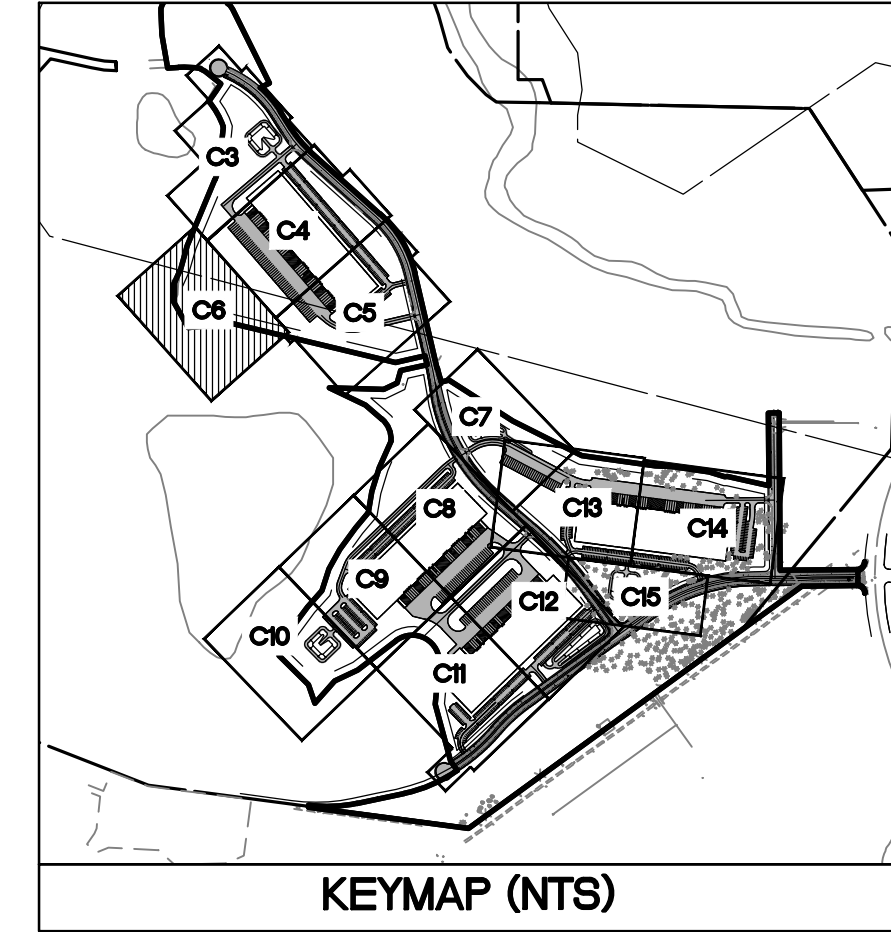
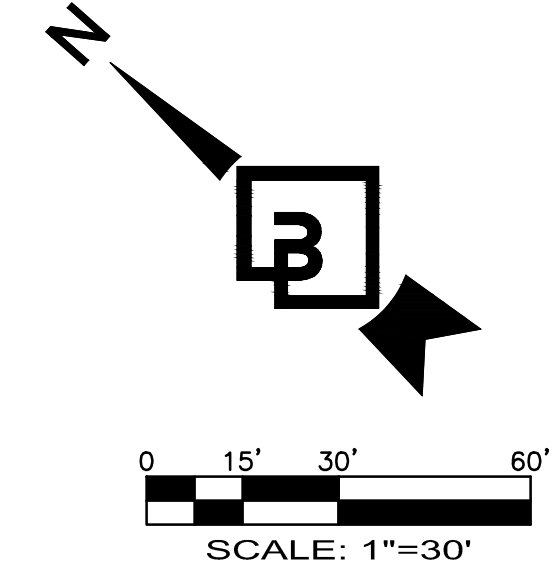
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 4

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



PACIFIC NW GOLF &
PNGA/WSGA PROP. INC
TPN.0119272006

TRACT Z-1
BLA 2007-10-31-5001

Revision

Appr.

Ckd.

By

Date

No.

Title:

PRELIMINARY SITE PLAN 4

FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

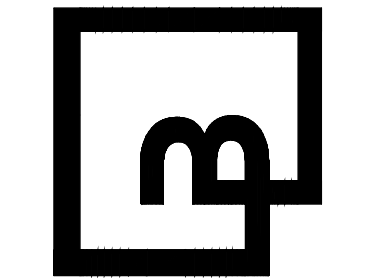
For:



Scale:
Horizontal
1"=30'
Vertical
-

Designed _SAR_
Drawn _SAR_
Checked _BE_
Approved _DKB_
Date _7/23/21_

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Kent, WA 98032
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Job Number
21127

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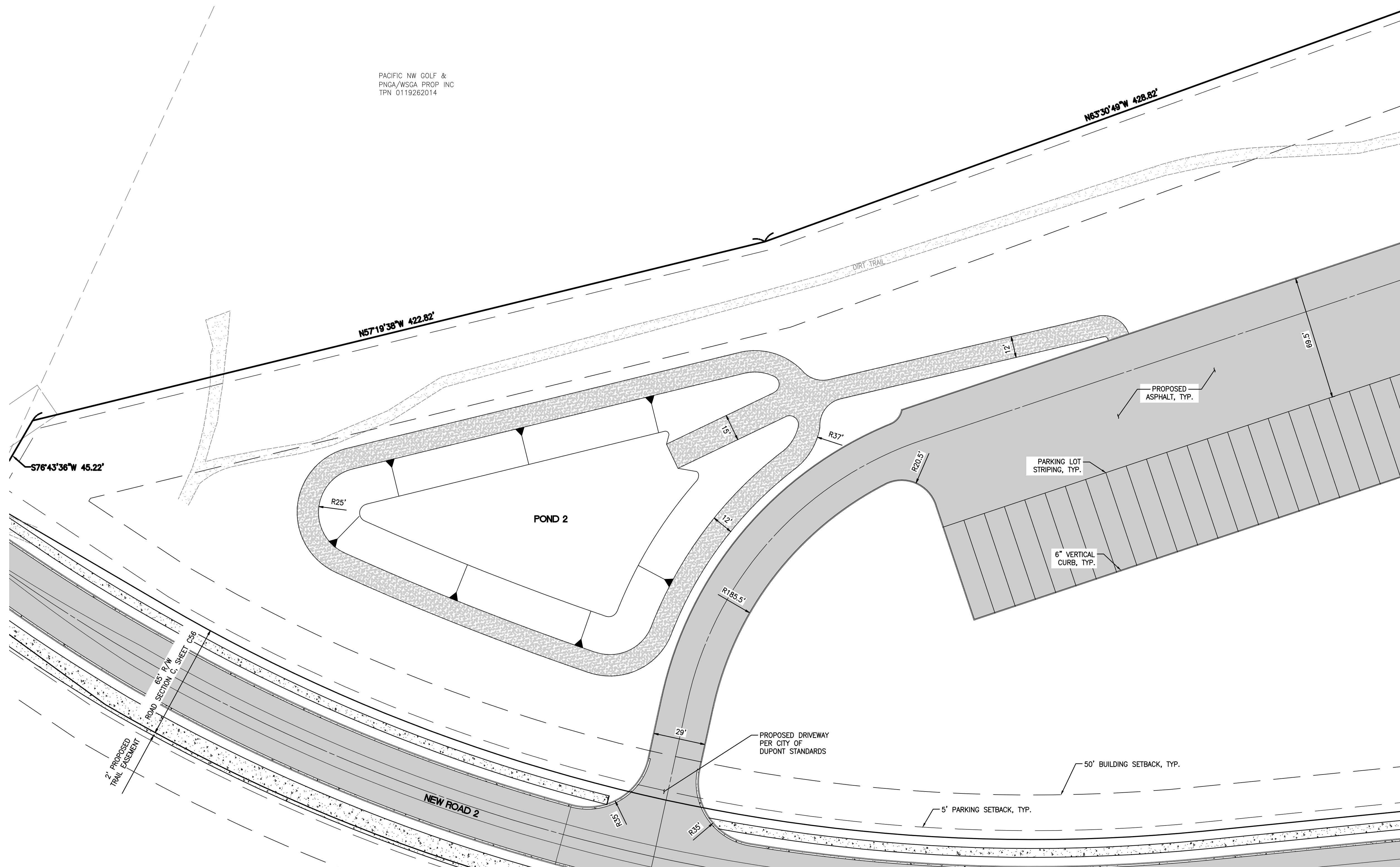
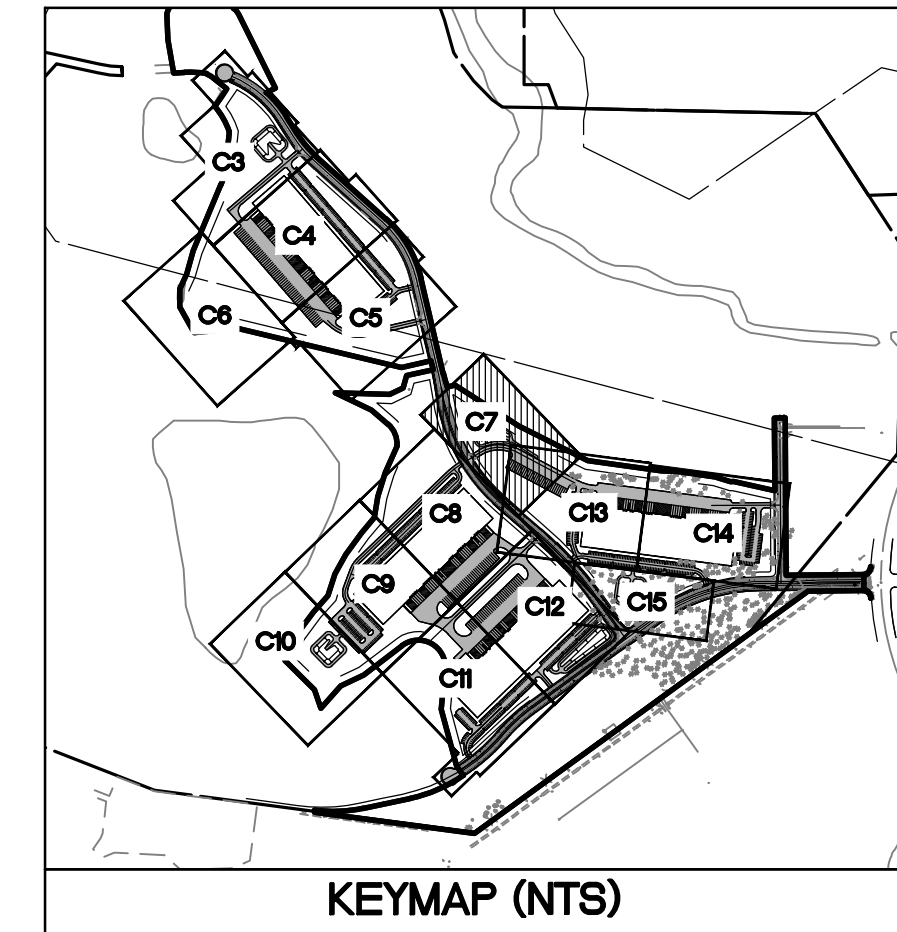
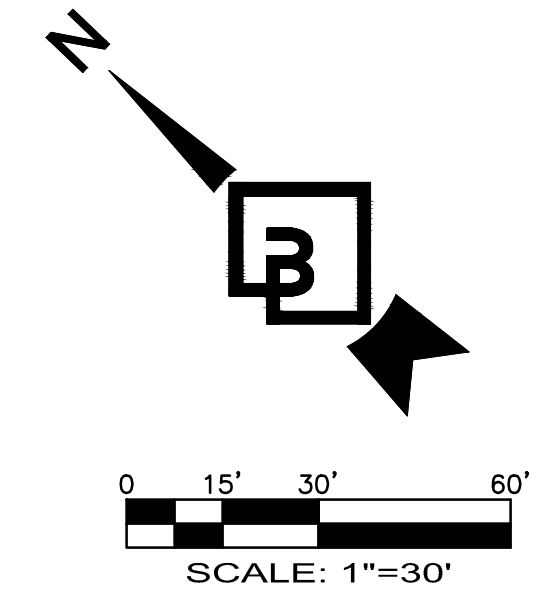
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 5

FOR FOUNDER'S RIDGE

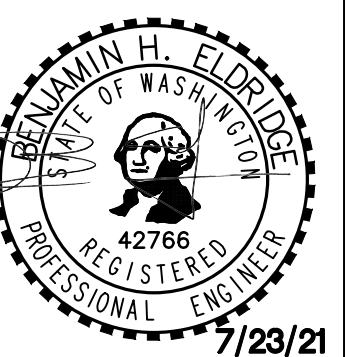
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



PACIFIC NW GOLF &
PNOA/WSGA PROP INC
TPN 0119262014

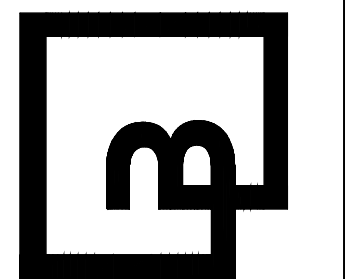
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No. Date By Ckd. Appr.
Title:
PRELIMINARY SITE PLAN 5
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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Kent, WA 98032
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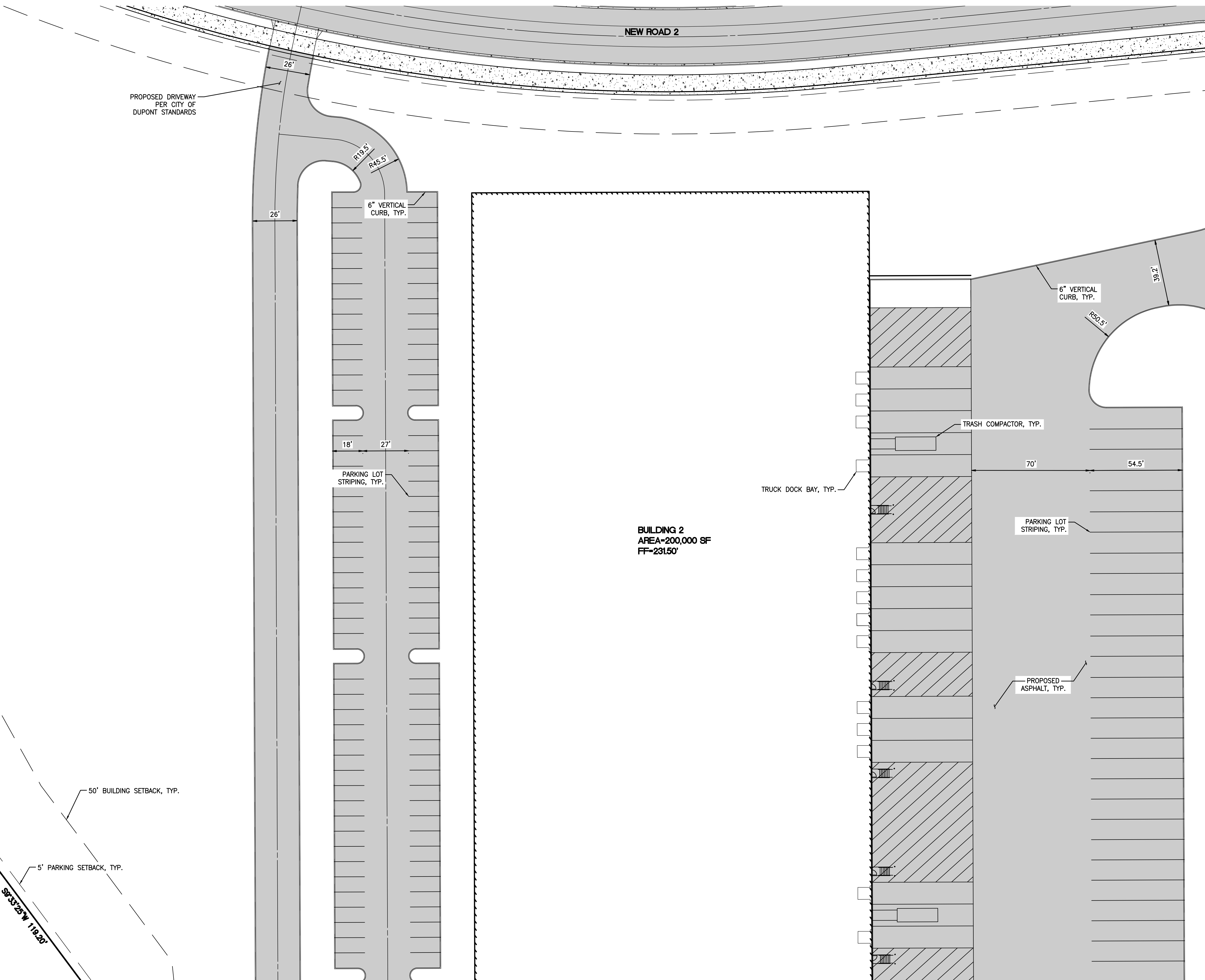
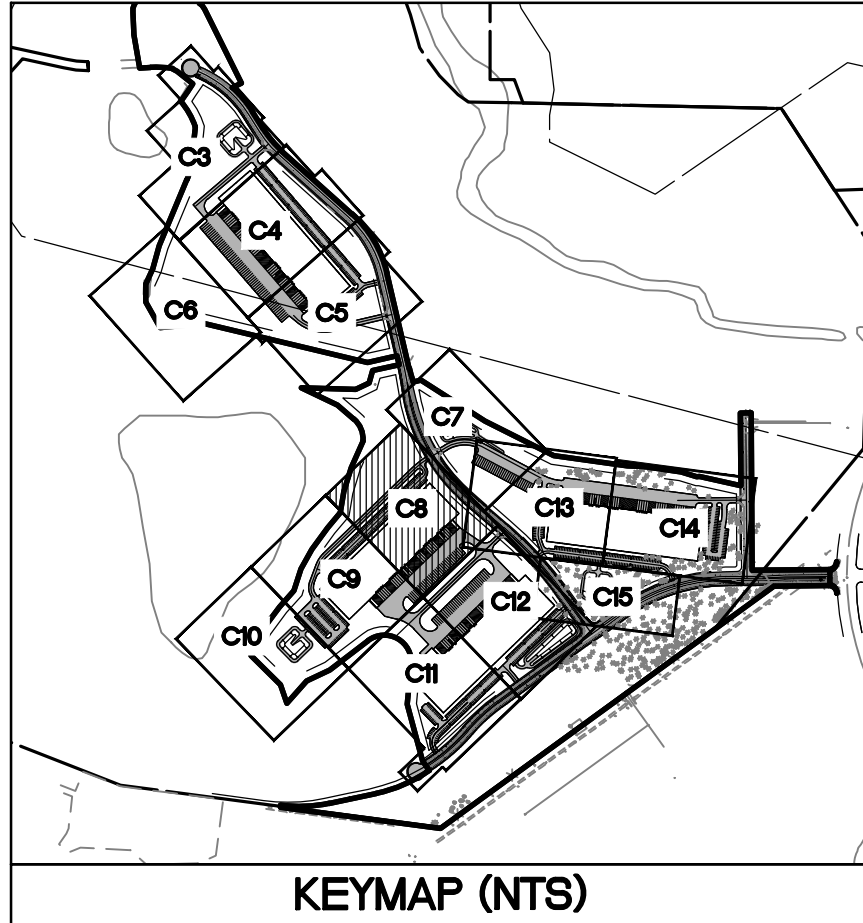
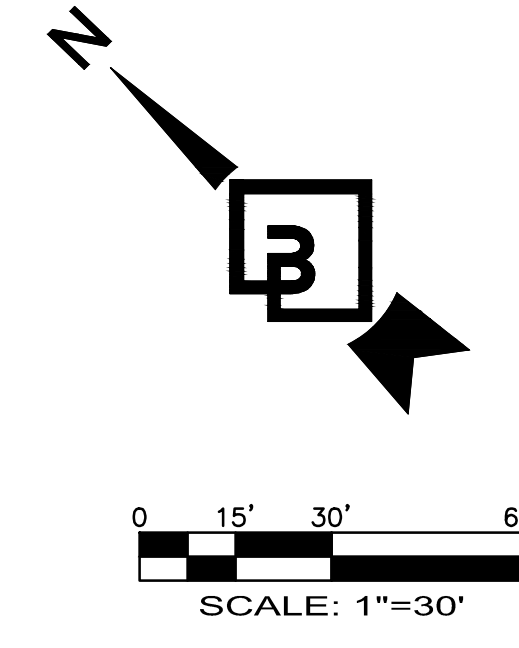
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 6

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



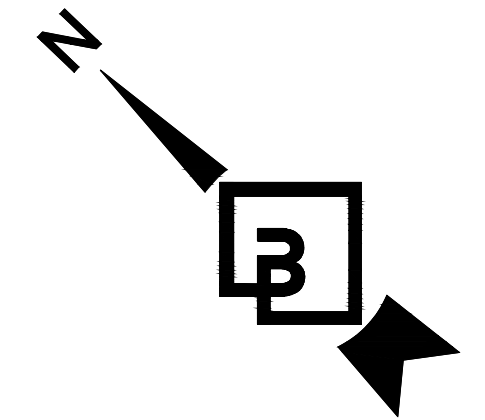
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No.	Date	By	Chd.	Appr.	NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150		Horizontal 1"=30'	Vertical -	Drawn: SAR	21127	
					811 Know what's below. Call before you dig.				Checked: BE	Sheet	
					PRELIMINARY SITE PLAN 6 FOR FOUNDER'S RIDGE				Approved: DKB	C8 of 56	
					NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150				Date: 7/23/21		
					Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com						
					NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES						



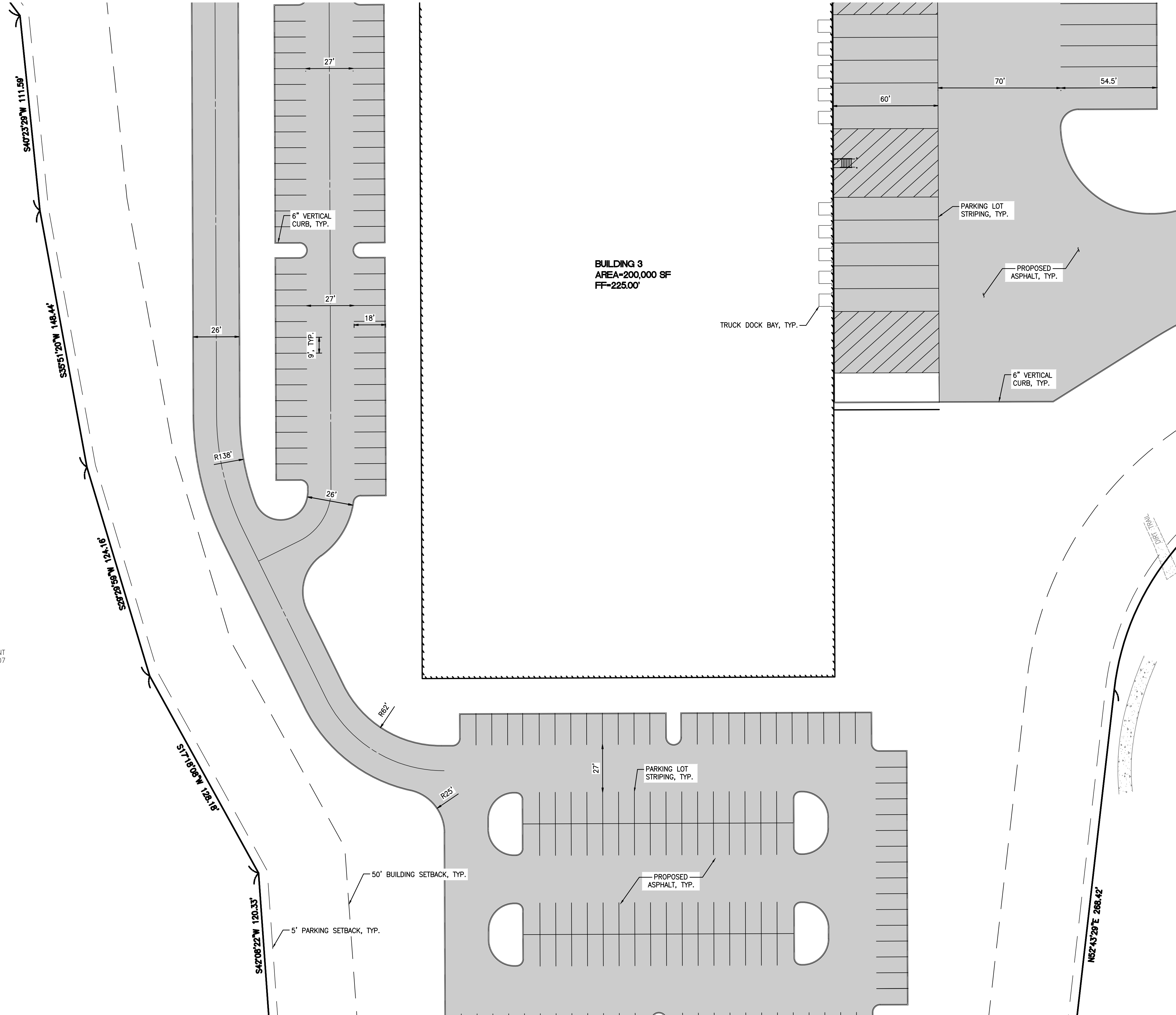
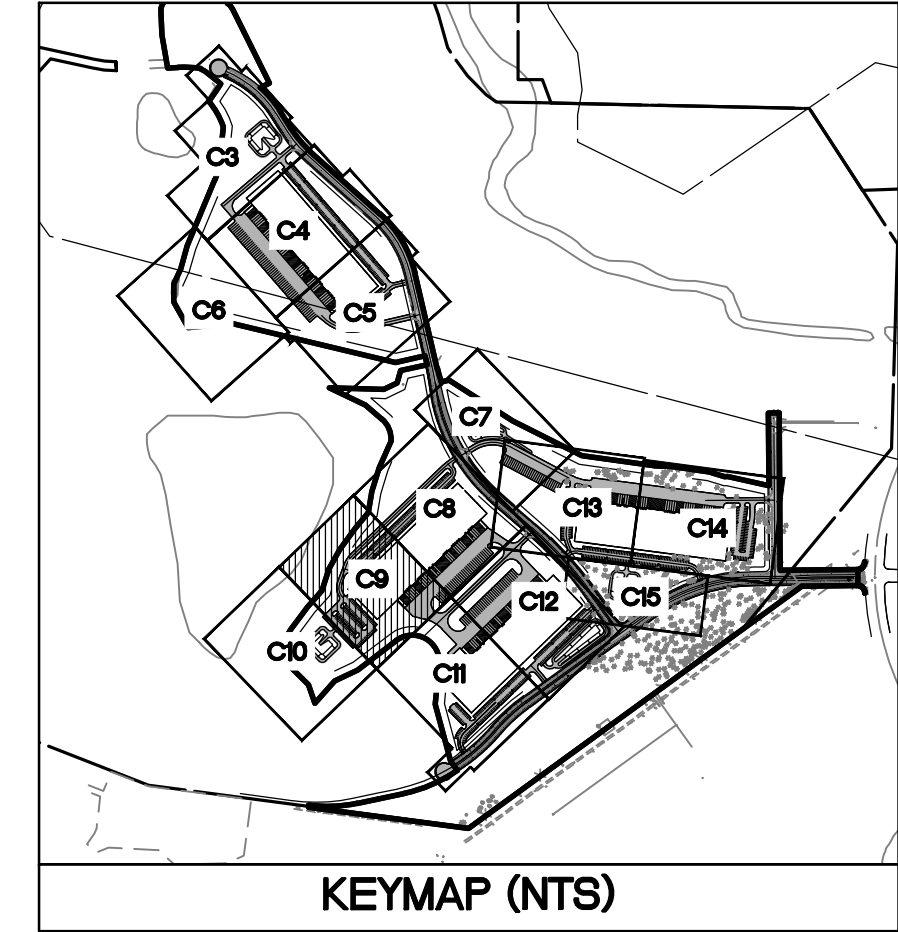
PRELIMINARY SITE PLAN 7

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



0 15' 30' 60'
SCALE: 1"=30'



PRELIMINARY SITE PLAN 7
FOR
FOUNDER'S RIDGE

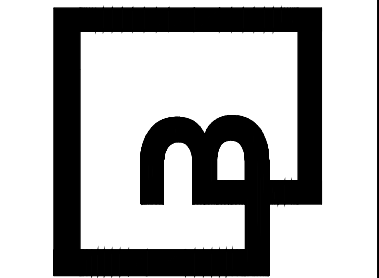
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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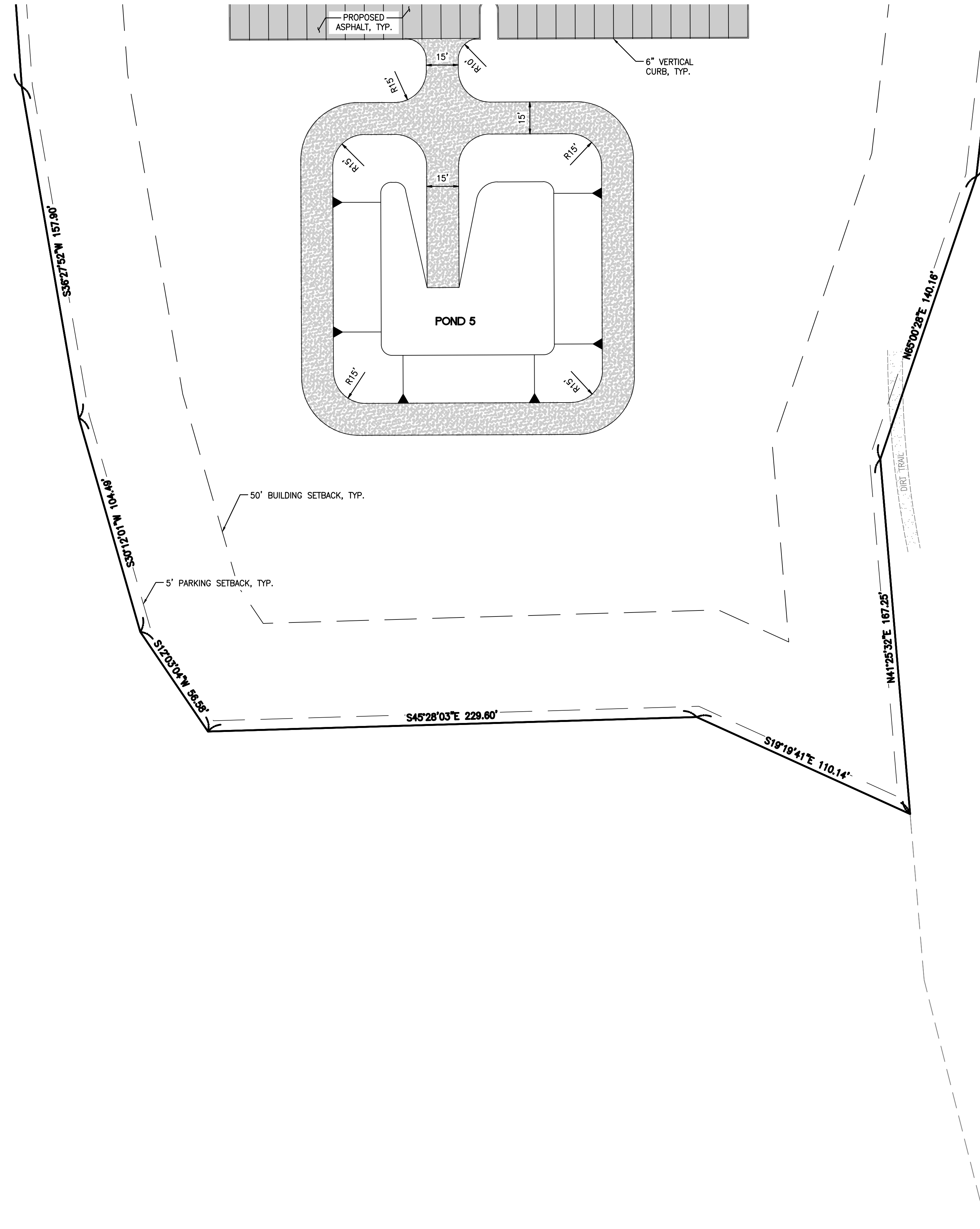
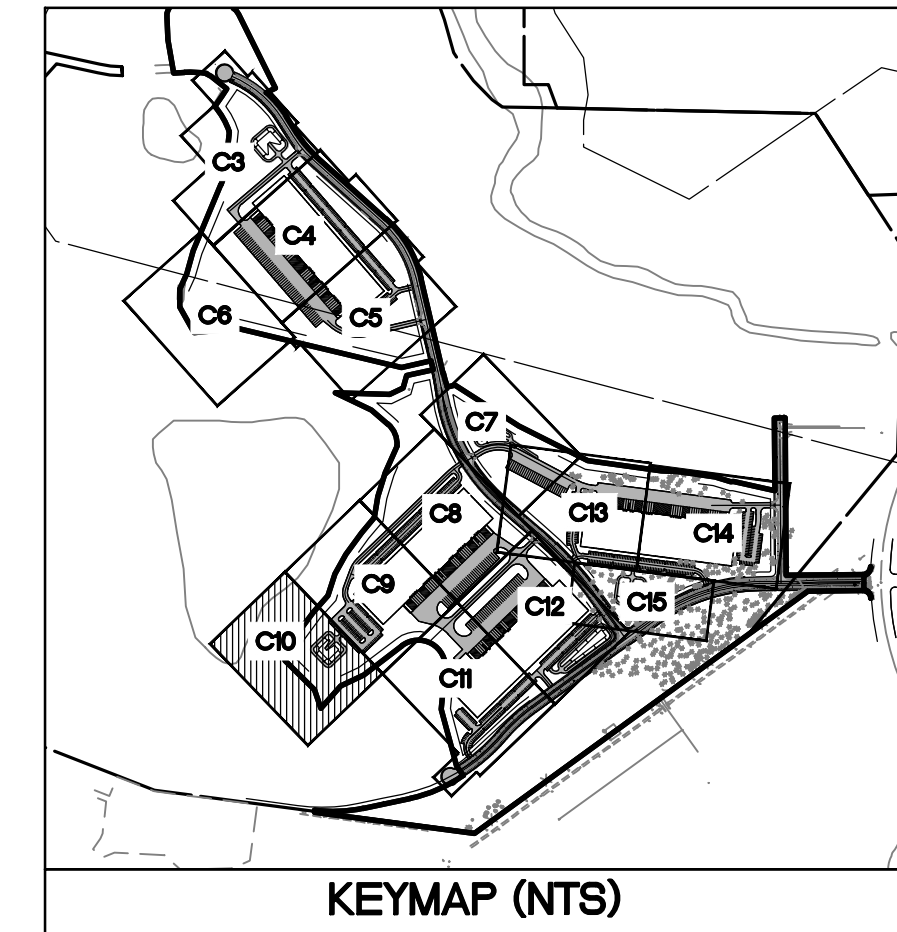
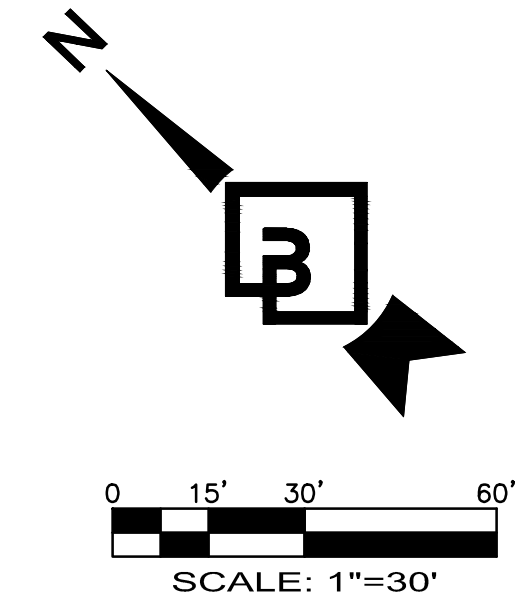
Job Number
21127
Sheet
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NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

PRELIMINARY SITE PLAN 8

FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

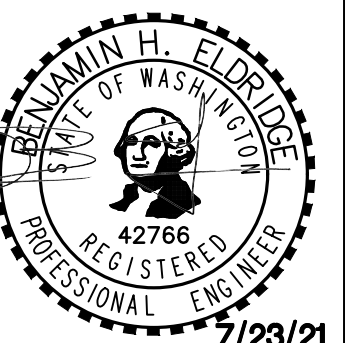


CITY OF DUPONT
TPN.0119274007

— FLOODZONE A

PRELIMINARY SITE PLAN 8

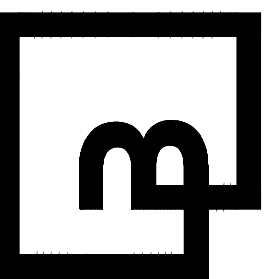
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal
1"=30'
Vertical
—

Designed SAR
 Drawn SAR
 Checked BE
 Approved DKB
 Date 7/23/21

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Kent, WA 98032
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21127

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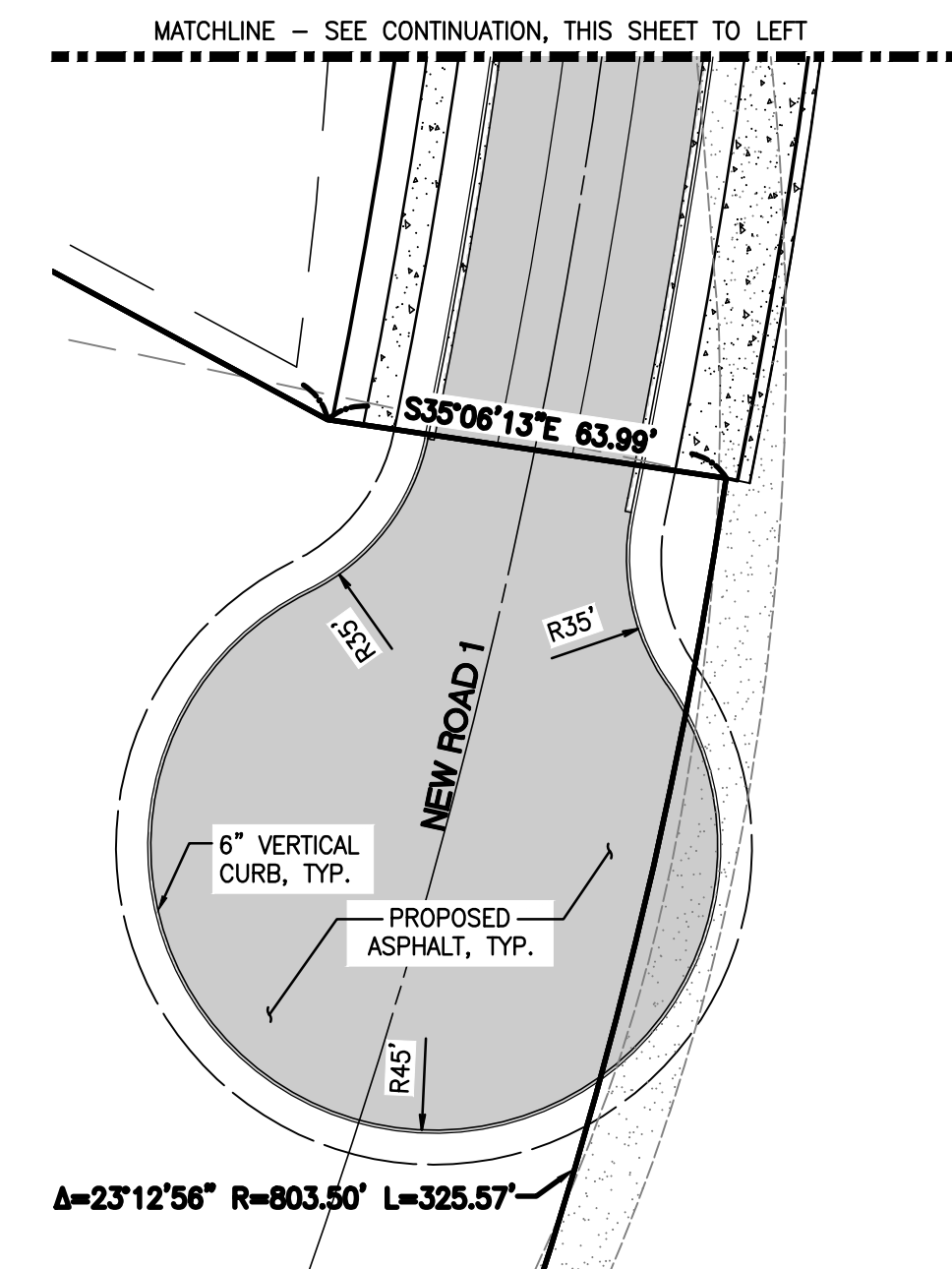
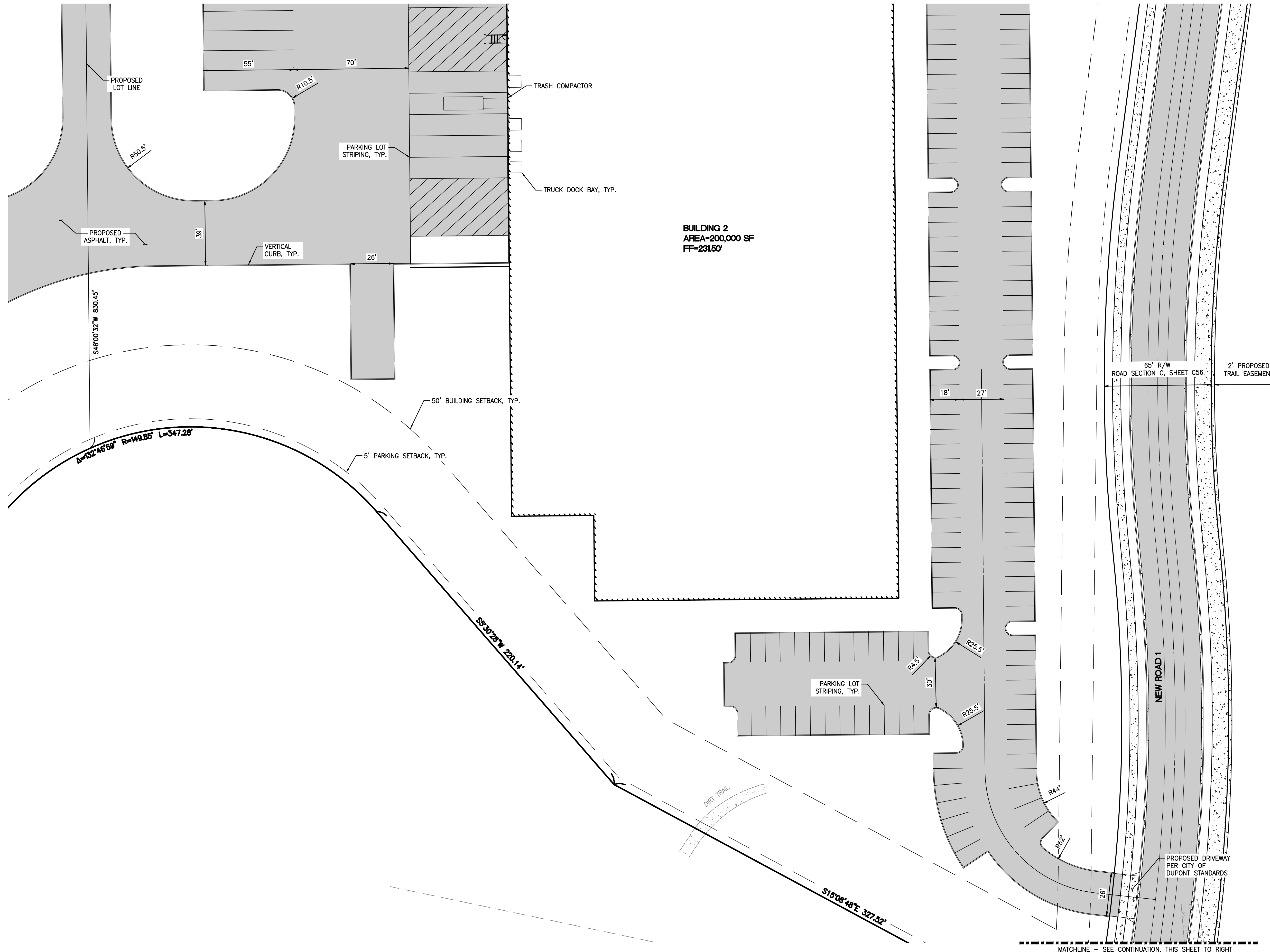
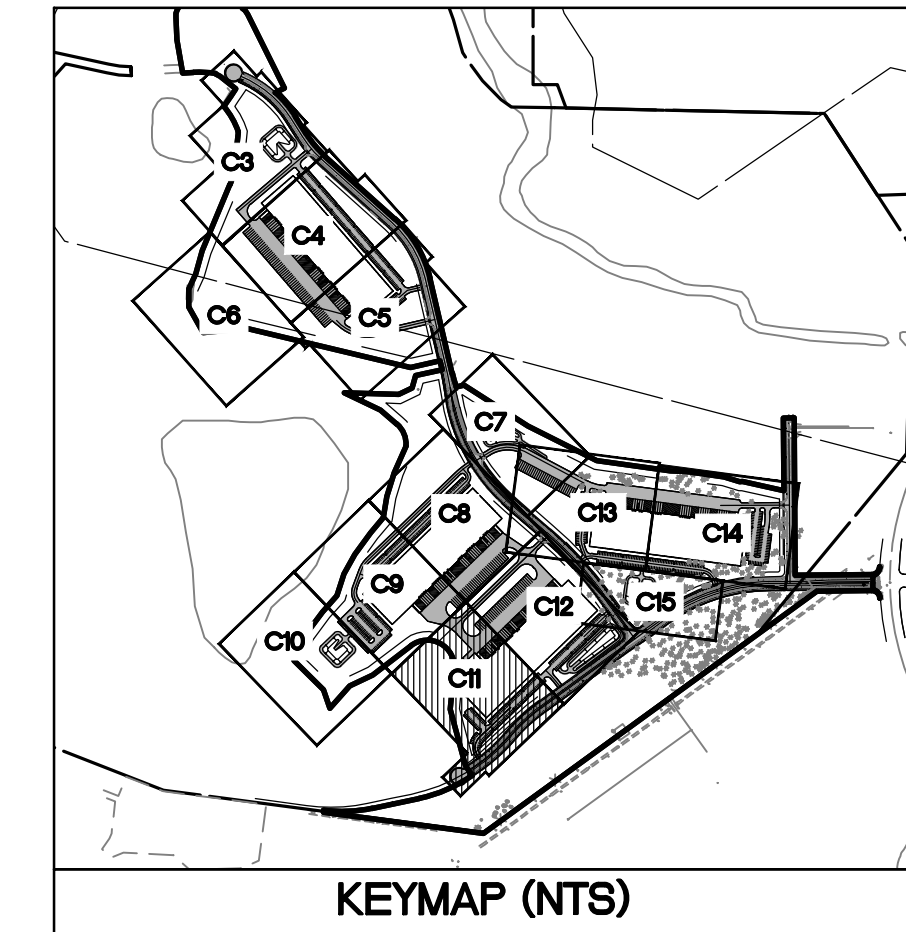
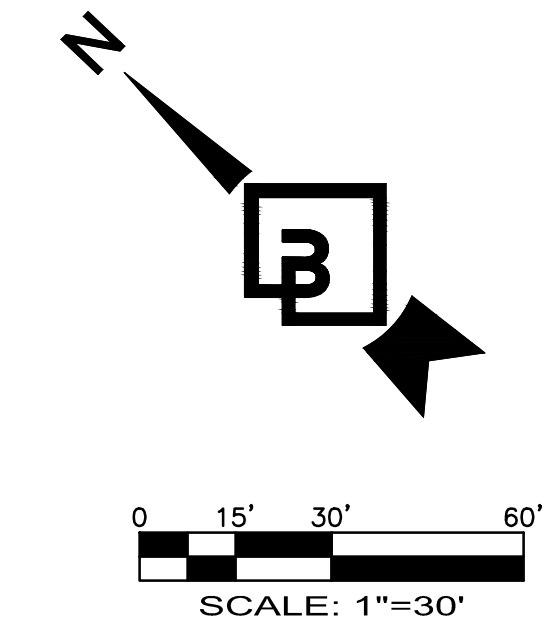
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 9

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



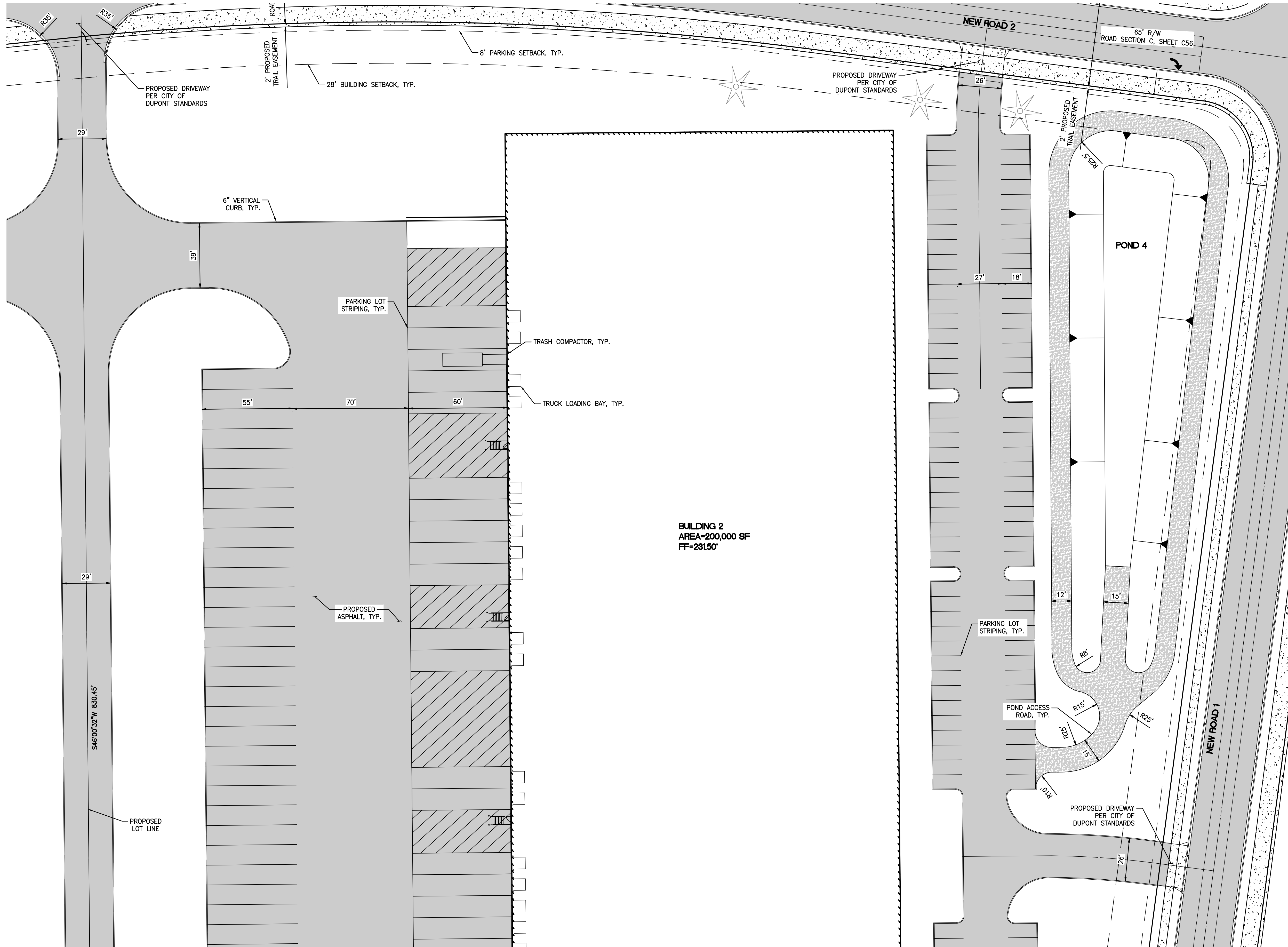
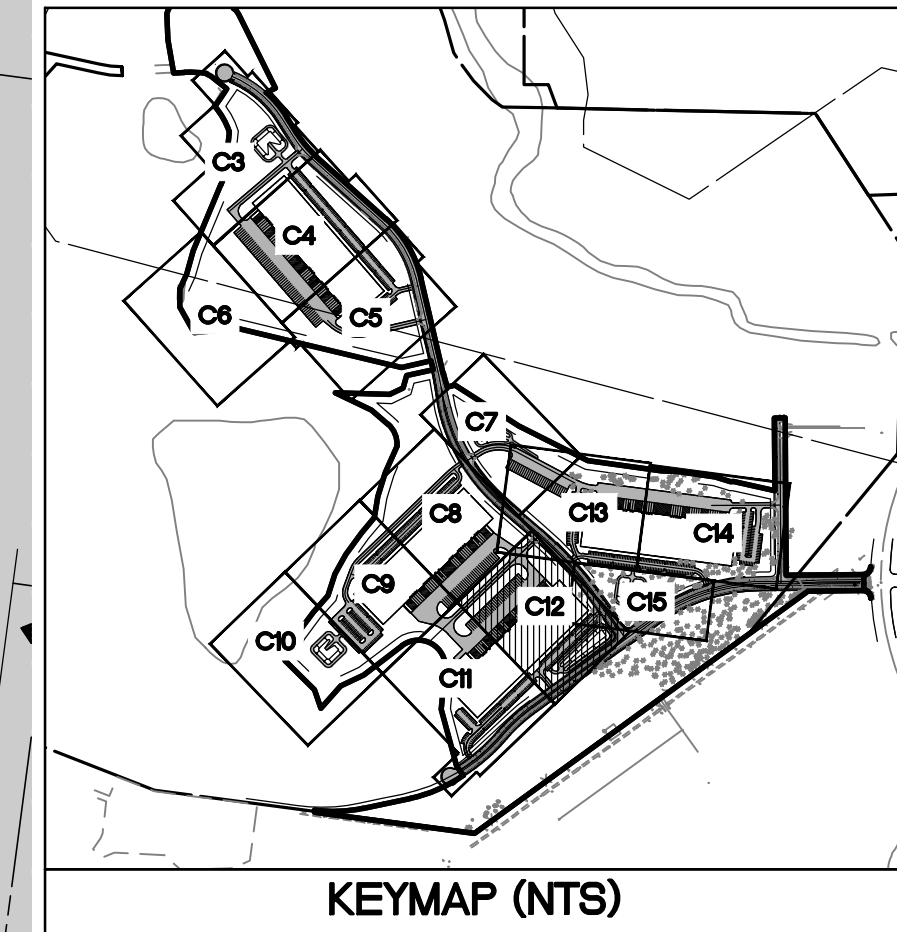
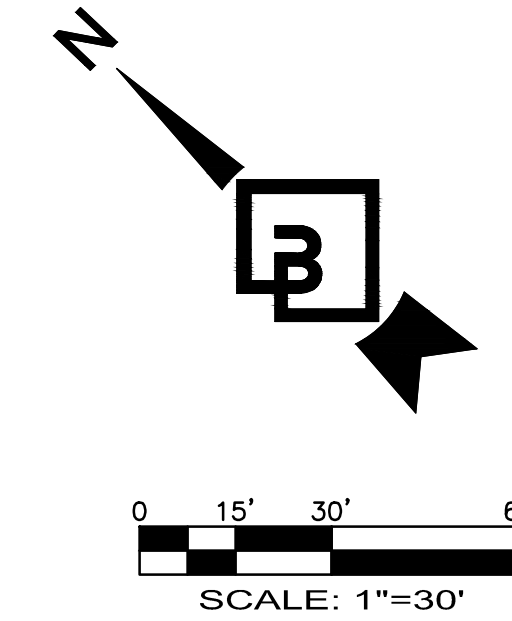
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No.	Date	By	Chk.	Appr.	Title: PRELIMINARY SITE PLAN 9 FOR FOUNDER'S RIDGE				
For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150					Scale: Horizontal 1"=30' Vertical -				
Designed SAR Drawn SAR Checked BE Approved DKB Date 7/23/21					Professional Engineer BRADAMIN H. FLORES STATE OF WASHINGTON 42766 7/23/21				
Job Number 21127					Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com				
Sheet C11_56					NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES				



PRELIMINARY SITE PLAN 10

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



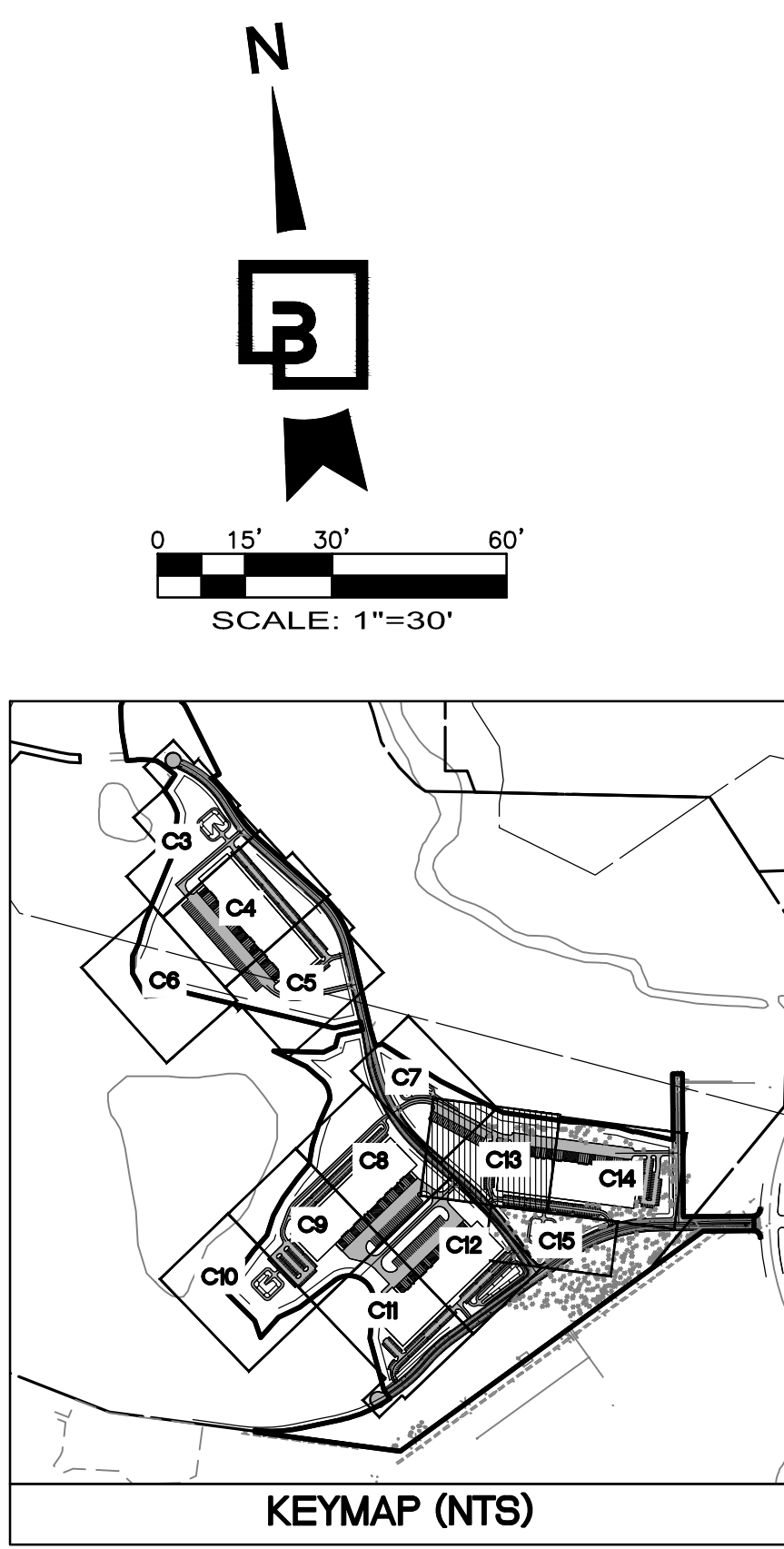
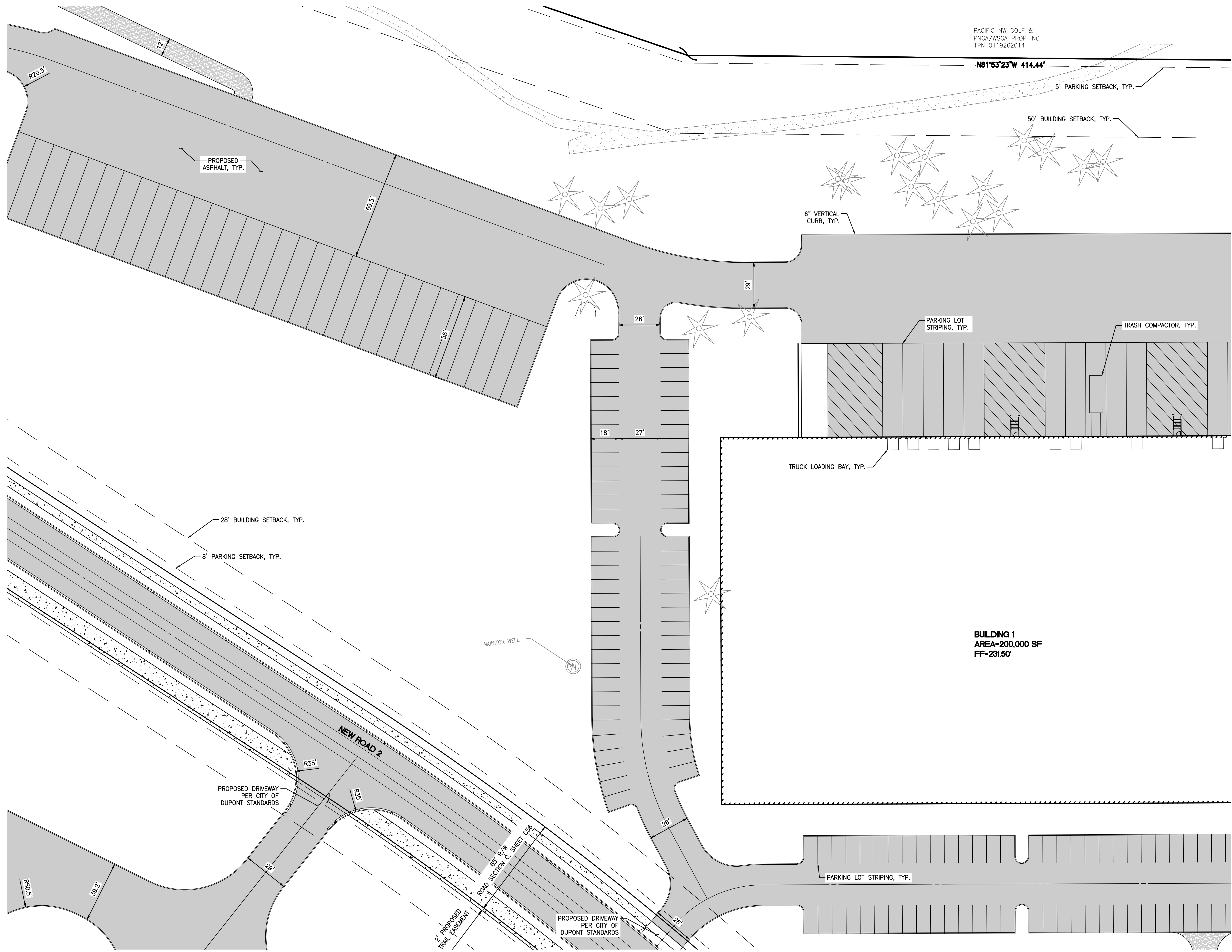
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Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150		Revision No. Date By Ckd. Appr.	
		Scale: Horizontal 1"=30' Vertical —		 7/23/21	
Designed SAR Drawn SAR Checked BE Approved DKB Date 7/23/21					



PRELIMINARY SITE PLAN 11

FOR FOUNDER'S RIDGE

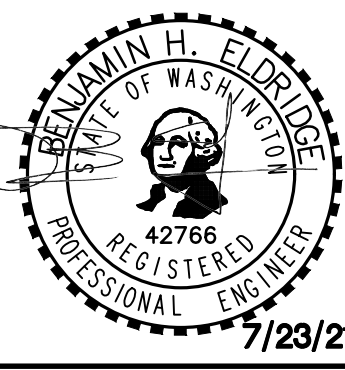
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision					
No.	Date	By	Chk.	Appr.	

Title: PRELIMINARY SITE PLAN 11
For: FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:		Horizontal		Vertical	
Designed	SAR	Drawn	SAR	Checked	BE
Approved	DKB	Date	7/23/21		

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Job Number
21127

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C13 56

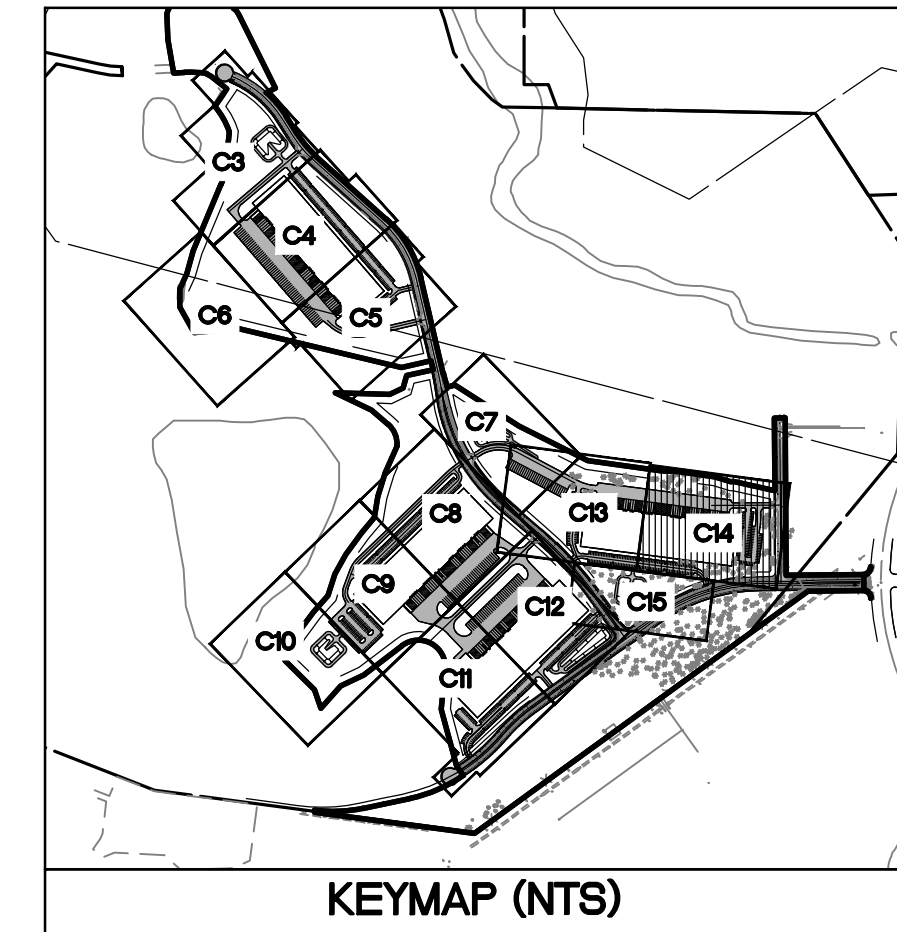
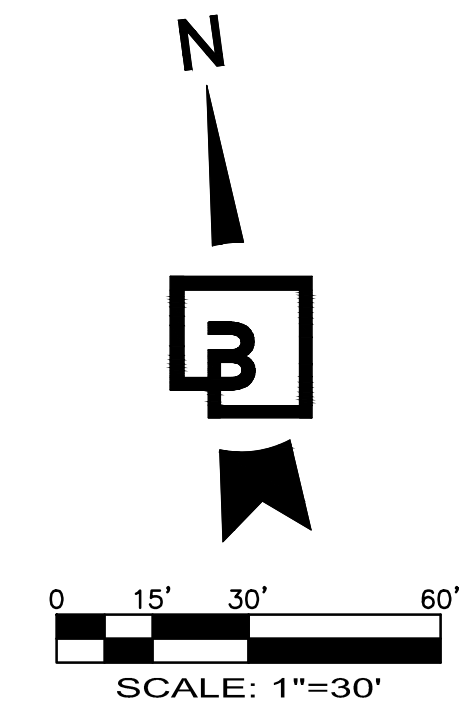
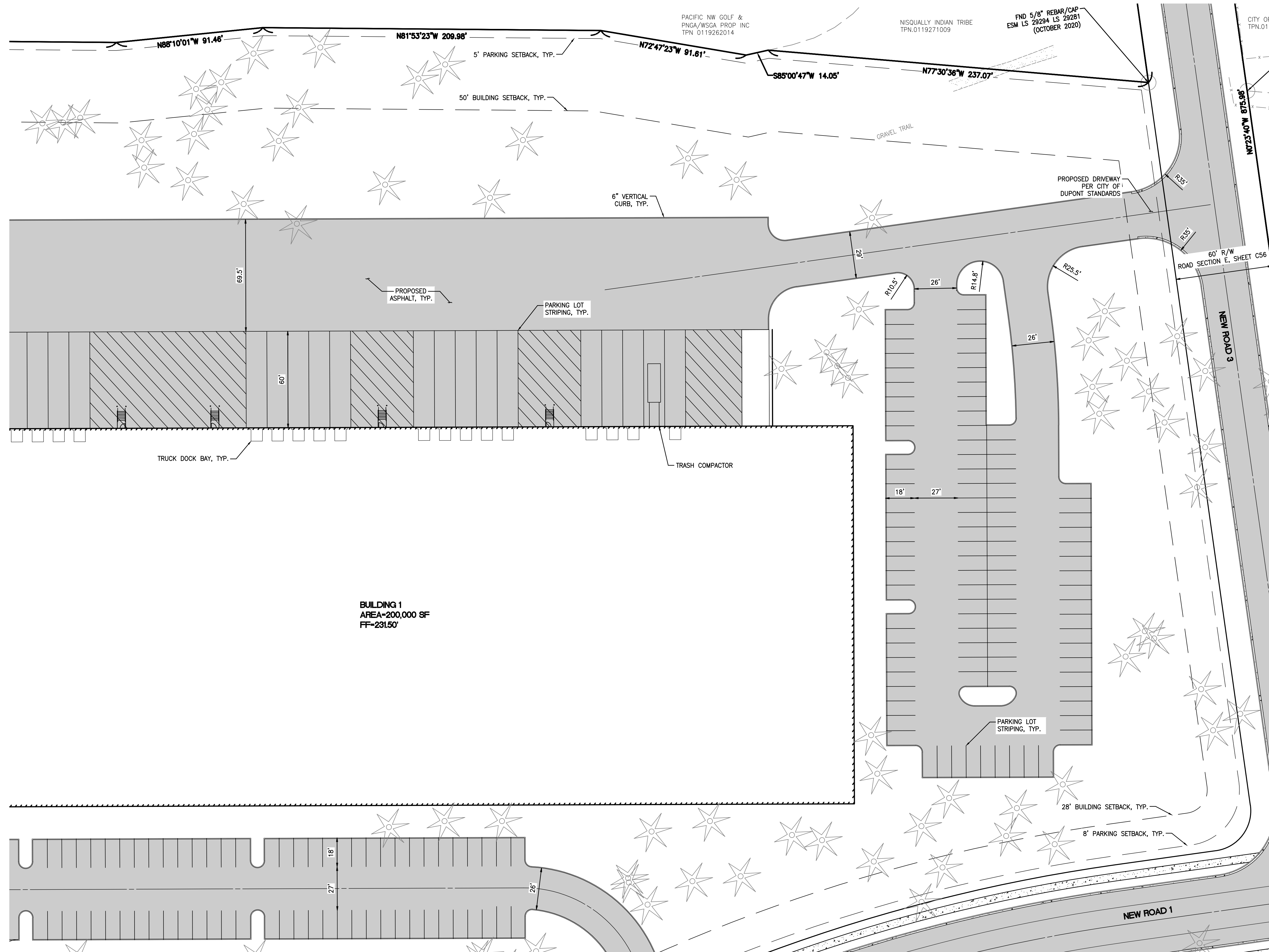
NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 12

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision

No.

Date

By

Appr.

Title:

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:

Horizontal

Vertical

Designed SAR

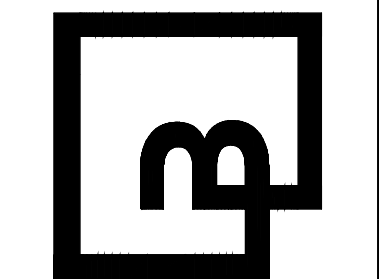
Drawn SAR

Checked BE

Approved DKB

Date 7/23/21

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Kent, WA 98032
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Job Number
21127

Sheet

C14

56

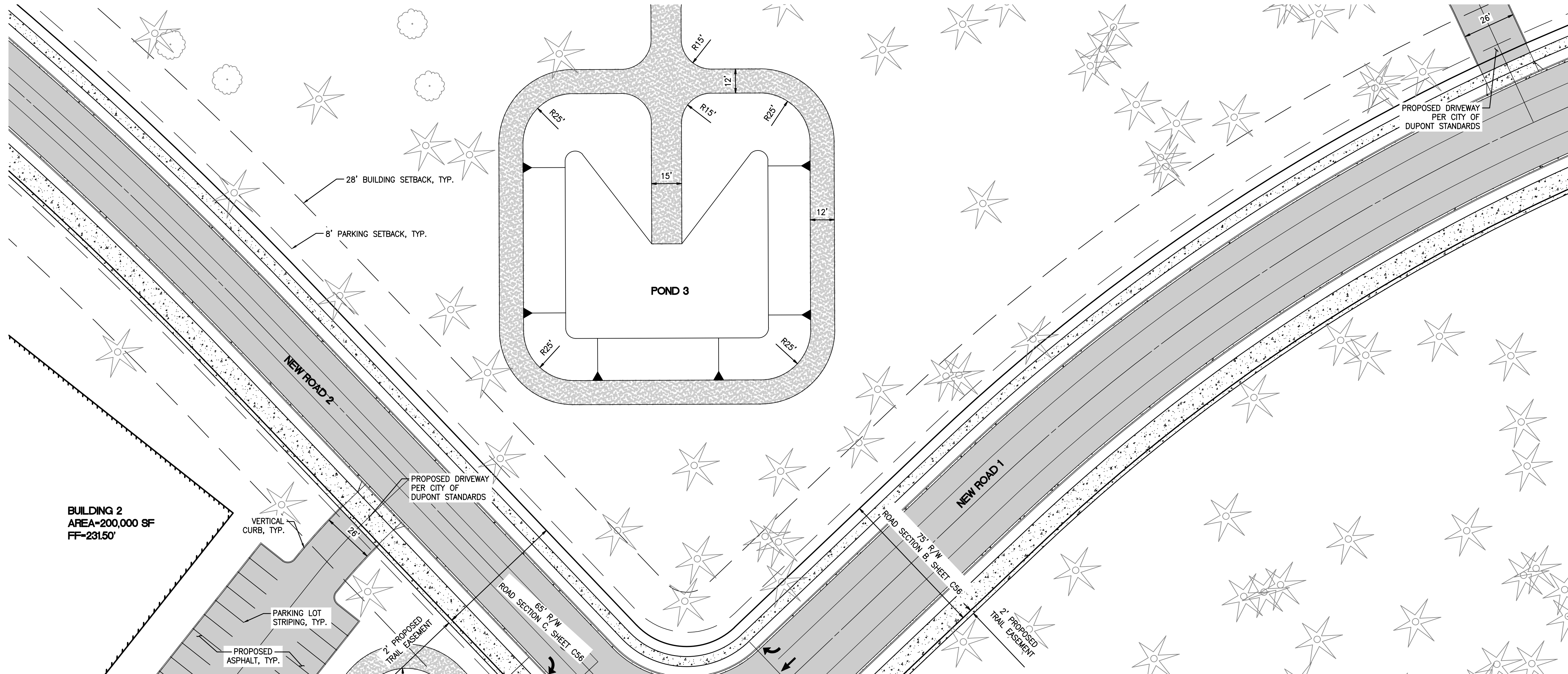
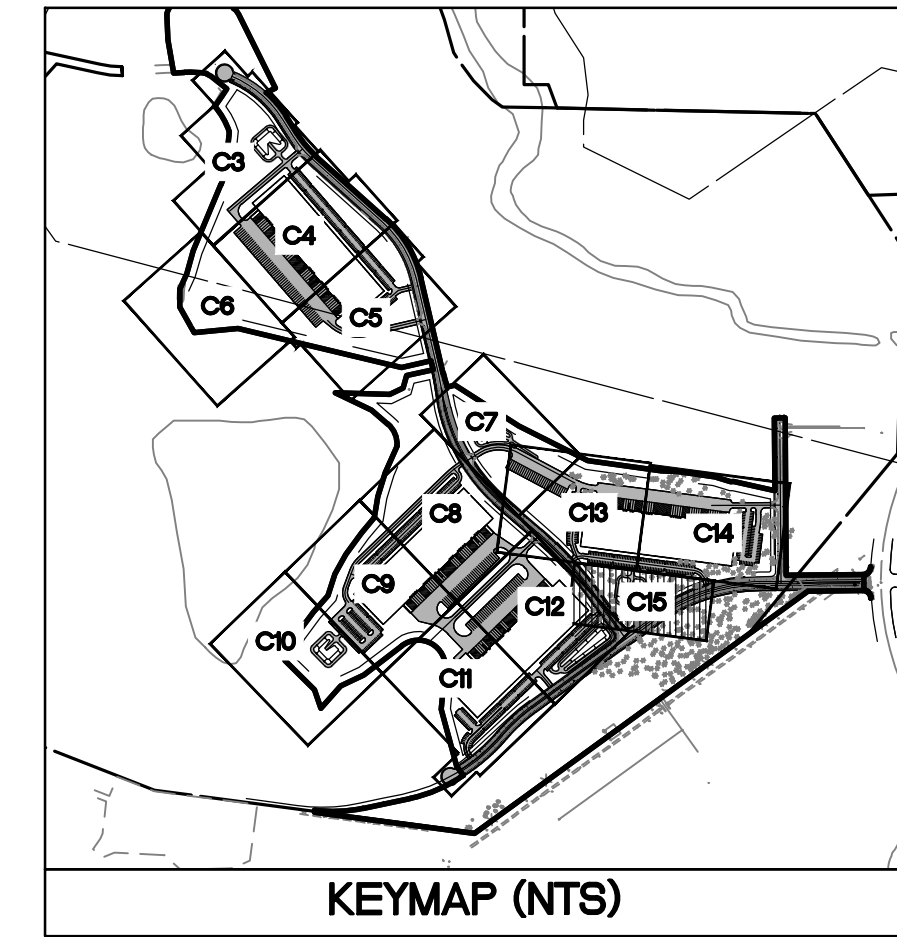
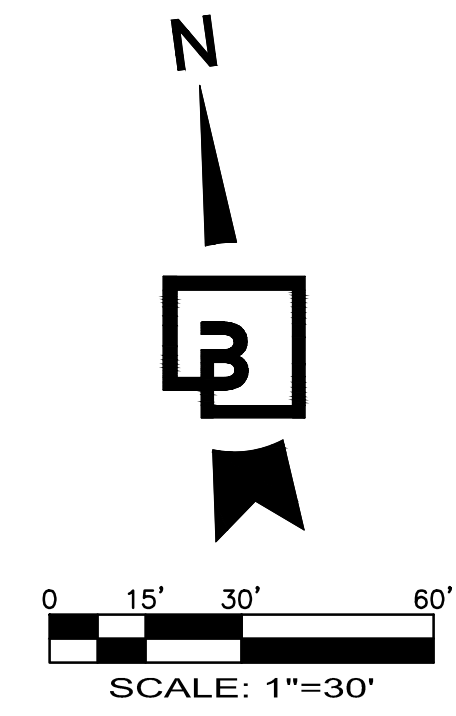
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



PRELIMINARY SITE PLAN 13

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision

Appr.

By

Date

No.

PRELIMINARY SITE PLAN 13

Title:

FOR
FOUNDER'S RIDGE

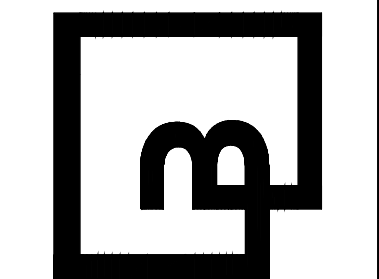
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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Kent, WA 98032
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Job Number
21127

Sheet

C15_56

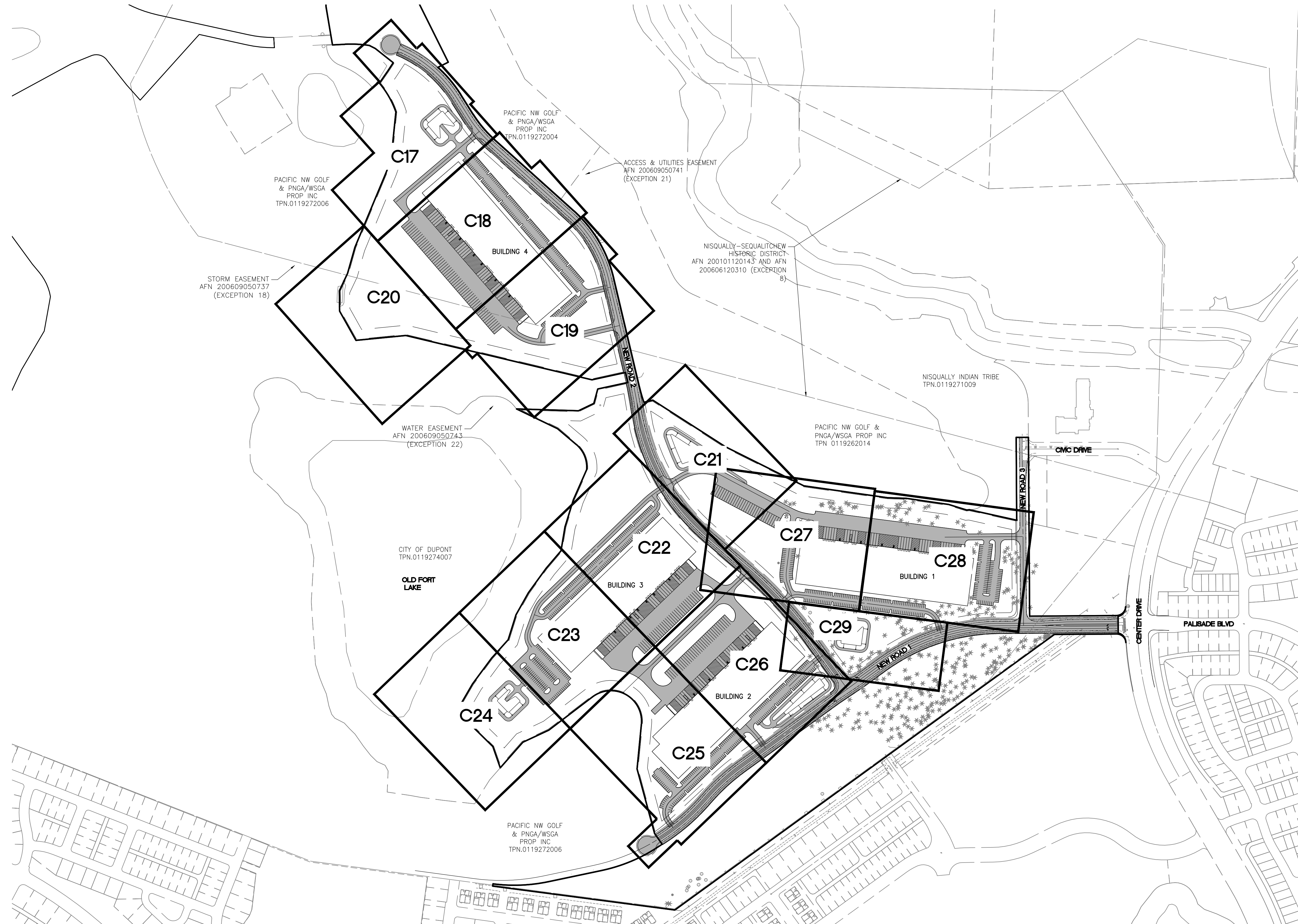
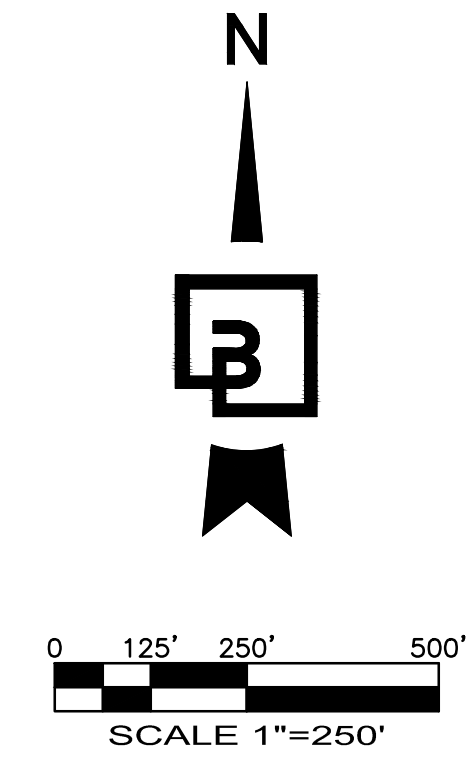
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



GRADING AND DRAINAGE KEYMAP

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revision

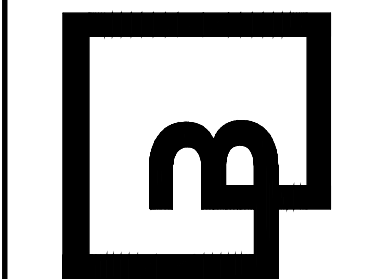
Title:
GRADING AND DRAINAGE
KEYMAP
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
Designed _SAR	1"=250'	-
Drawn _SAR		
Checked _BE		
Approved _DKB		
Date	7/23/21	

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Consulting Engineers, Inc.
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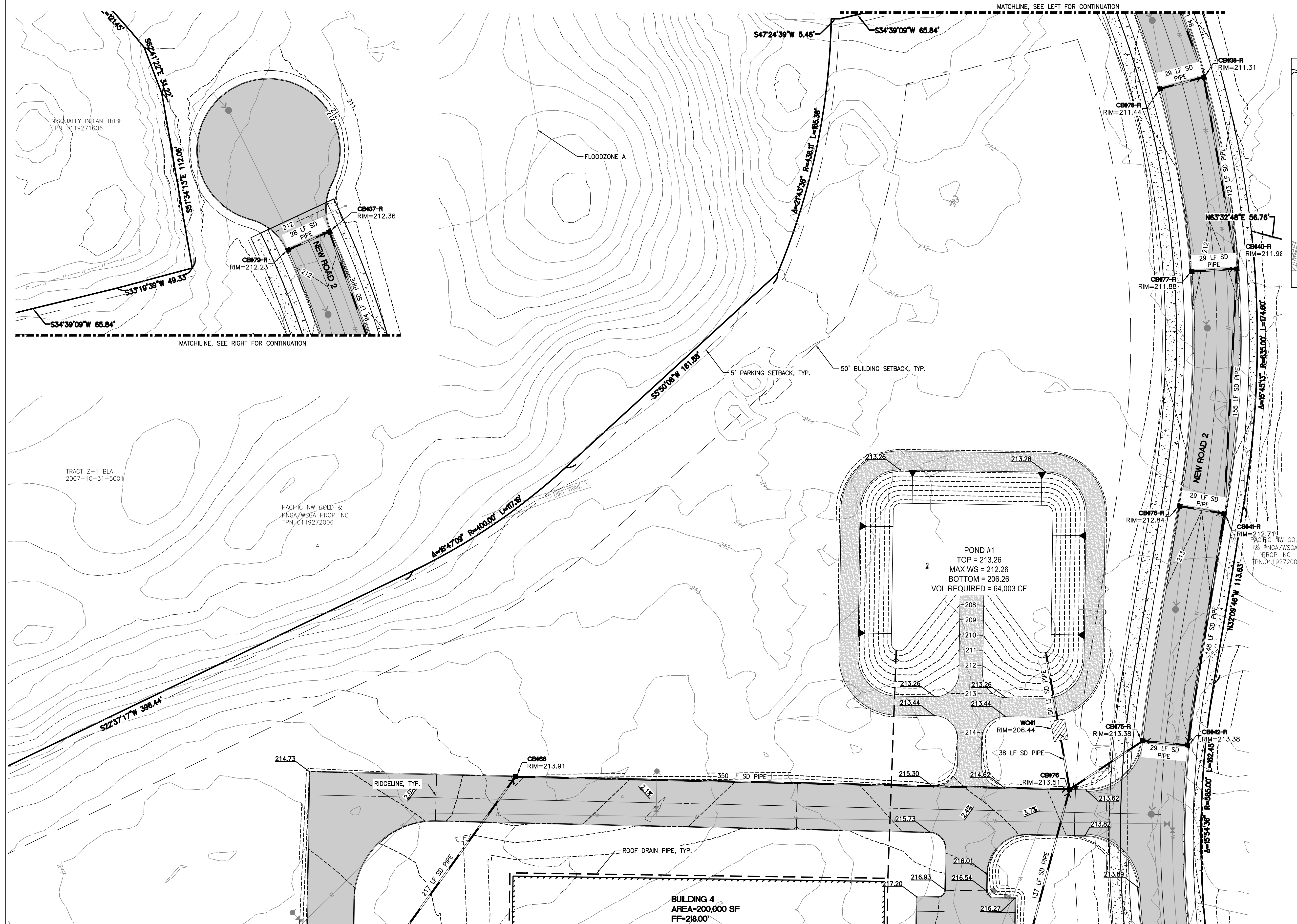
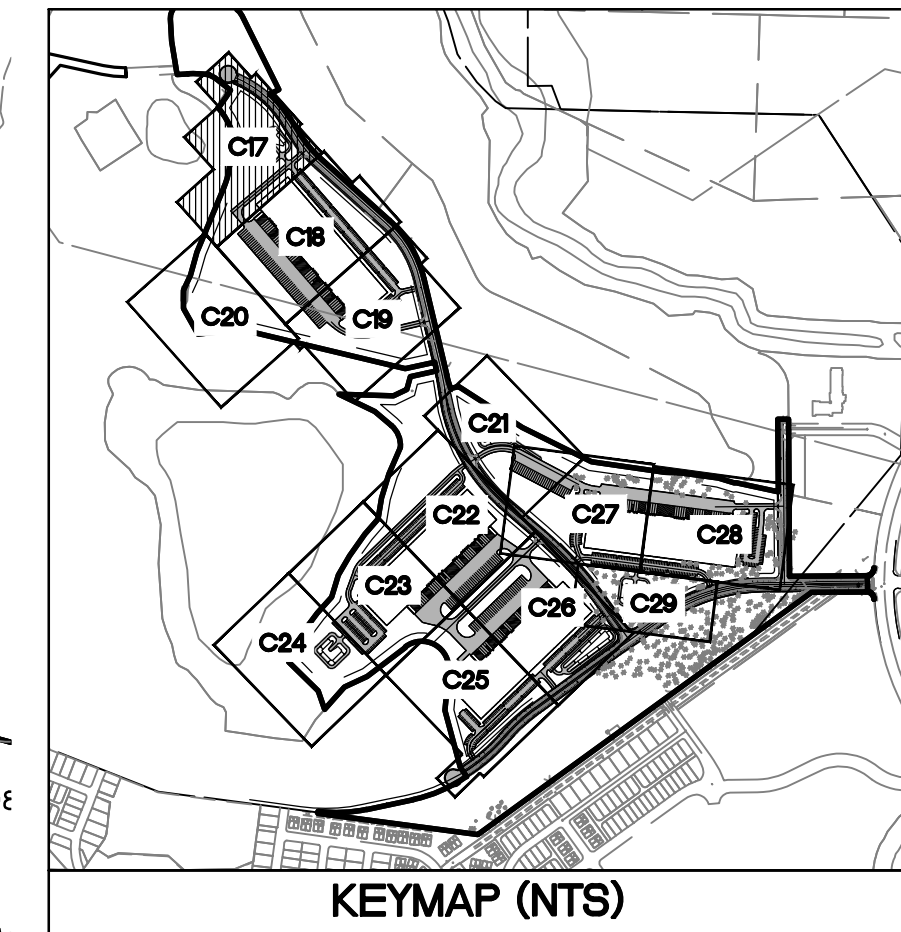
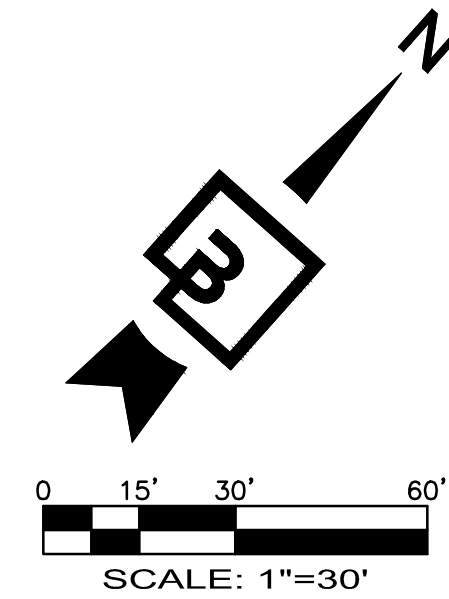


Job Number 21127	Sheet C16 of 56
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FOR

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Job Number 21127	Sheet C17 of 56		Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		Designed <u>SAR</u> Drawn <u>SAR</u> Checked <u>BE</u> Approved <u>DKB</u> Date <u>7/23/21</u>	Scale: Horizontal 1"=30' Vertical —	 7/23/21	For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150	Title: GRADING AND DRAINAGE FOR FOUNDER'S RIDGE	No.	Date	By	Ckd.	Appr.	Revision

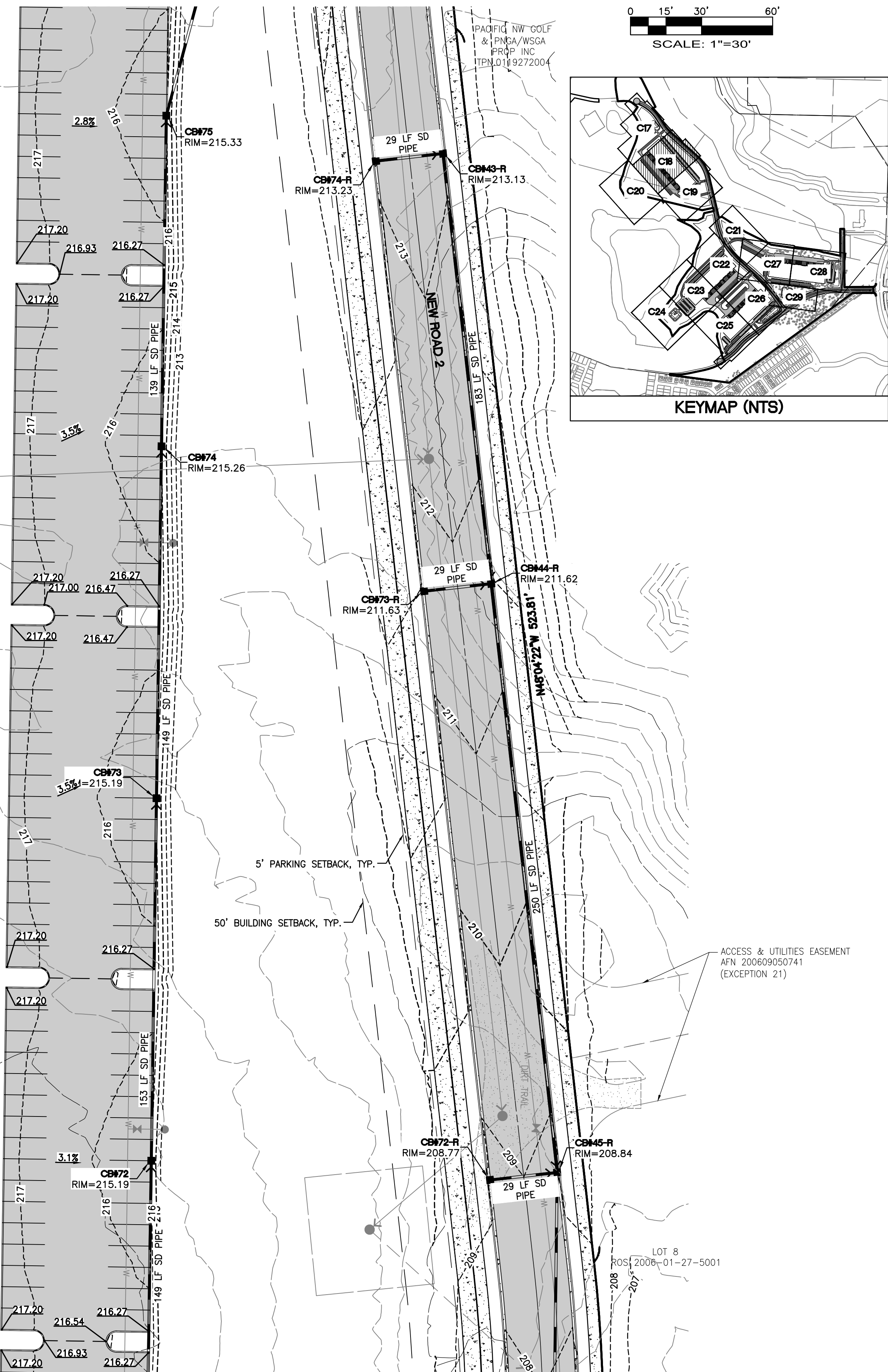
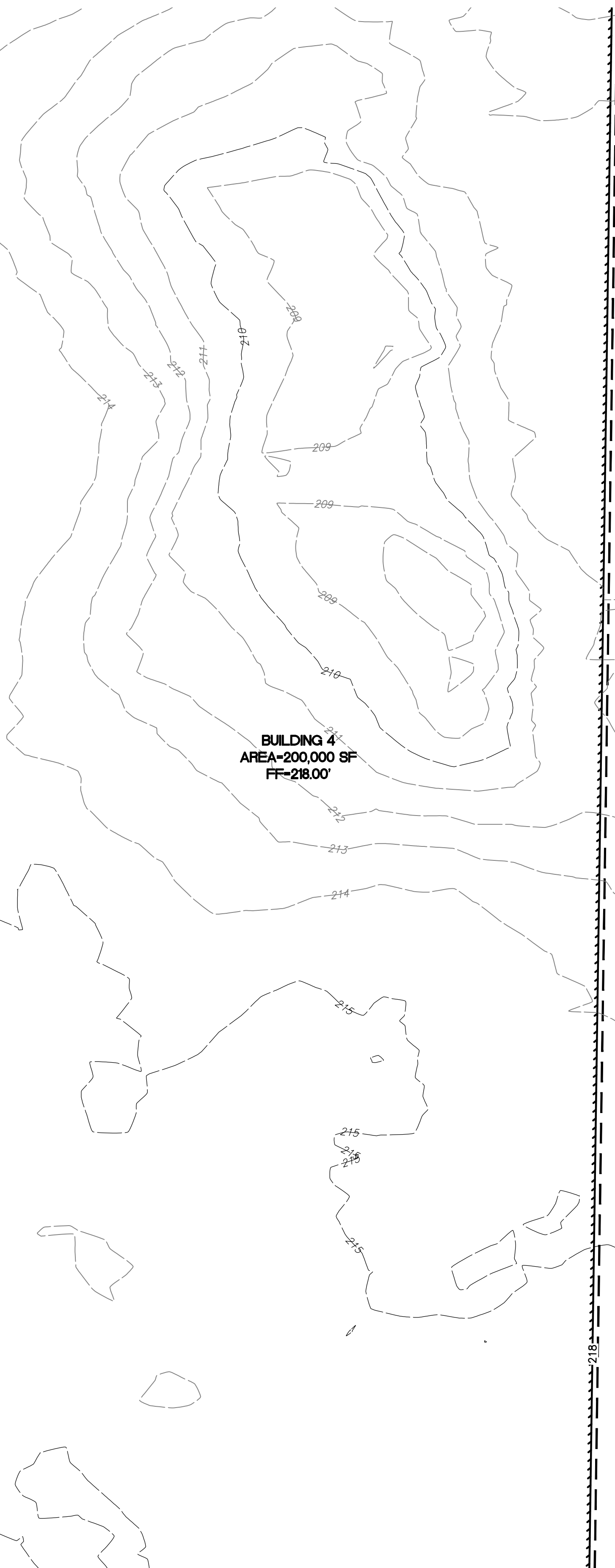
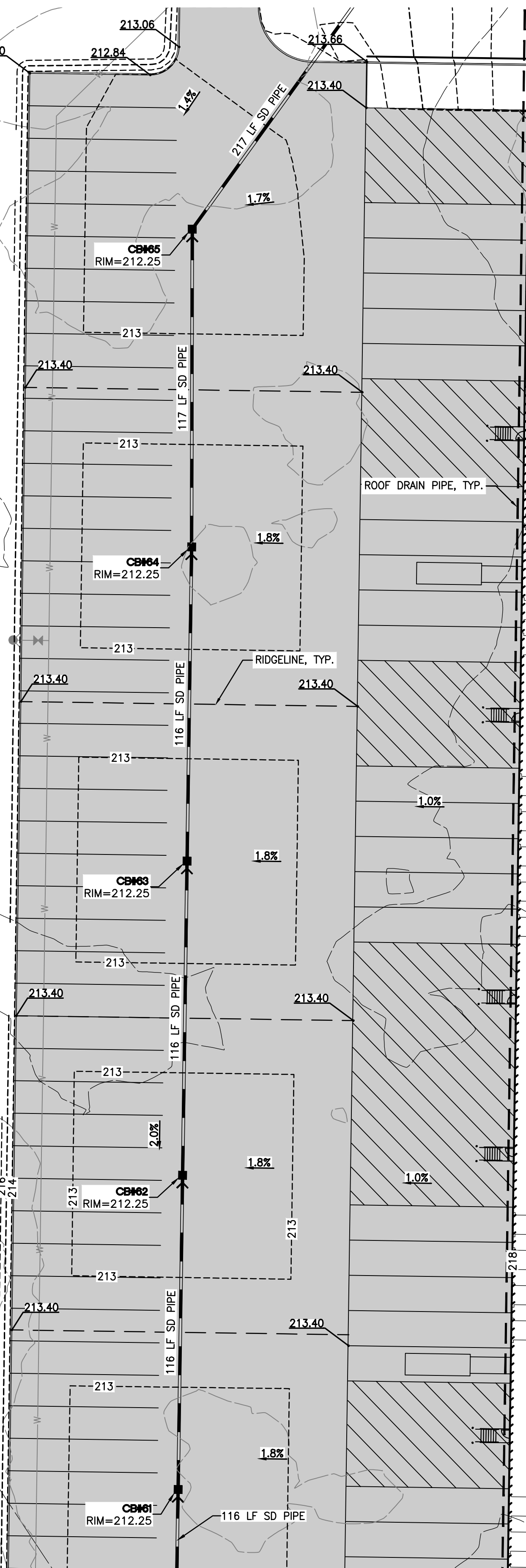
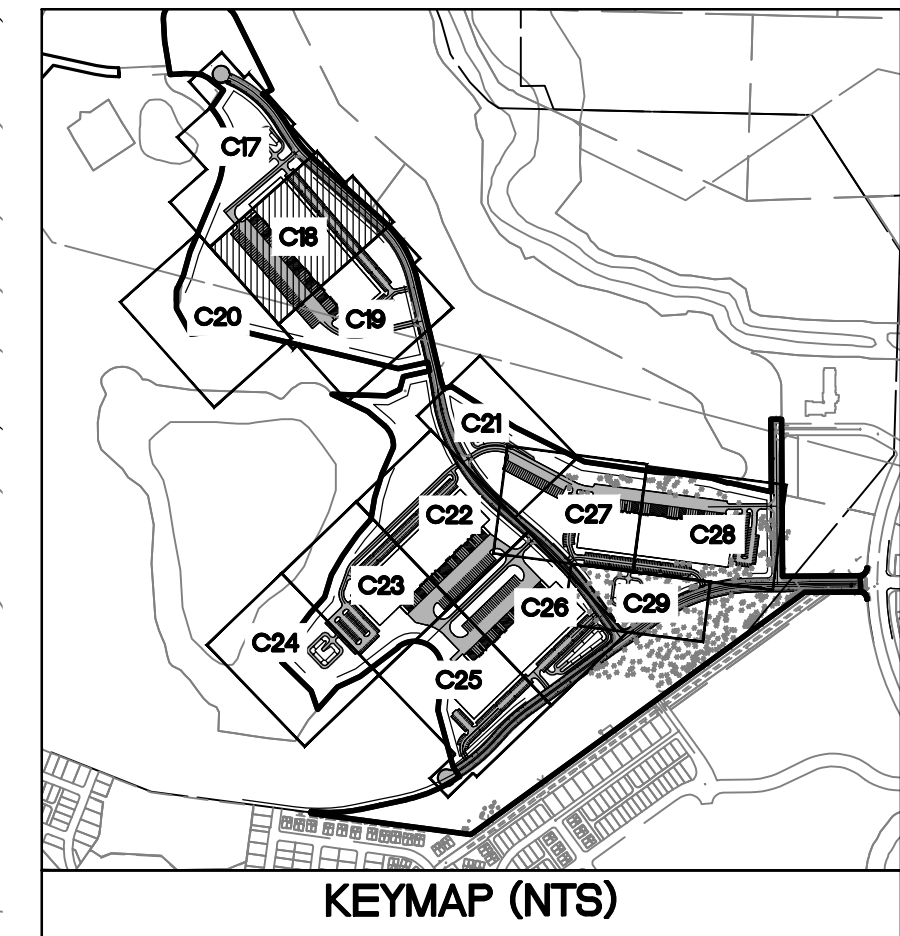
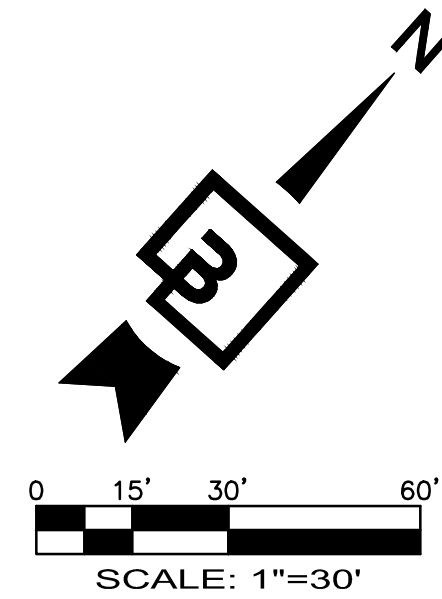


Know what's below.
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GRADING AND DRAINAGE PLAN 2

FOR FOUNDER'S RIDGE

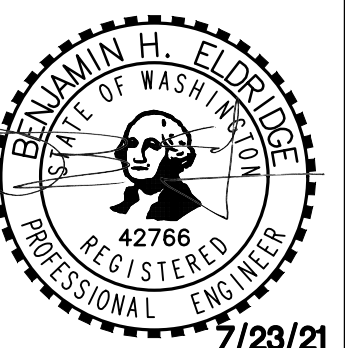
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision				
No.	Date	By	Cd.	Appr.

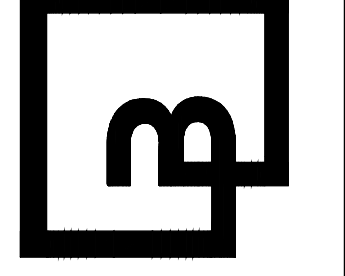
Title:
GRADING AND DRAINAGE PLAN 2
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	
Horizontal	1"=30'
Vertical	-
Designed	SAR
Drawn	SAR
Checked	BE
Approved	DKB
Date	7/23/21

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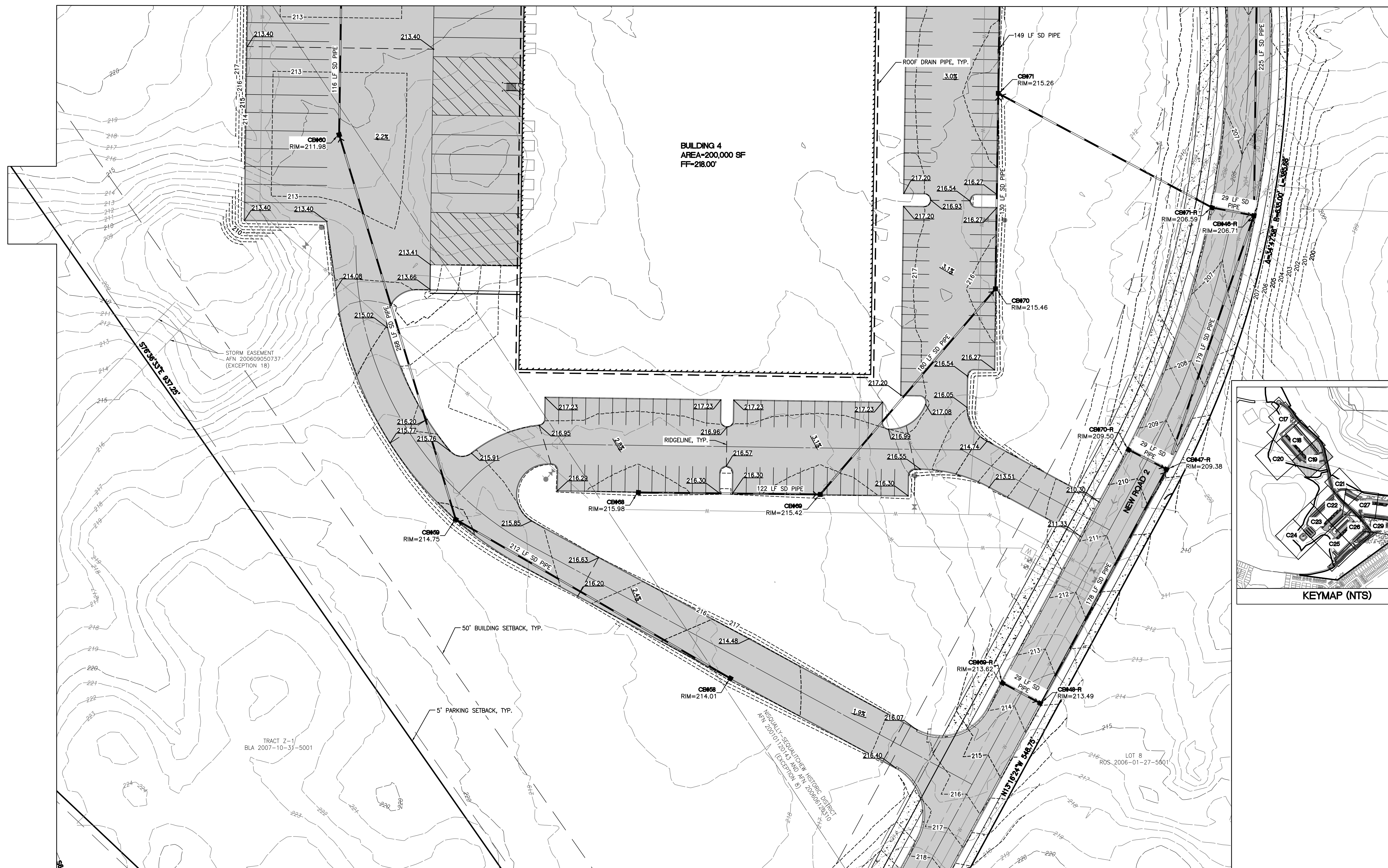
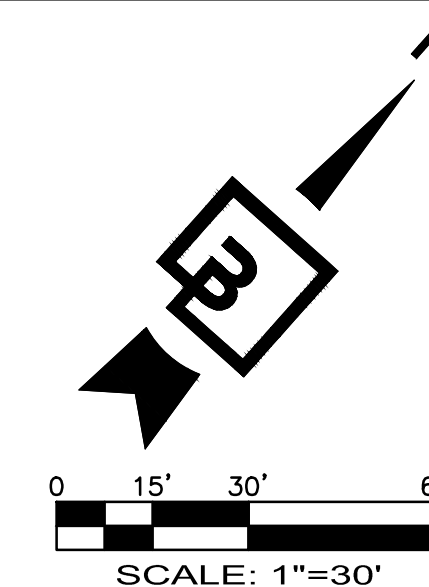
Job Number
21127
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C18.56

NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE: SEE OFFSITE PLANS FOR
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Revision

	Appr.
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By	
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Title:

GRADING AND DRAINAGE PLAN 3

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

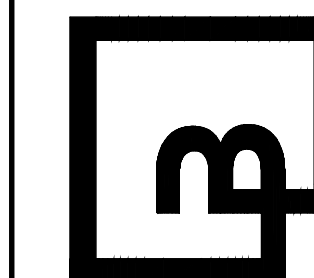
For:



Scale:

Designed SAR

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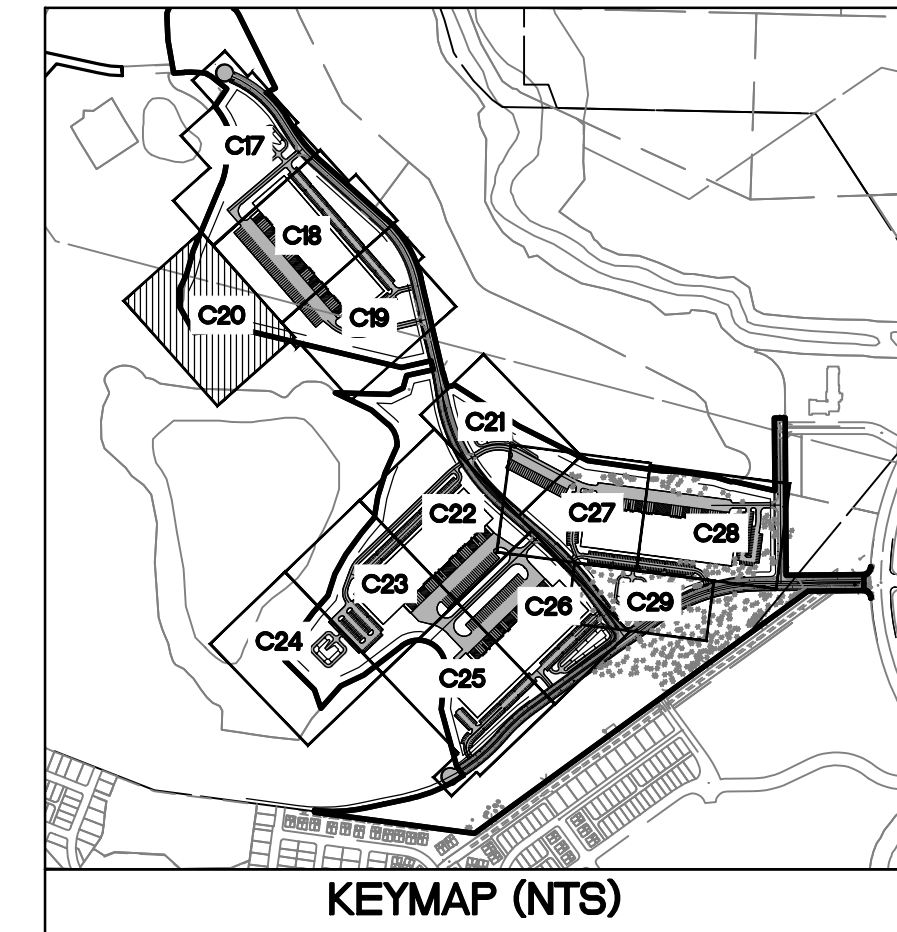
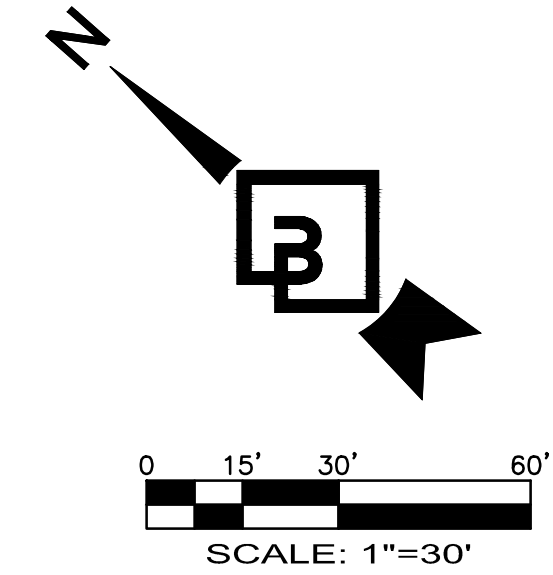
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GRADING AND DRAINAGE PLAN 4

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision

No. Date By Ckd. Appr.

Title: GRADING AND DRAINAGE PLAN 4

FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

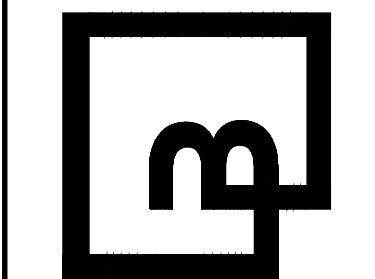
For:



Scale:
Horizontal 1"=30'
Vertical -

Designed _SAR_ Drawn _SAR_ Checked _BE_ Approved _DKB_ Date 7/23/21

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Job Number
21127

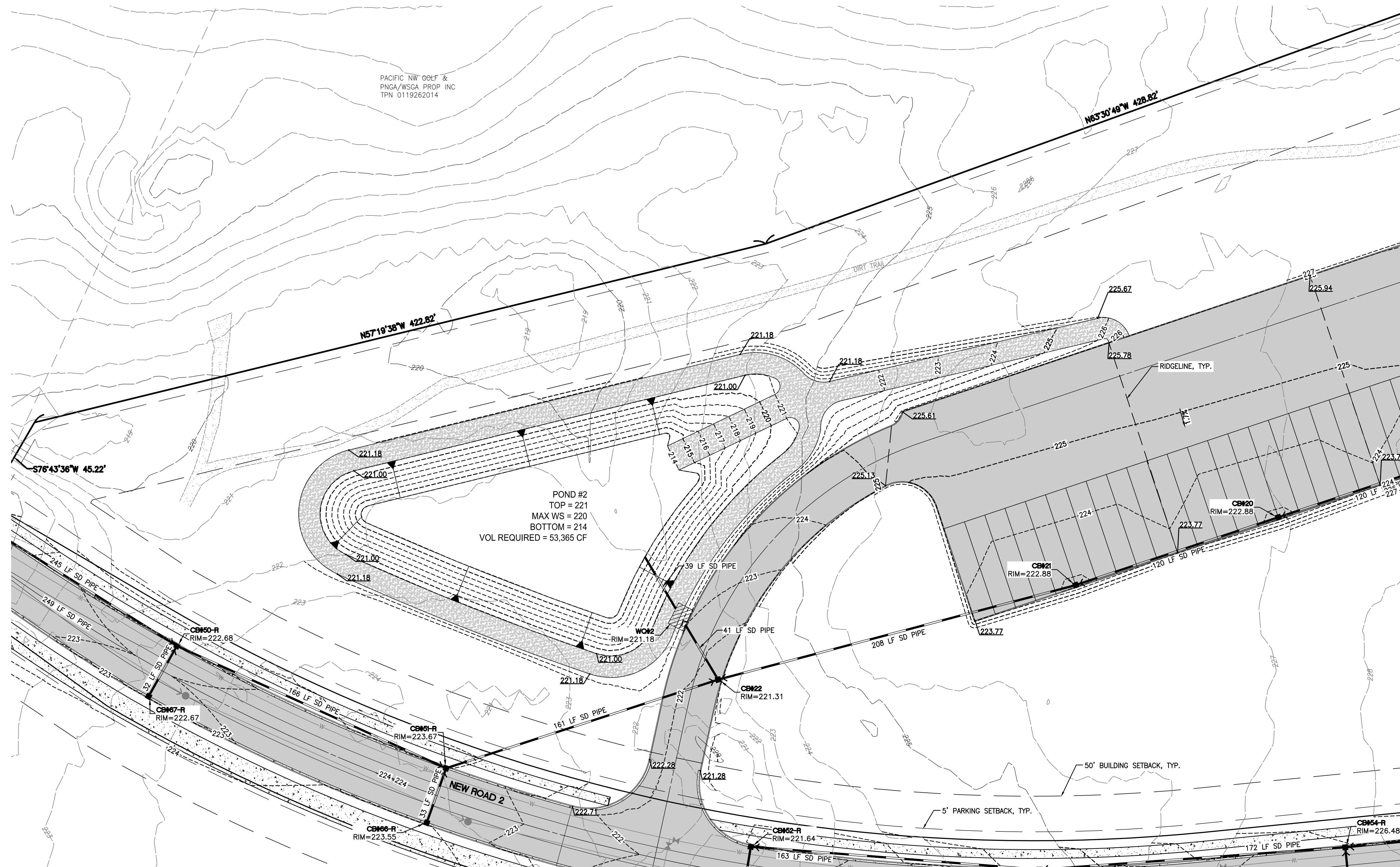
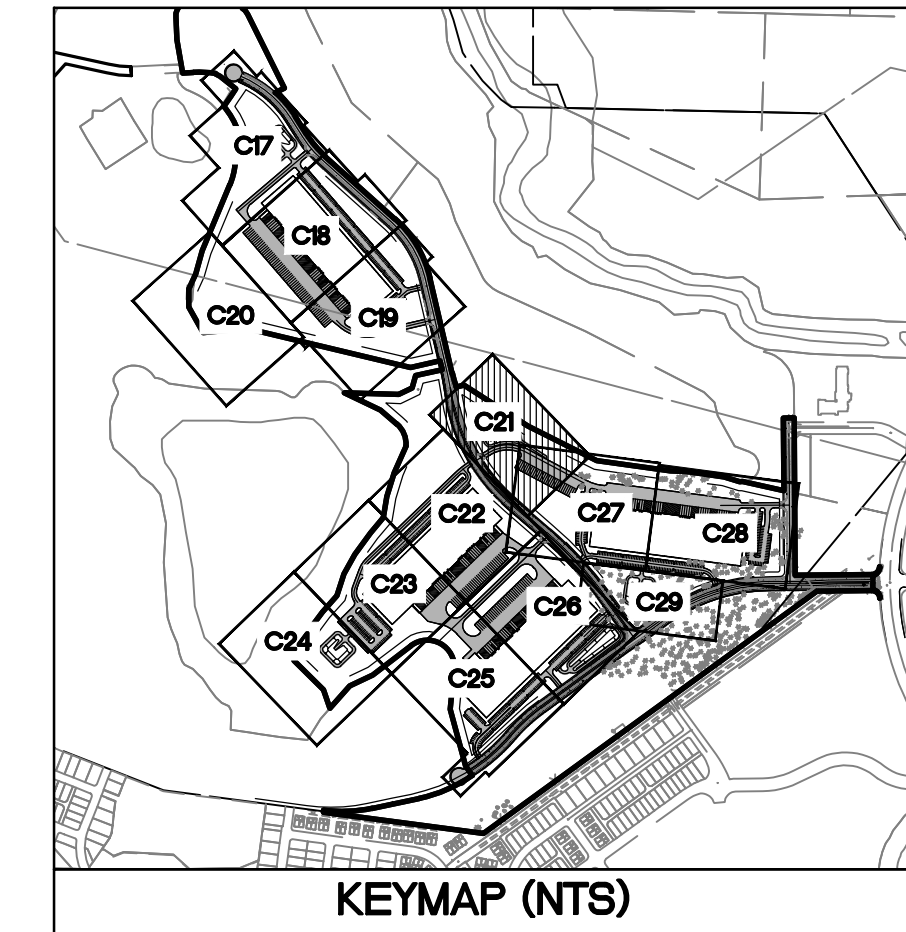
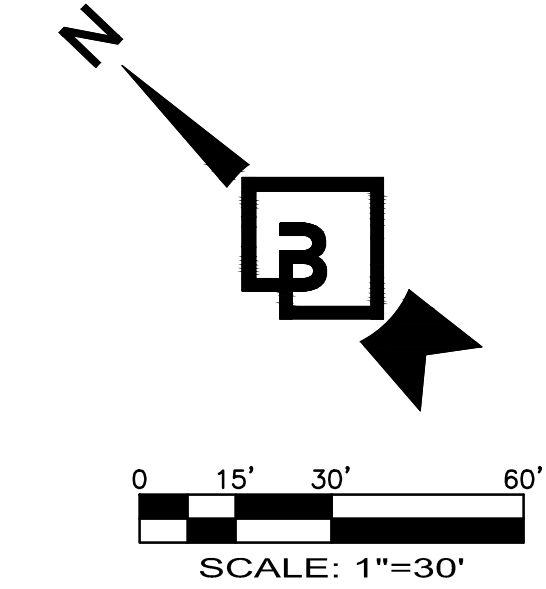
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NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

By	Ckd.	Appr.	Revision
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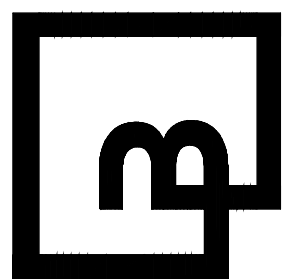
GRADING AND DRAINAGE PLAN 5

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



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Drawn <u>SAR</u>	Horizontal
Checked <u>BE</u>	1"=30'
Approved <u>DKB</u>	Vertical
Date <u>7/23/21</u>	—

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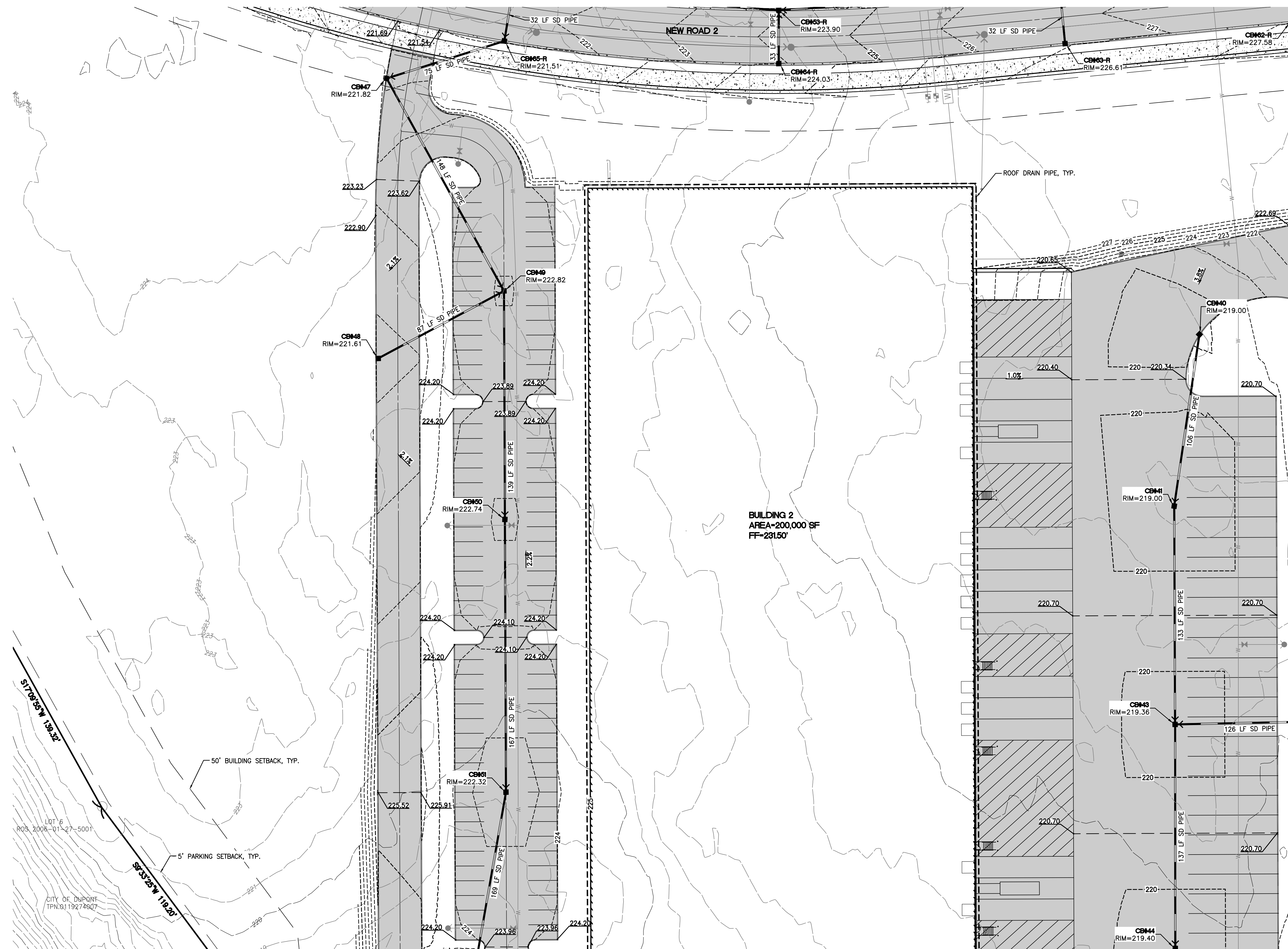
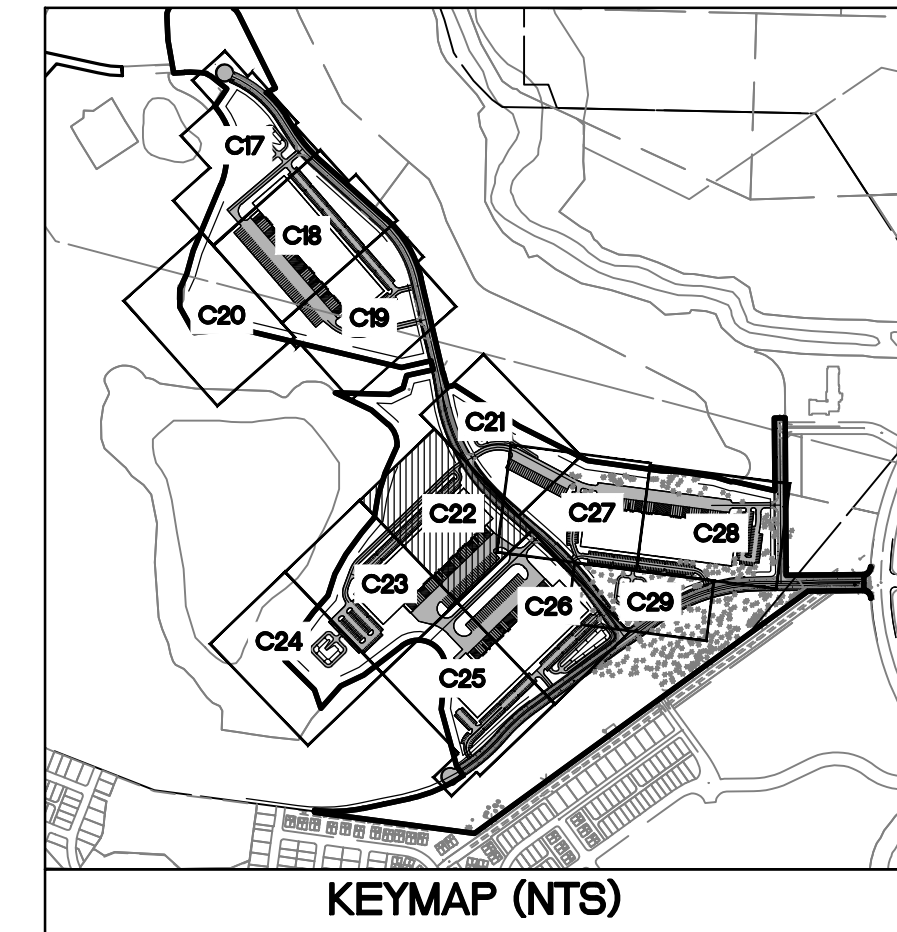


Job Number
21127

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FOR
FOUNDER'S RIDGE



NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
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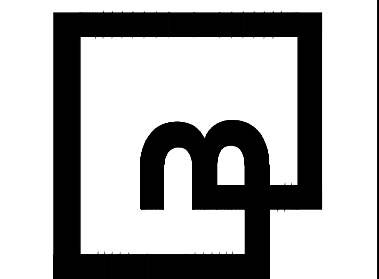
GRADING AND DRAINAGE PLAN 6

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Designed	SAR	Scale: Horizontal 1" = 30' Vertical —
Drawn	SAR	
Checked	BE	
Approved	DKB	

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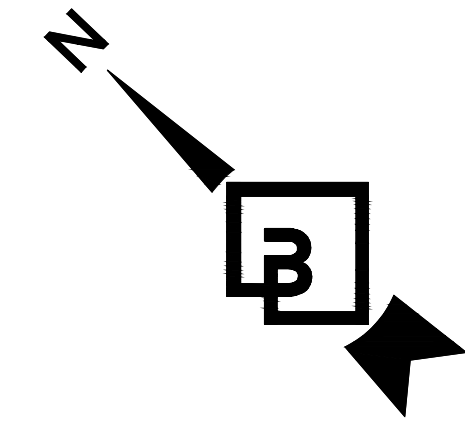
C22_{of} 56



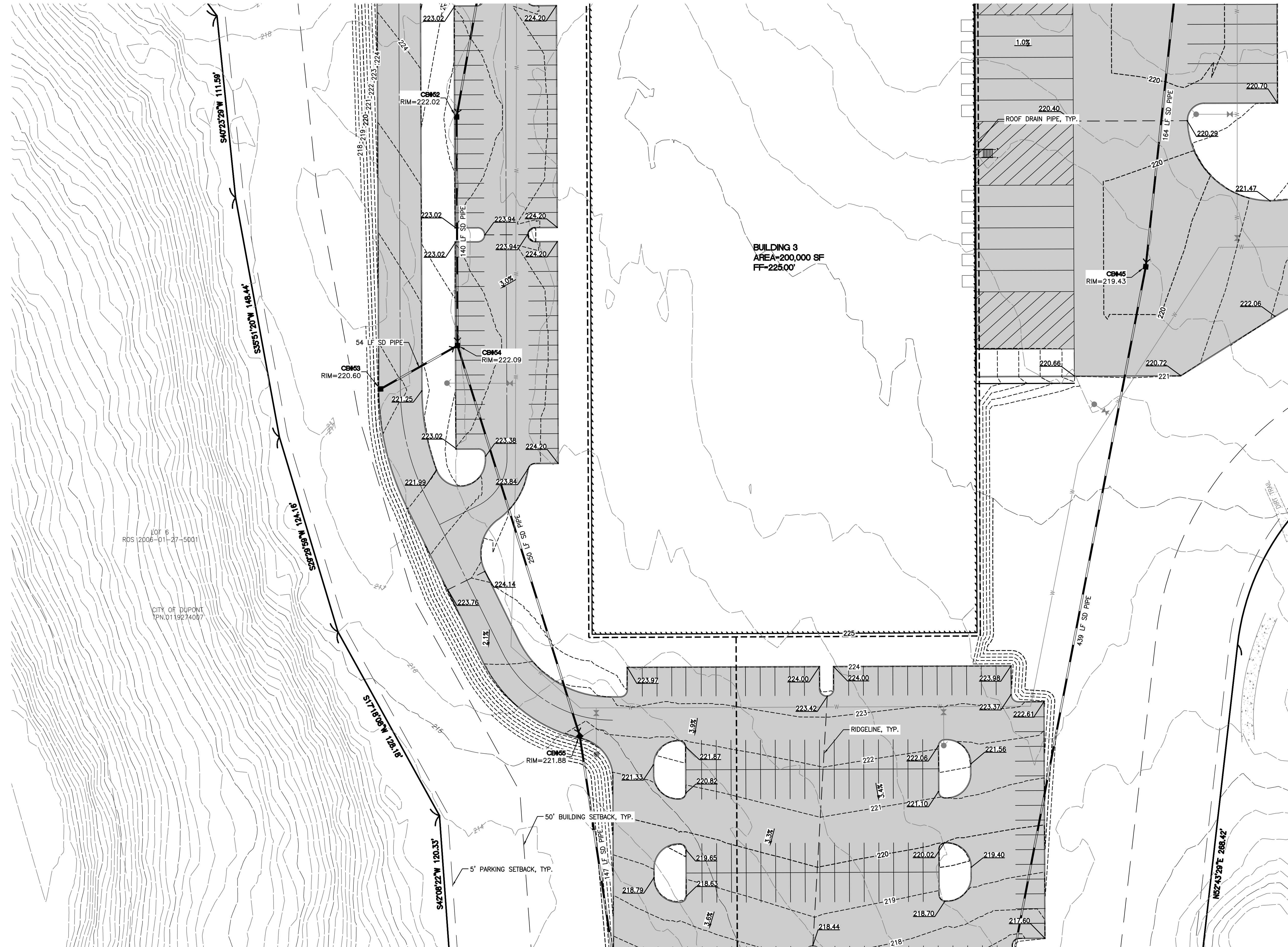
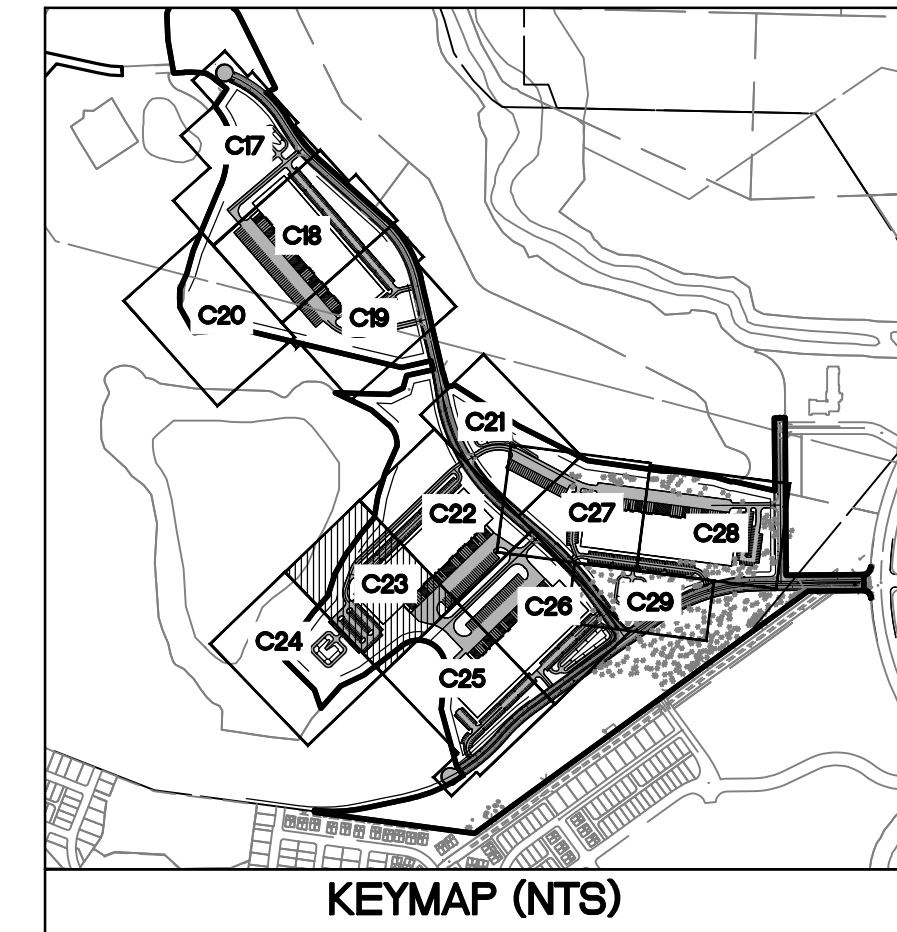
GRADING AND DRAINAGE PLAN 7

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

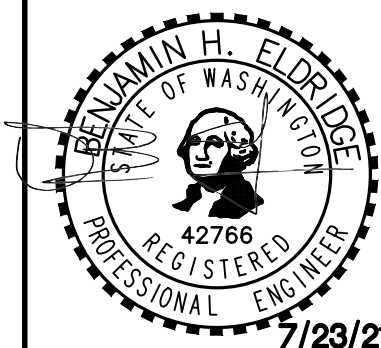


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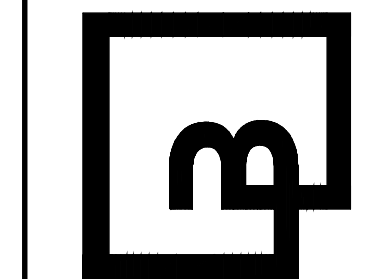
Revision
No. Date By Ckd. Appr.
Title: GRADING AND DRAINAGE PLAN 7
FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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Job Number
21127
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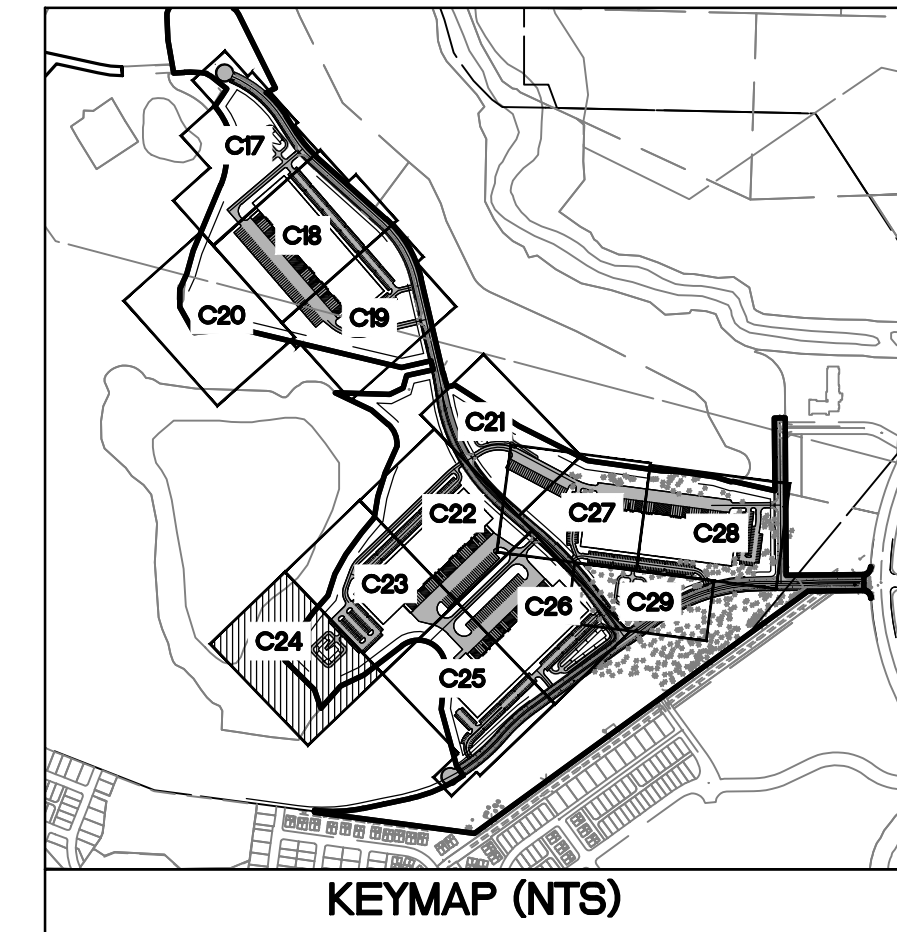
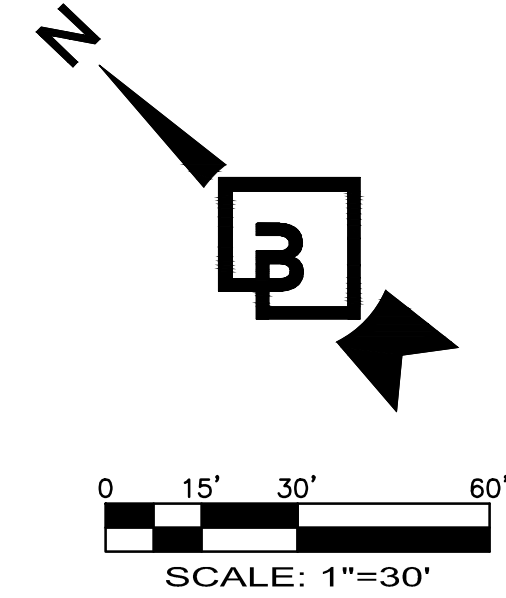
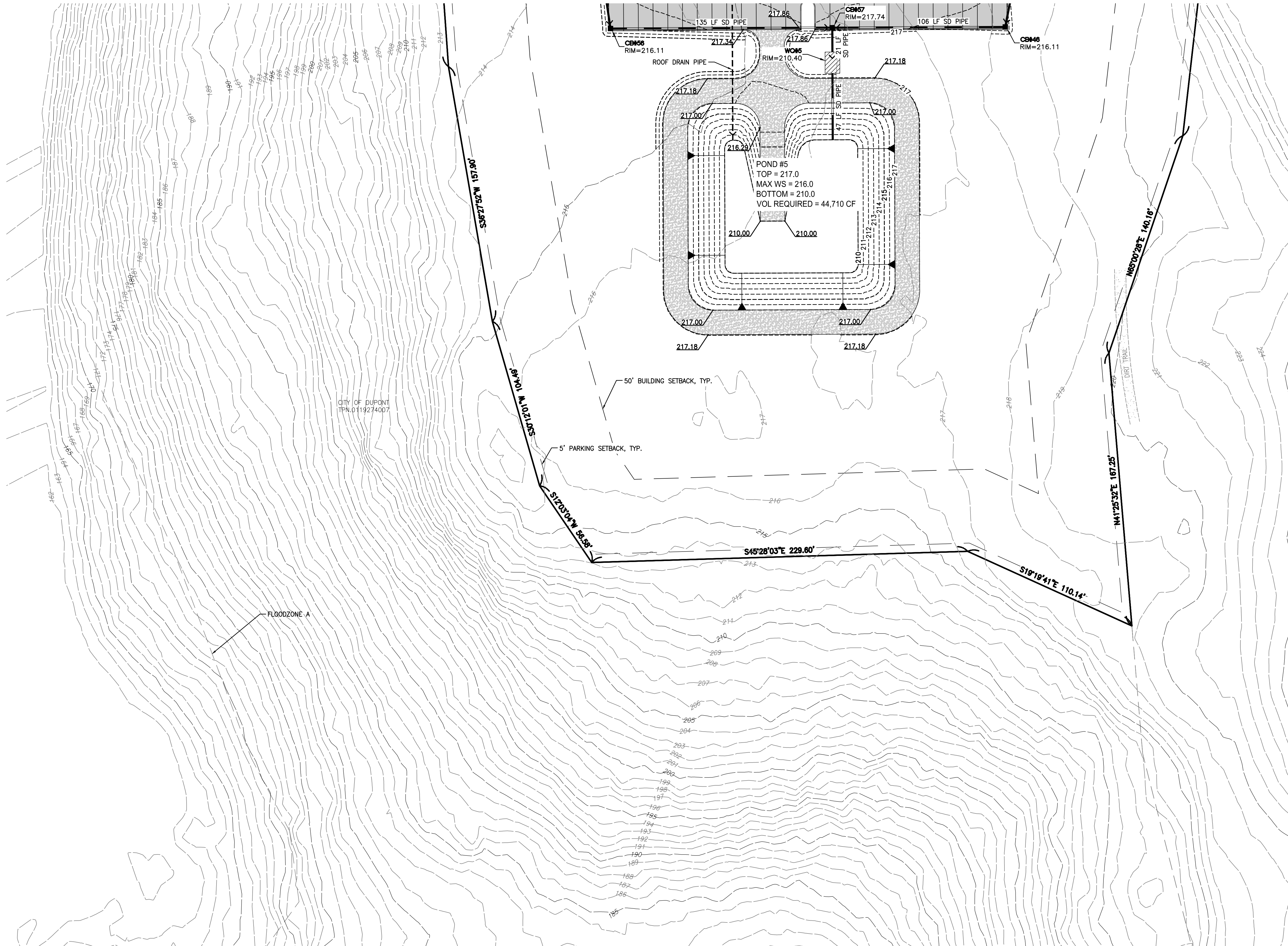
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



GRADING AND DRAINAGE PLAN 8

FOR FOUNDER'S RIDGE

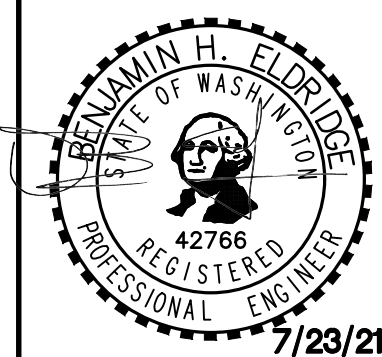
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chk.	Appr.

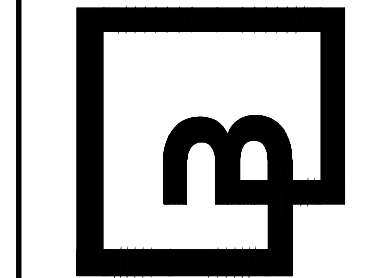
Title: GRADING AND DRAINAGE PLAN 8

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
Designed: SAR	1"=30'	
Drawn: SAR		
Checked: BE		
Approved: DKB		
Date: 7/23/21		

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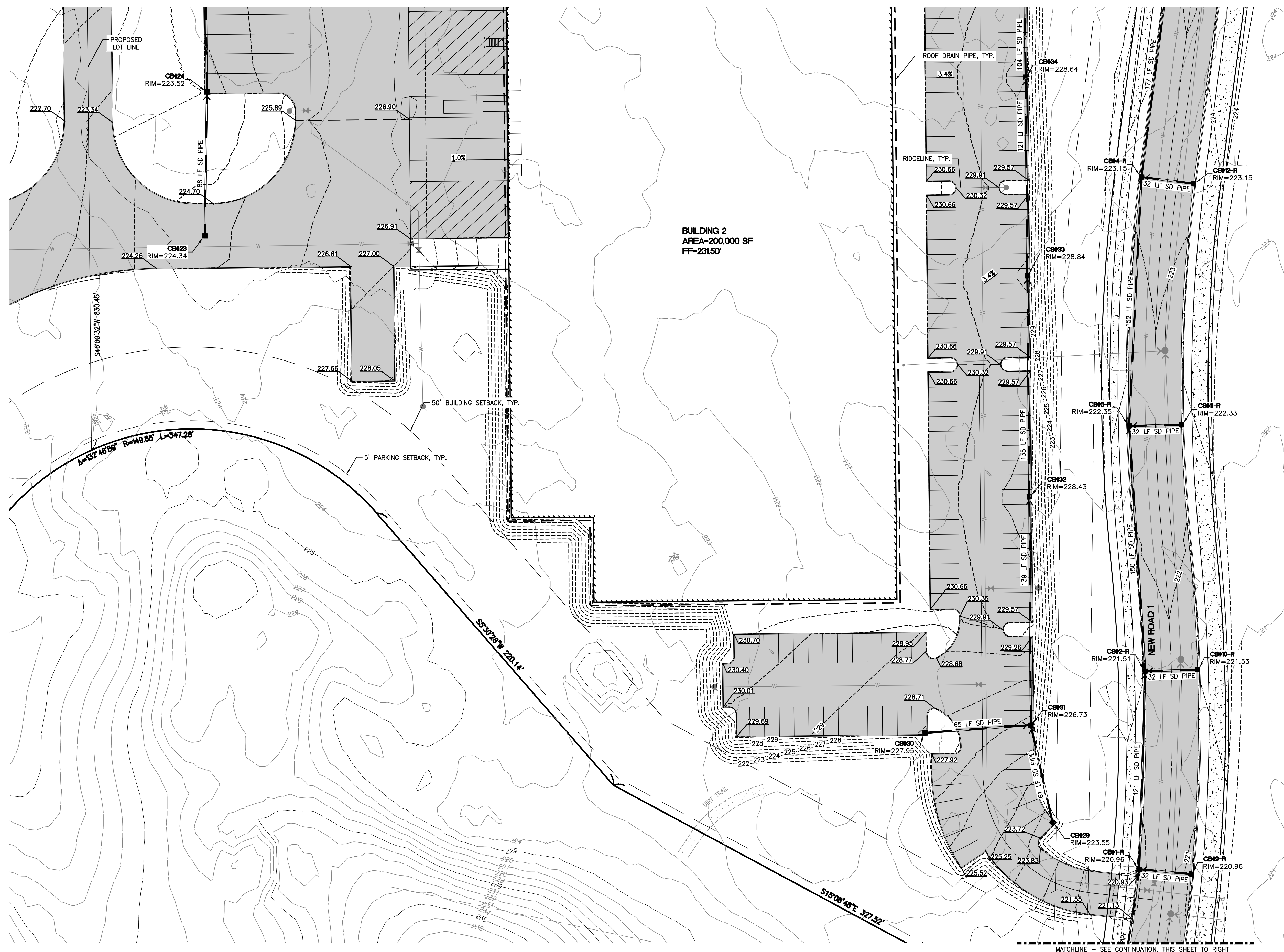
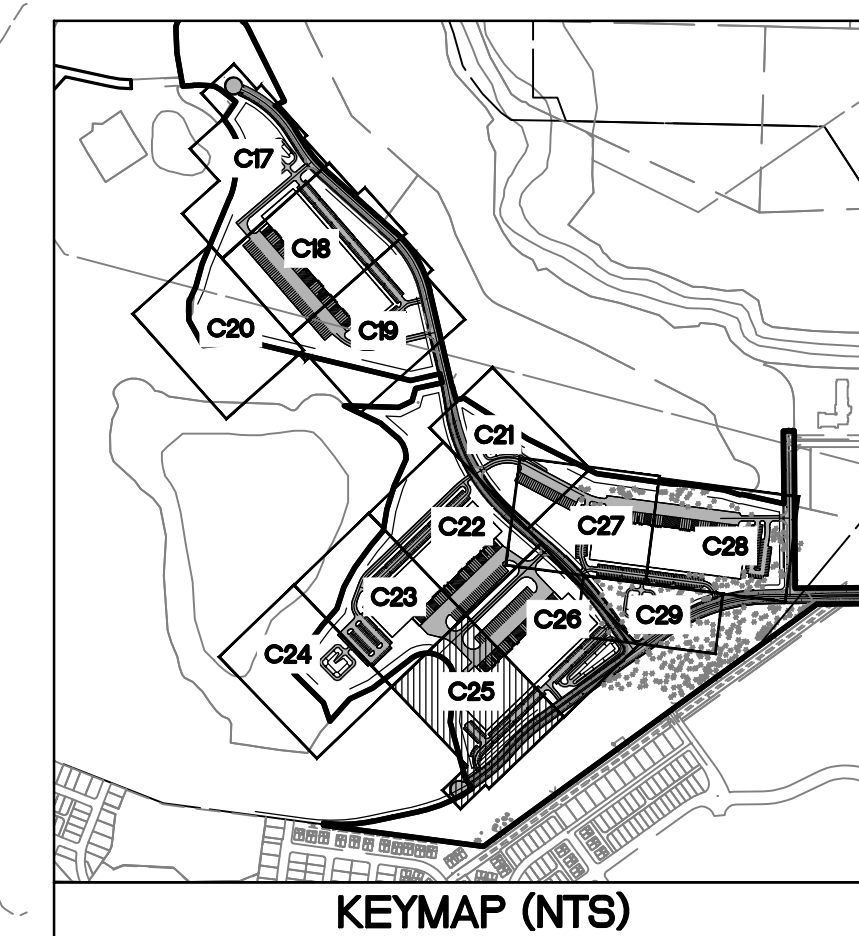
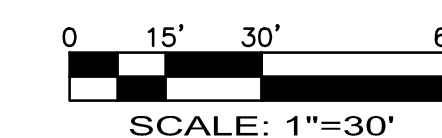


Job Number 21127	Sheet C24 of 56
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NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES



FOR
FOUNDER'S RIDGE



NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

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City	Ckda	Appr.	Revision
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GRADING AND DRAINAGE PLAN 9

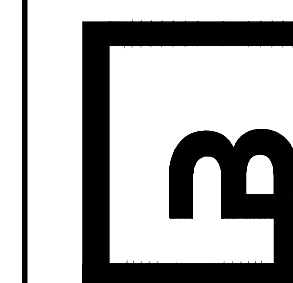
For: **NORTHPOINT DEVELOPMENT**
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal
1"=30'
Vertical

Designed SAR
Drawn SAR
Checked BE
Approved DKB

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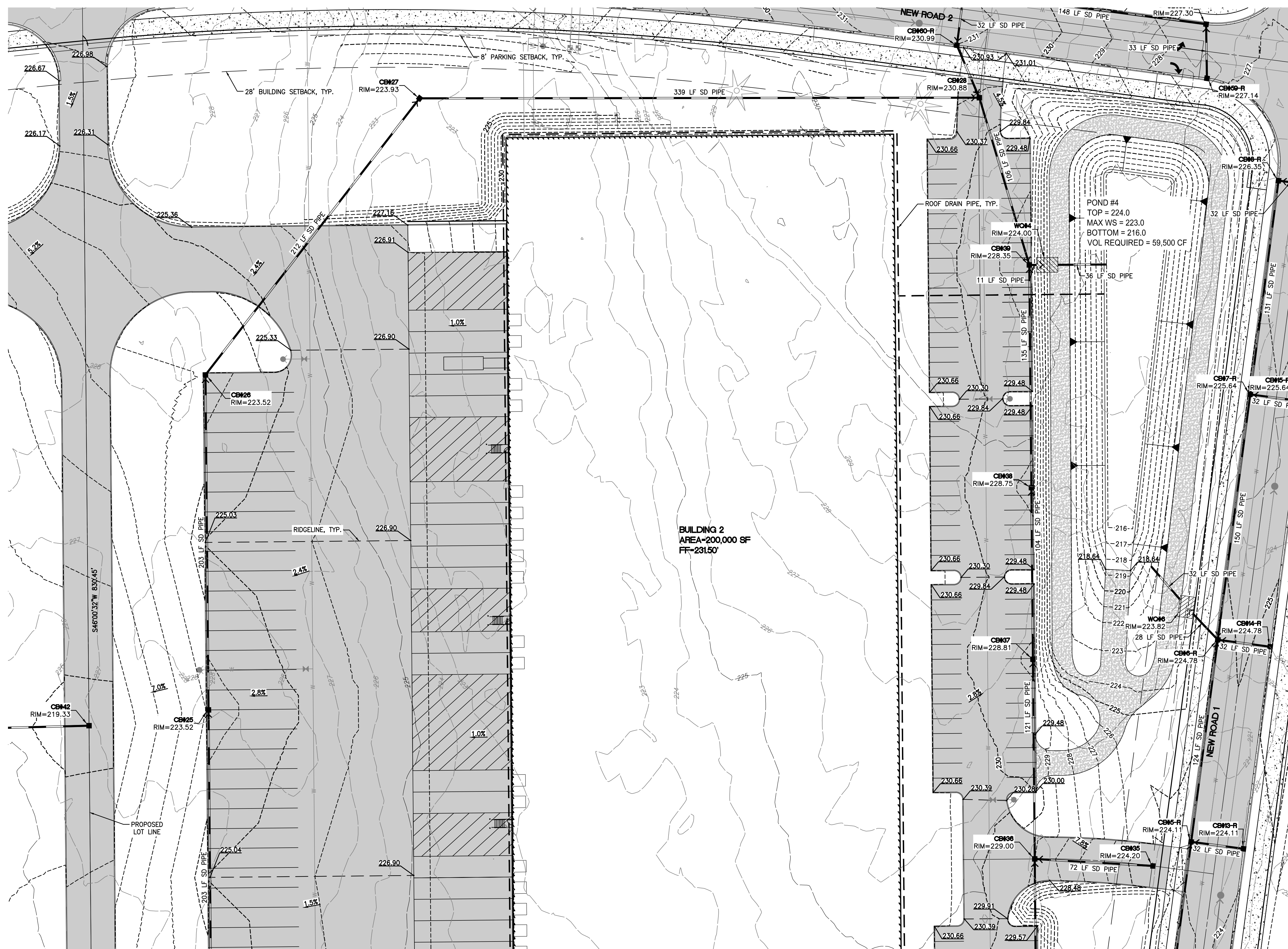
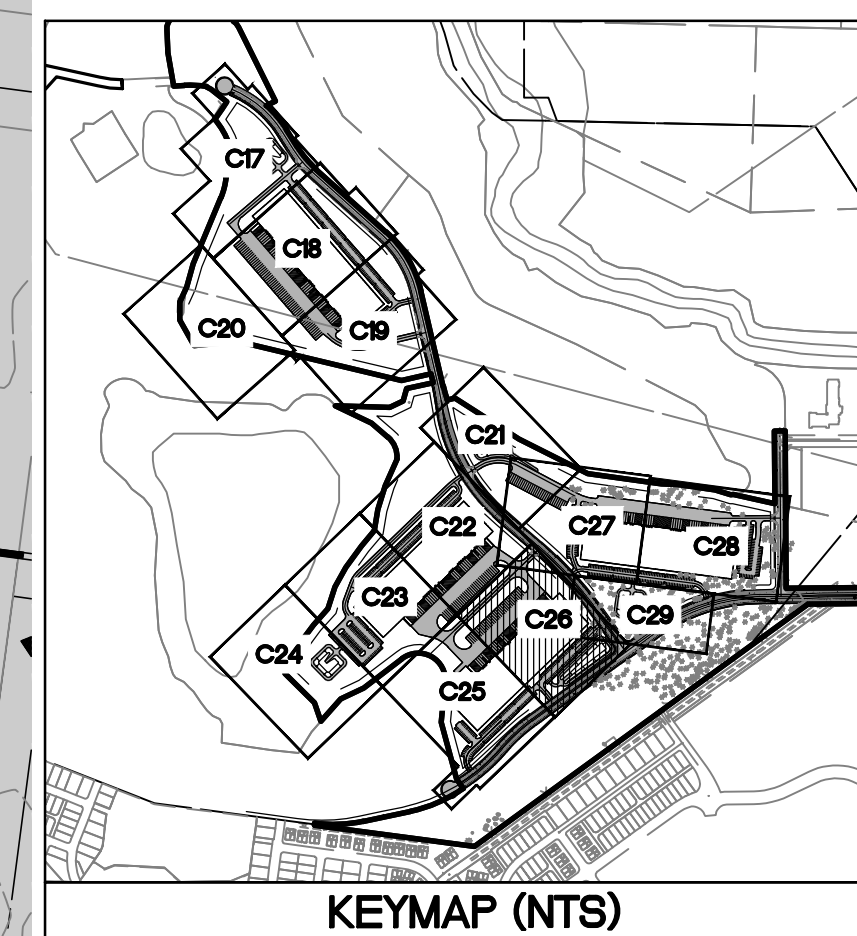
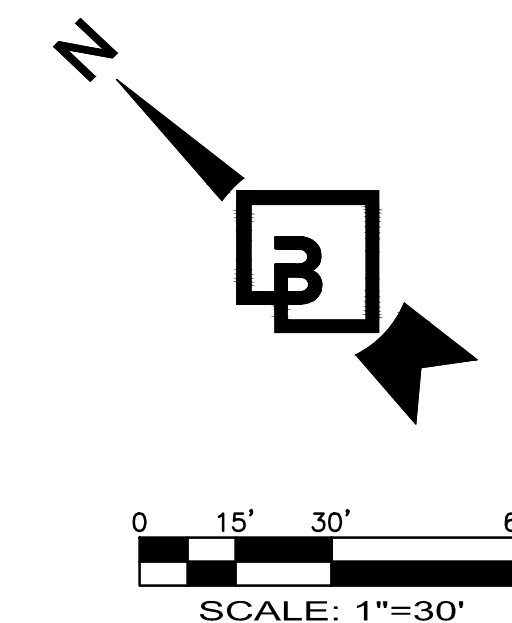
Job Number
21127

C25. 56

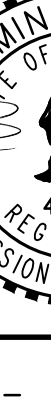


FOR
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Job Number 21127			Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.2516222 barghausen.com		Designed <u>SAR</u> Drawn <u>SAR</u> Checked <u>BE</u> Approved <u>DKB</u> Date <u>7/23/21</u>	Scale: Horizontal 1"=30' Vertical —	 7/23/21	For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150	Title: GRADING AND DRAINAGE 10 FOR FOUNDER'S RIDGE	No. Date By Ckd. Appr. Revision
Sheet 206.56										

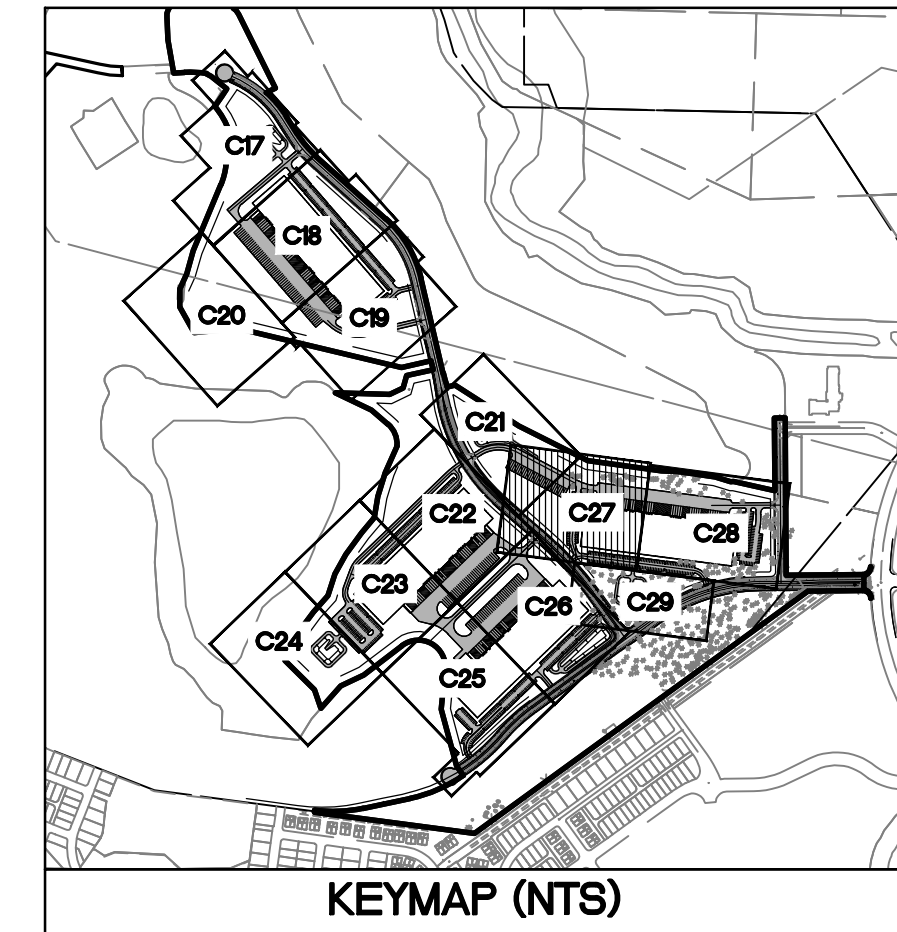
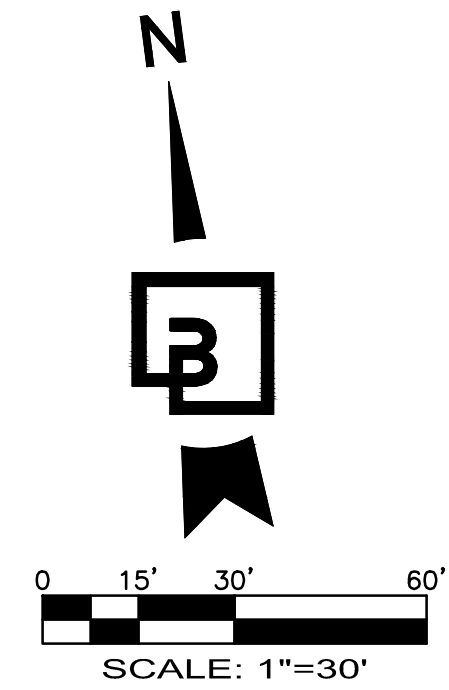
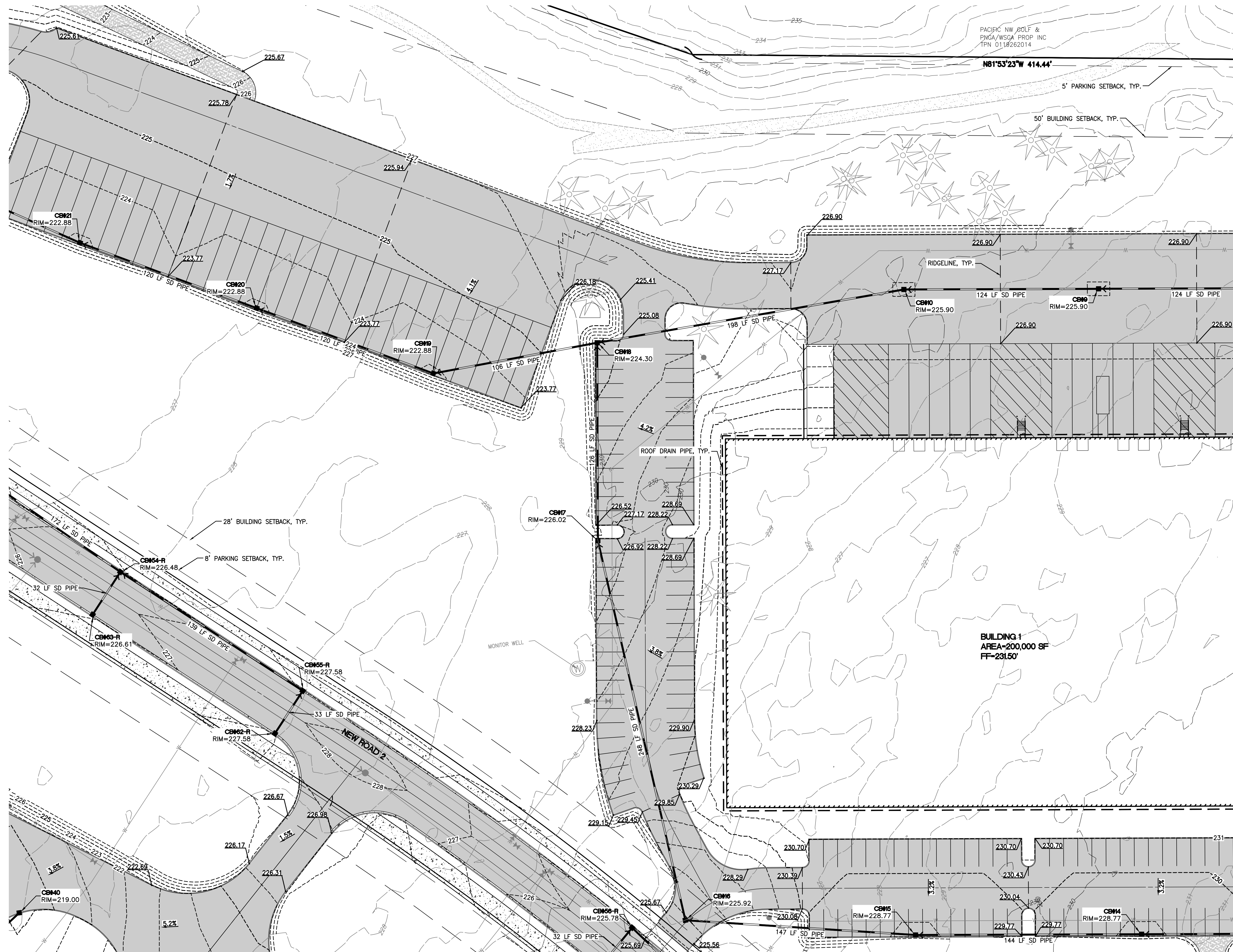


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GRADING AND DRAINAGE PLAN 11

FOR FOUNDER'S RIDGE

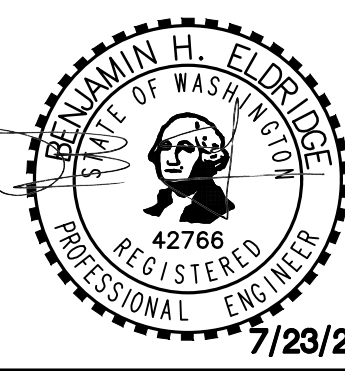
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chk.	Appr.	Revision

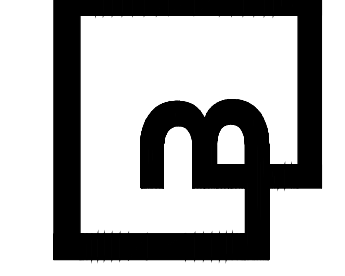
Title: GRADING AND DRAINAGE PLAN 11
FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
Horizontal	1"=30'	1"=30'
Vertical	1"=30'	1"=30'

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Job Number	Sheet
21127	C27_56

NOTE: SEE OFFSITE PLANS FOR
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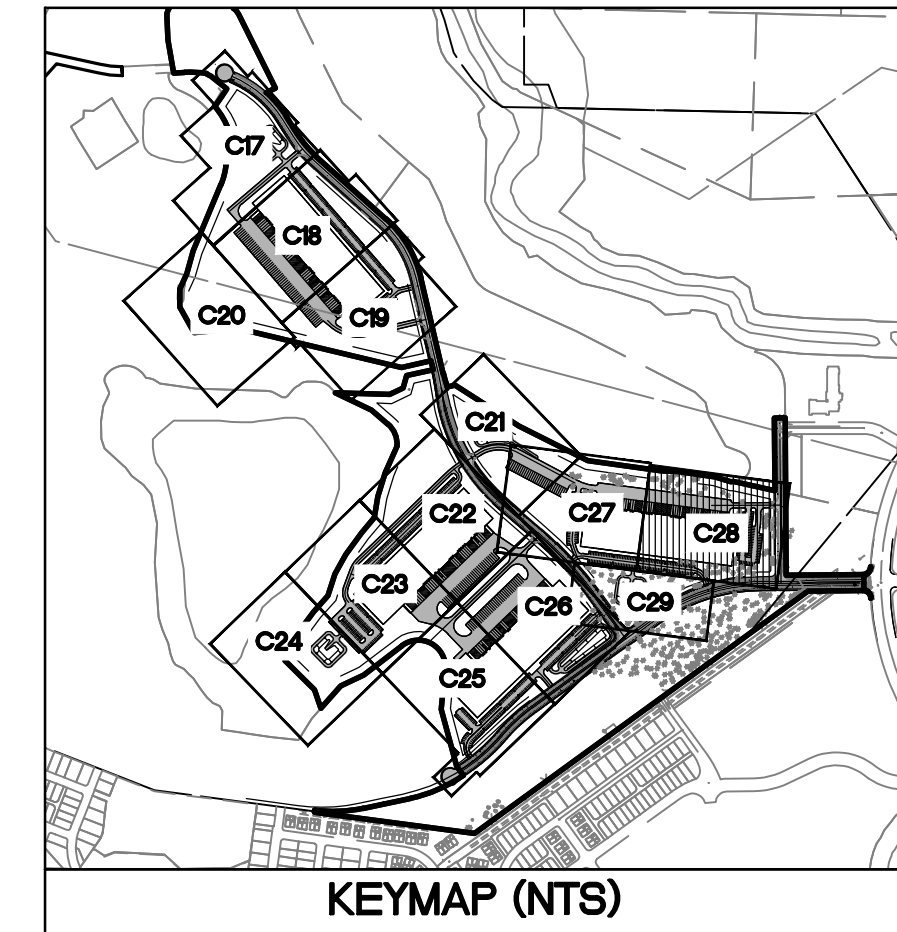
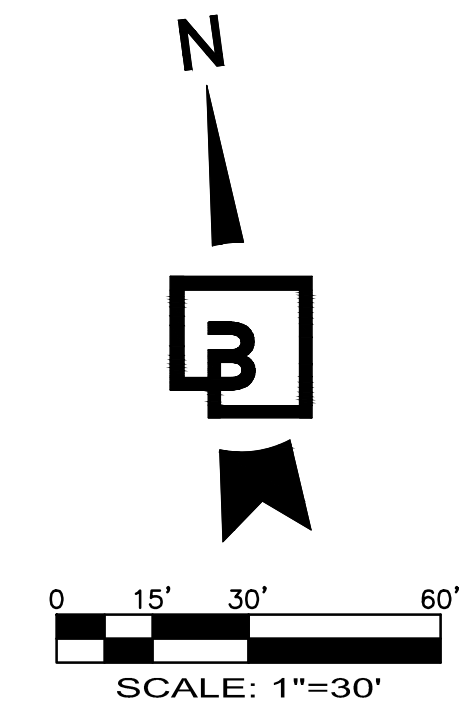
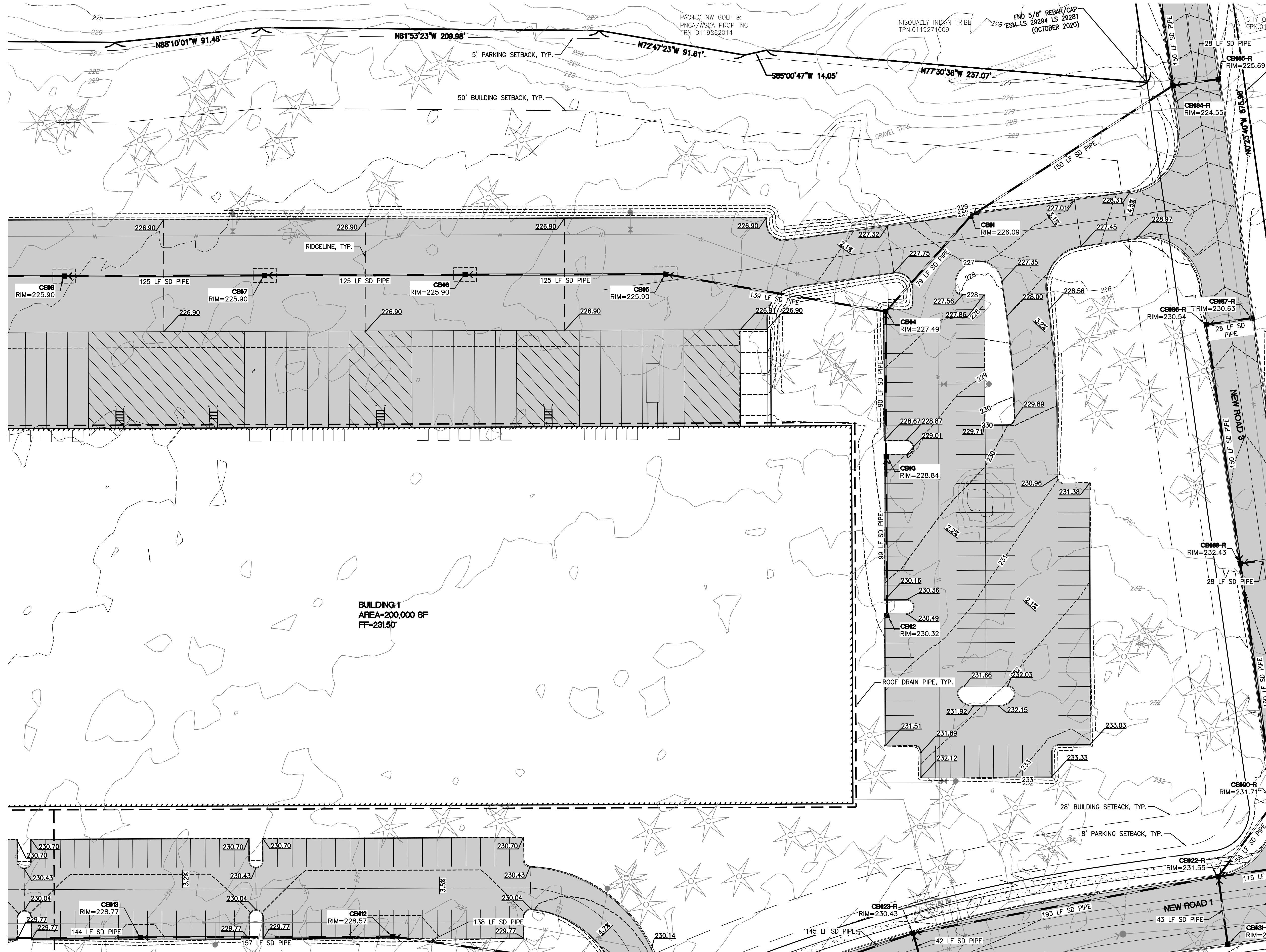


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GRADING AND DRAINAGE PLAN 12

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



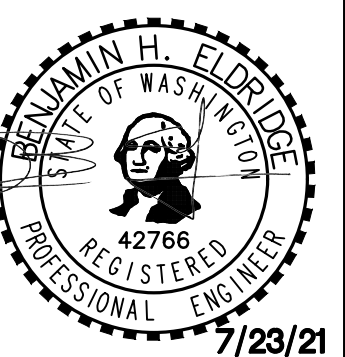
Revision

No. Date By Ckd. Appr.

Title: GRADING AND DRAINAGE PLAN 12 FOR FOUNDER'S RIDGE

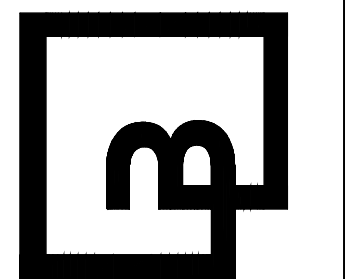
For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale: Horizontal 1"=30' Vertical -
Designed: SAR Drawn: SAR Checked: BE Approved: DKB Date: 7/23/21

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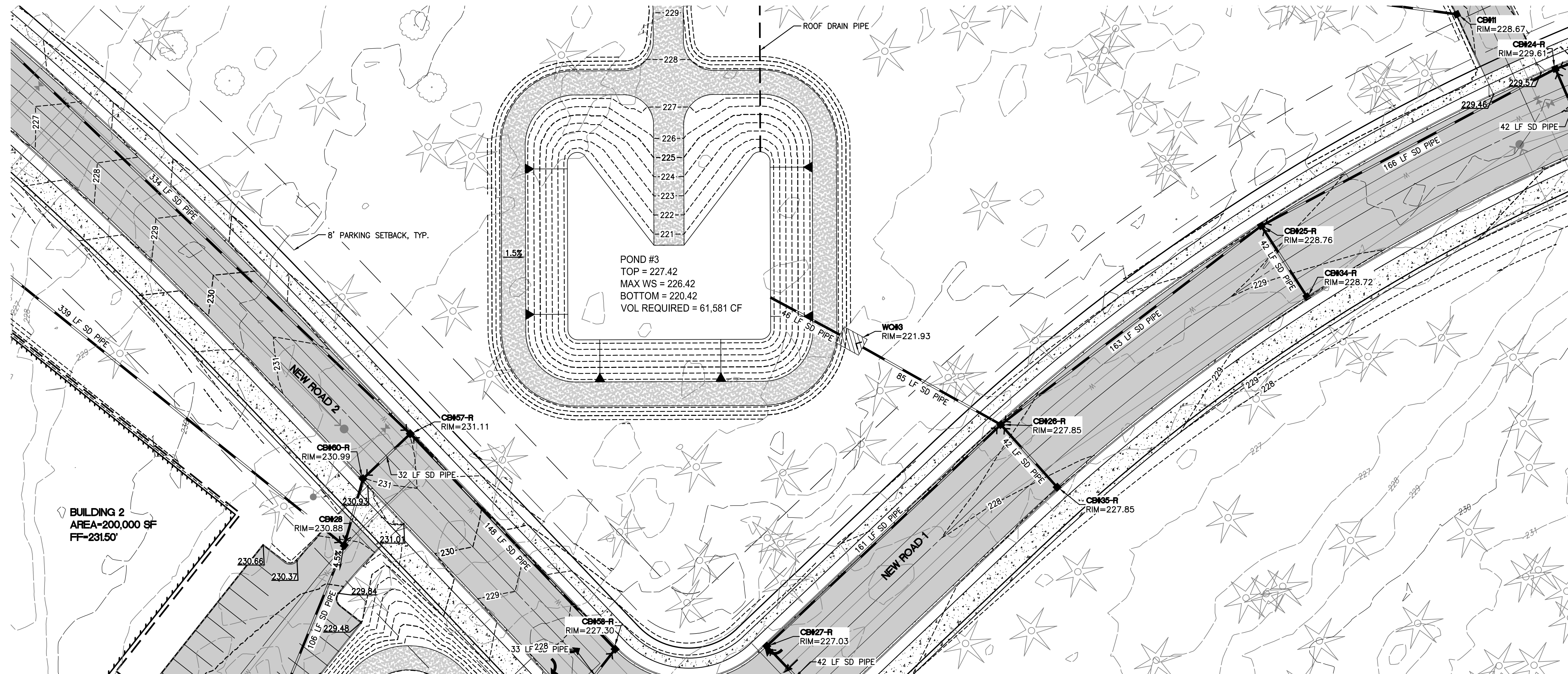
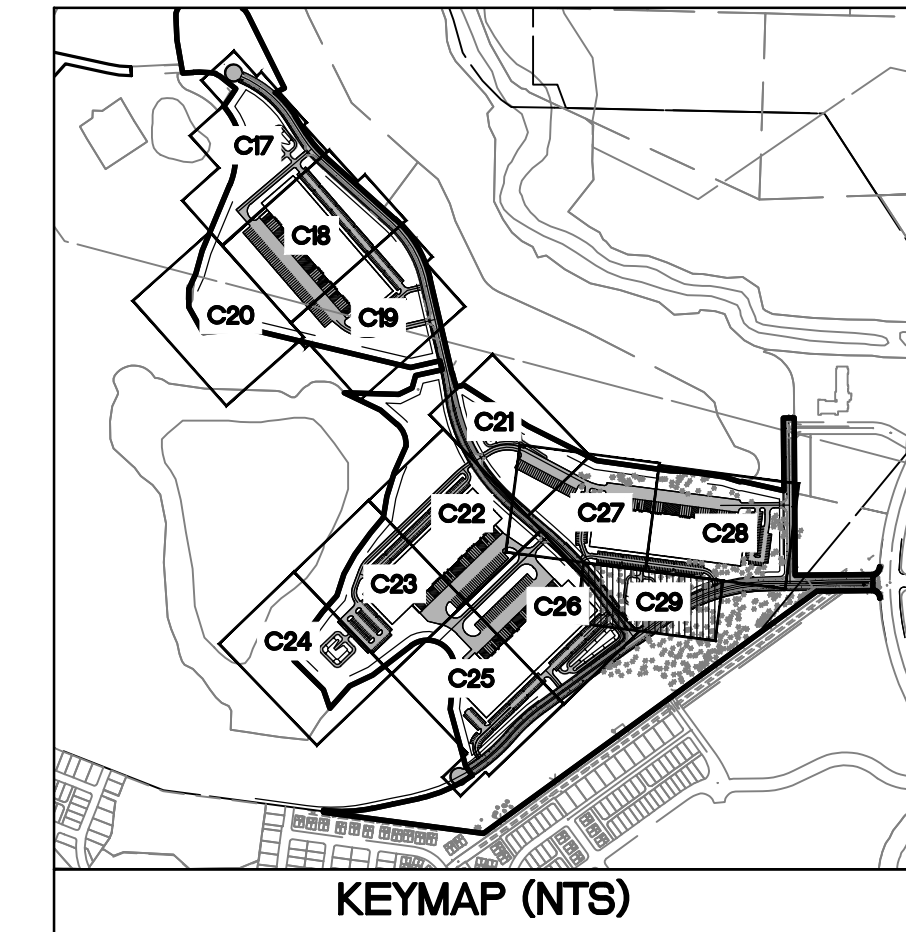


Job Number: 21127
Sheet: C28_56

NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES



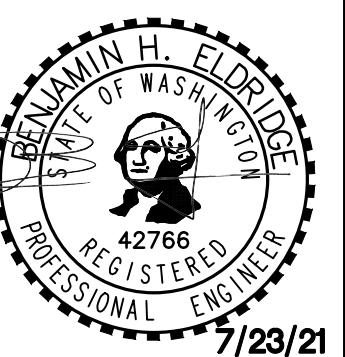
FOR
FOUNDER'S RIDGE



No.	Date	By	Ckd.	Appr.	Revision
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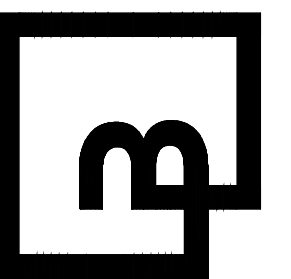
GRADING AND DRAINAGE PLAN
13
FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Designed SAR
 Drawn SAR
 Checked BE
 Approved DKB
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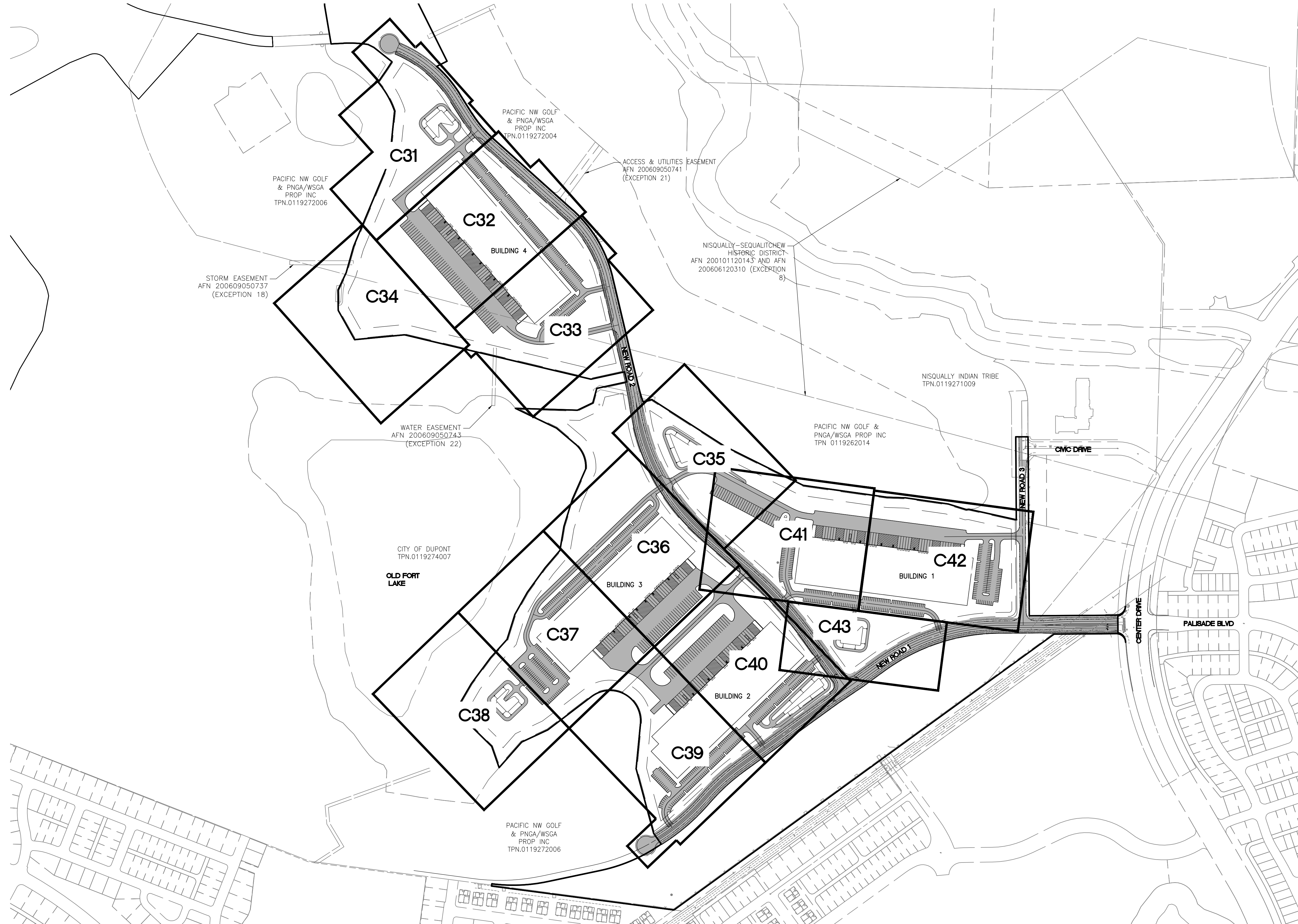
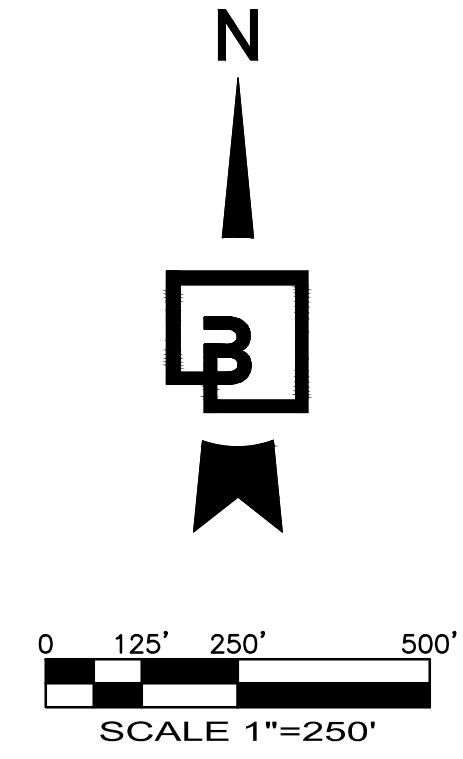
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER KEYMAP

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revision

Title: WATER AND SEWER KEYMAP
For: FOUNDER'S RIDGE

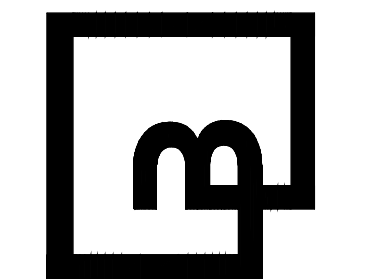
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:	Horizontal	Vertical
Designed: SAR	1"=250'	-
Drawn: SAR		
Checked: BE		
Approved: DKB		
Date: 7/23/21		

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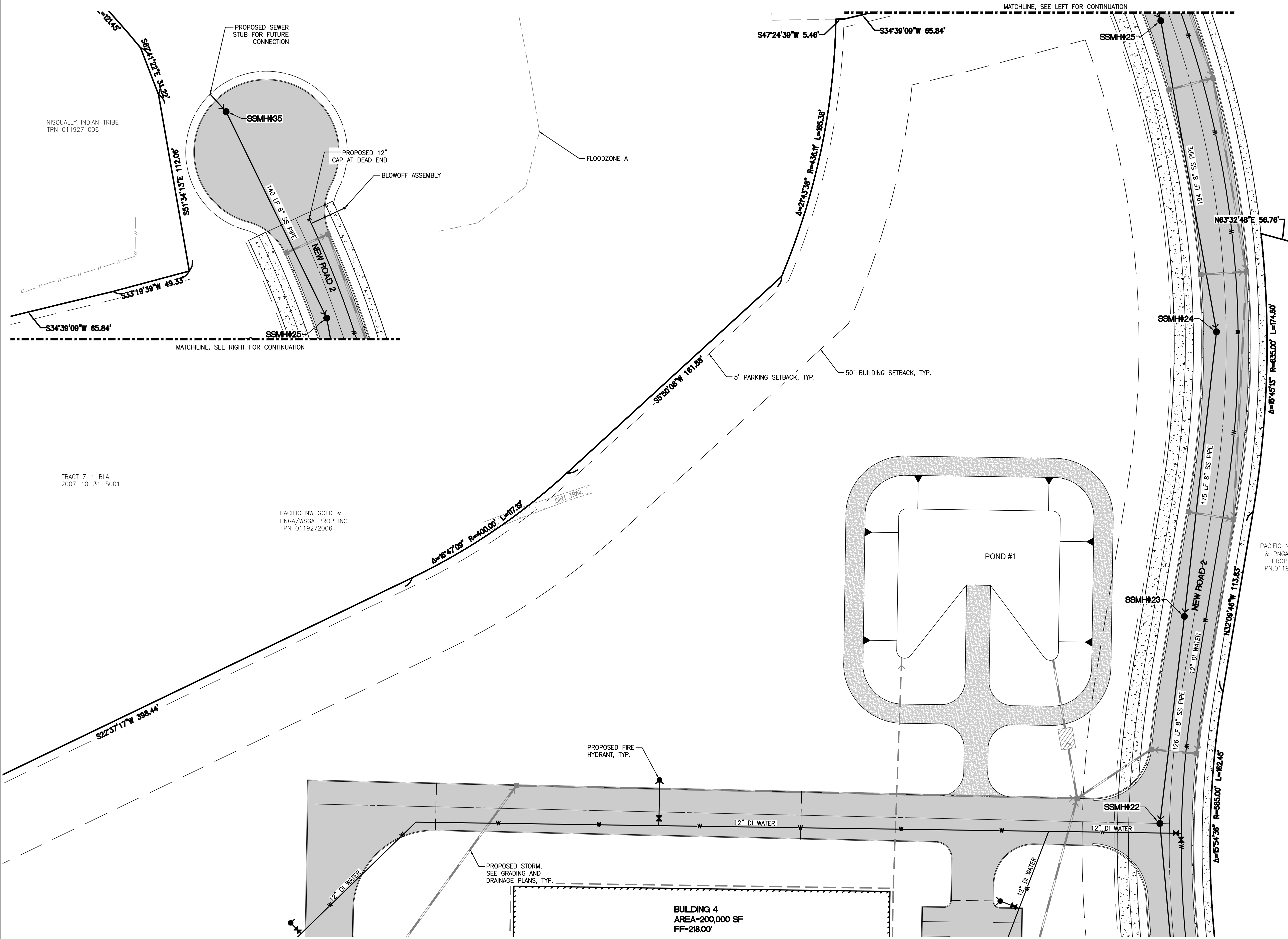
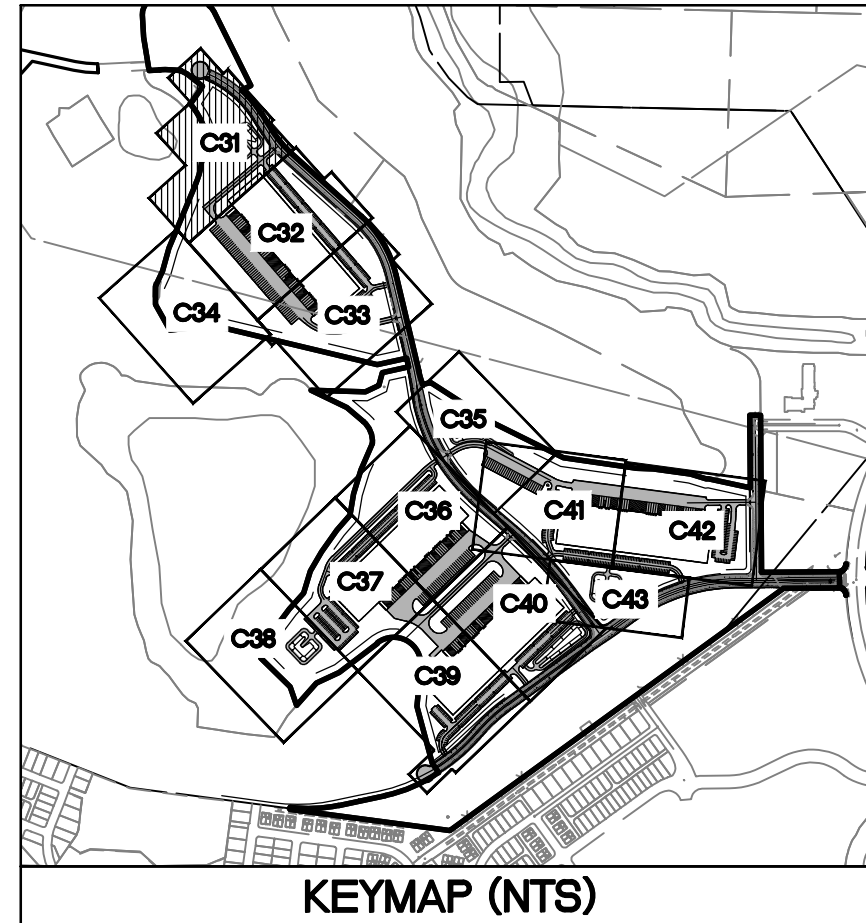
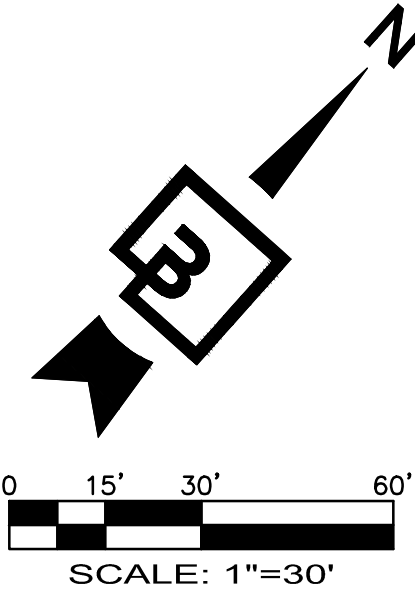


Know what's below.
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WATER AND SEWER PLAN 1

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

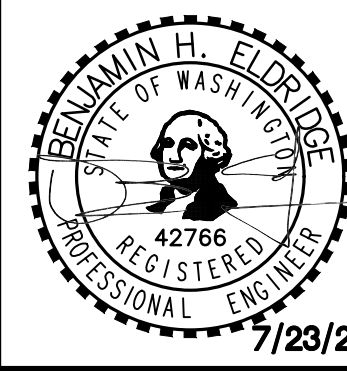


WATER AND SEWER PLAN 1

FOR
FOUNDER'S RIDGE

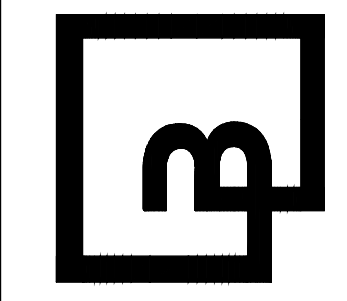
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale: Horizontal 1"=30' Vertical -
Designed: SAR Draw: SAR Checked: BE Approved: DKB Date: 7/23/21

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



Job Number
21127

Sheet

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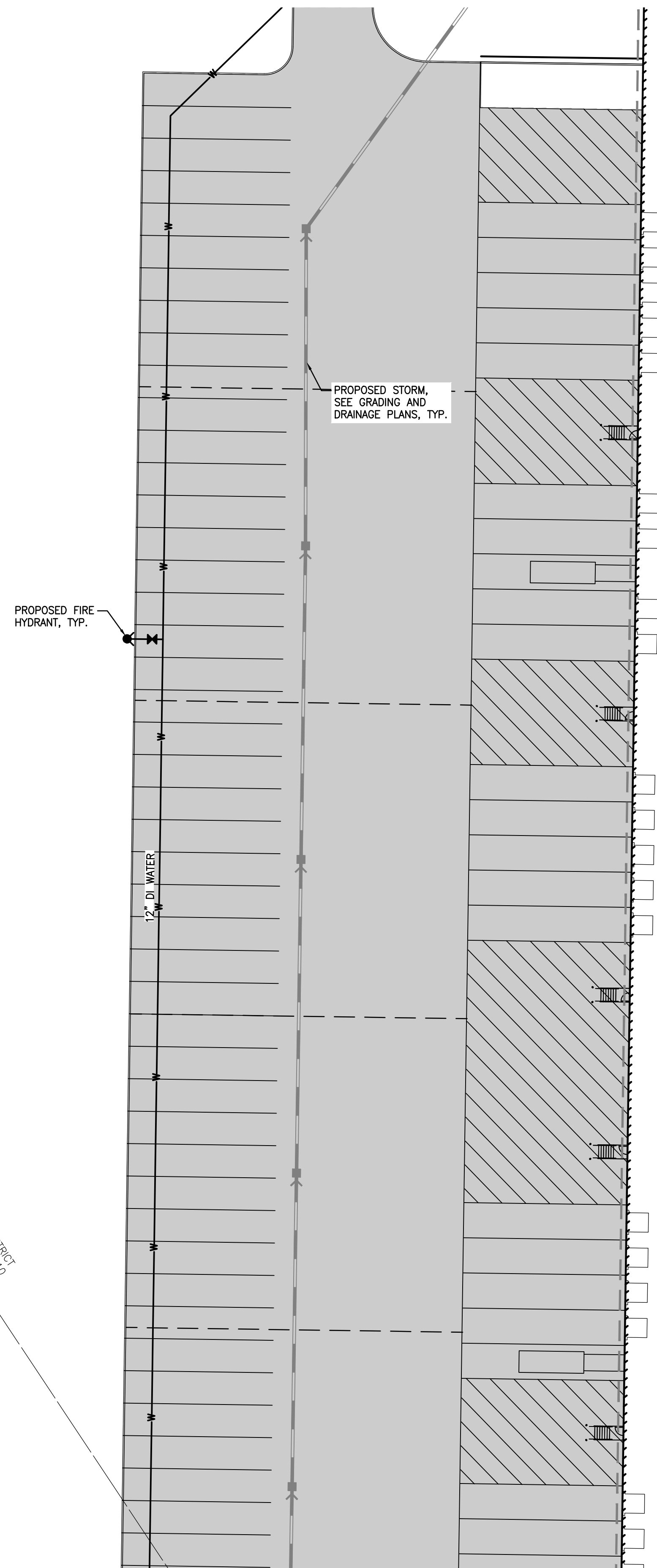
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



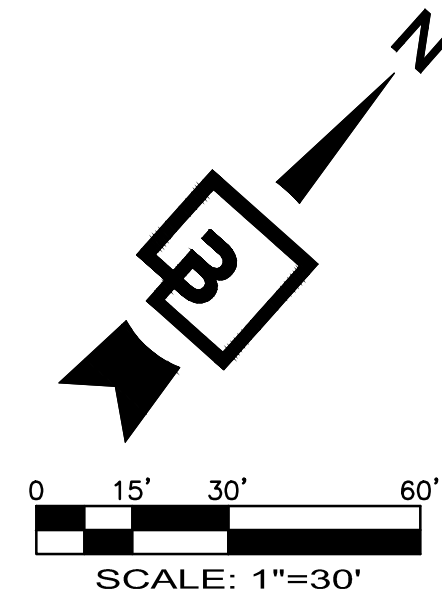
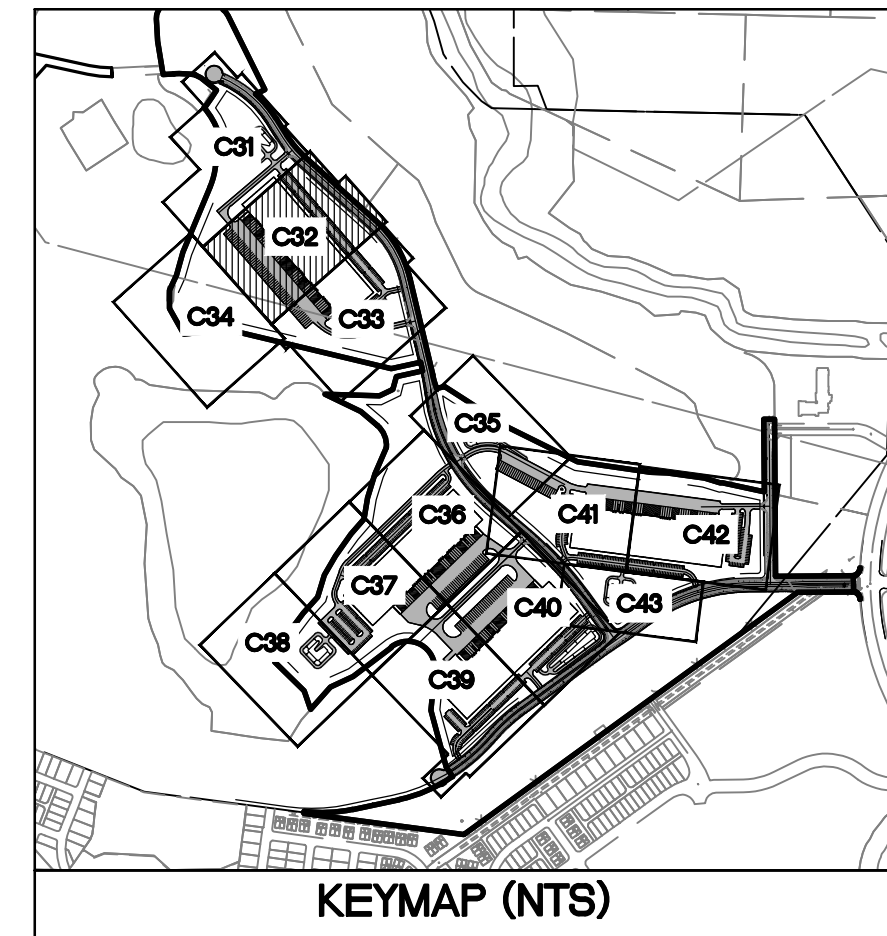
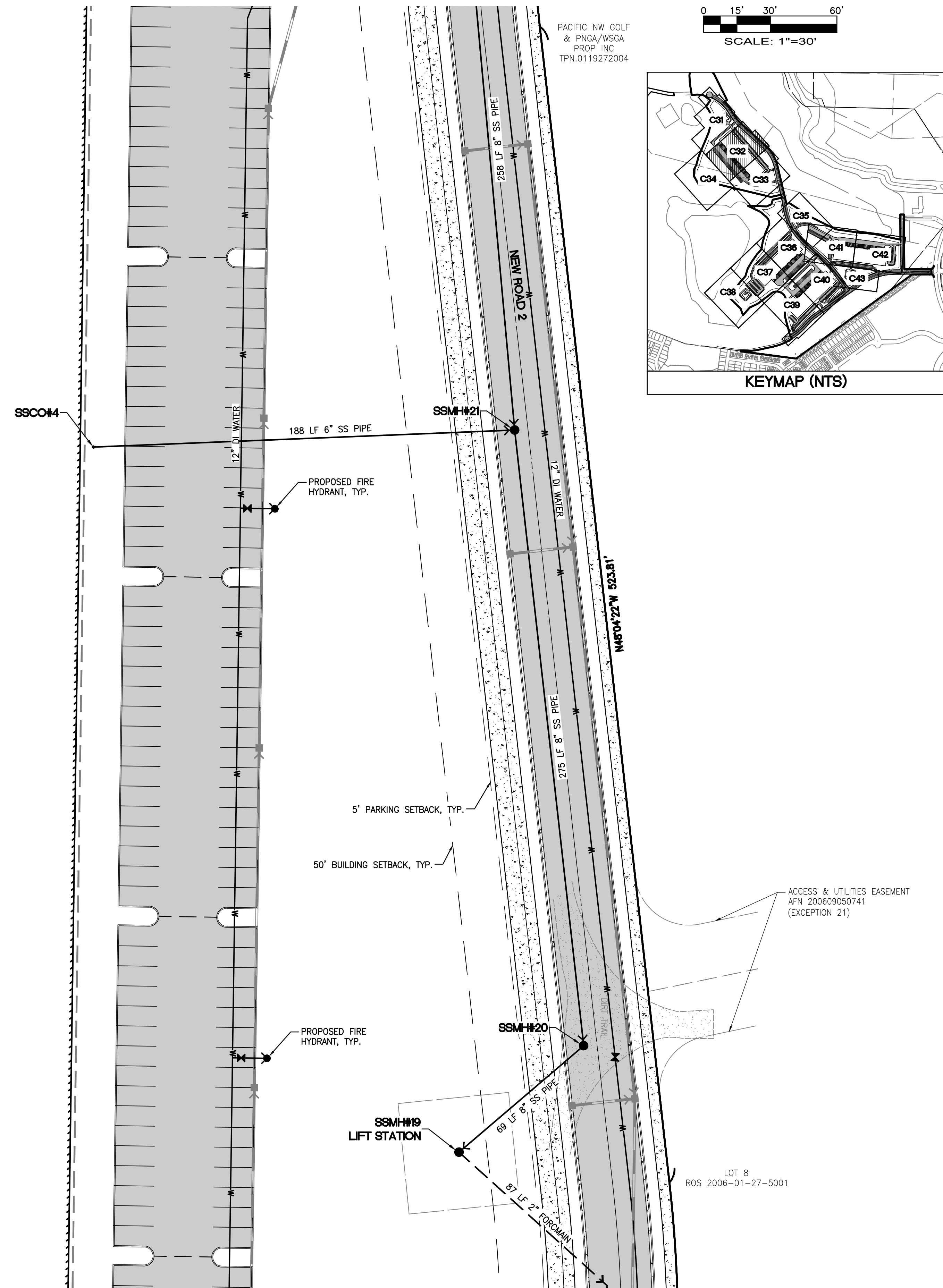
WATER AND SEWER PLAN 2

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



BUILDING 4
AREA=200,000 SF
FF=218.00'



PACIFIC NW GOLF
& PNGA/WSGA
PROP. NO.
TPN.0119272004

ACCESS & UTILITIES EASEMENT
AFN 200609050741
(EXCEPTION 21)

LOT 8
ROS 2006-01-27-5001

MODALITY-SQUANTUM HISTORIC DISTRICT
APR 2007 01-20145 AND APR 2008 01-20310
(EXCEPTION 8)

NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Revision

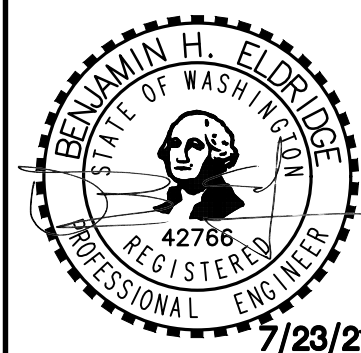
No.	Date	By	Chd.	Appr.

WATER AND SEWER PLAN 2

Title:

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

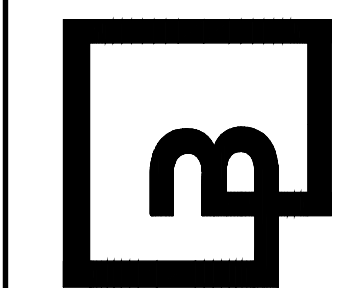
For:



Scale:
Horizontal
1"=30'
Vertical
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Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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



Job Number
21127

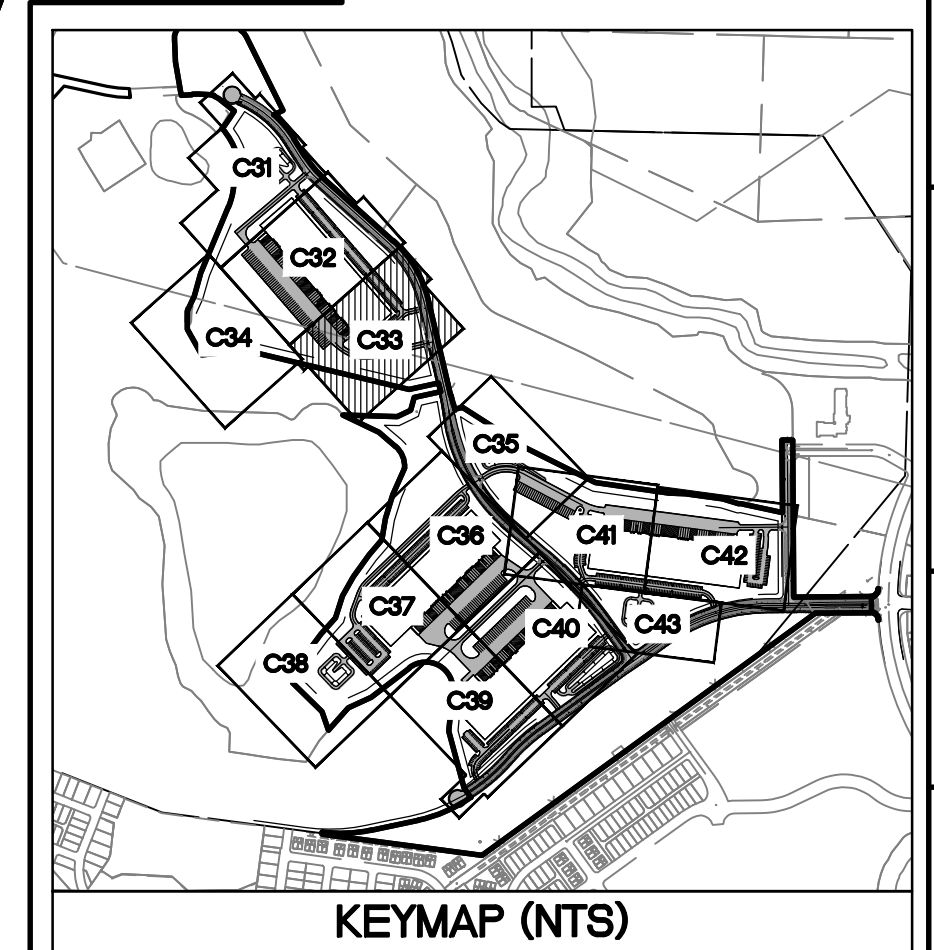
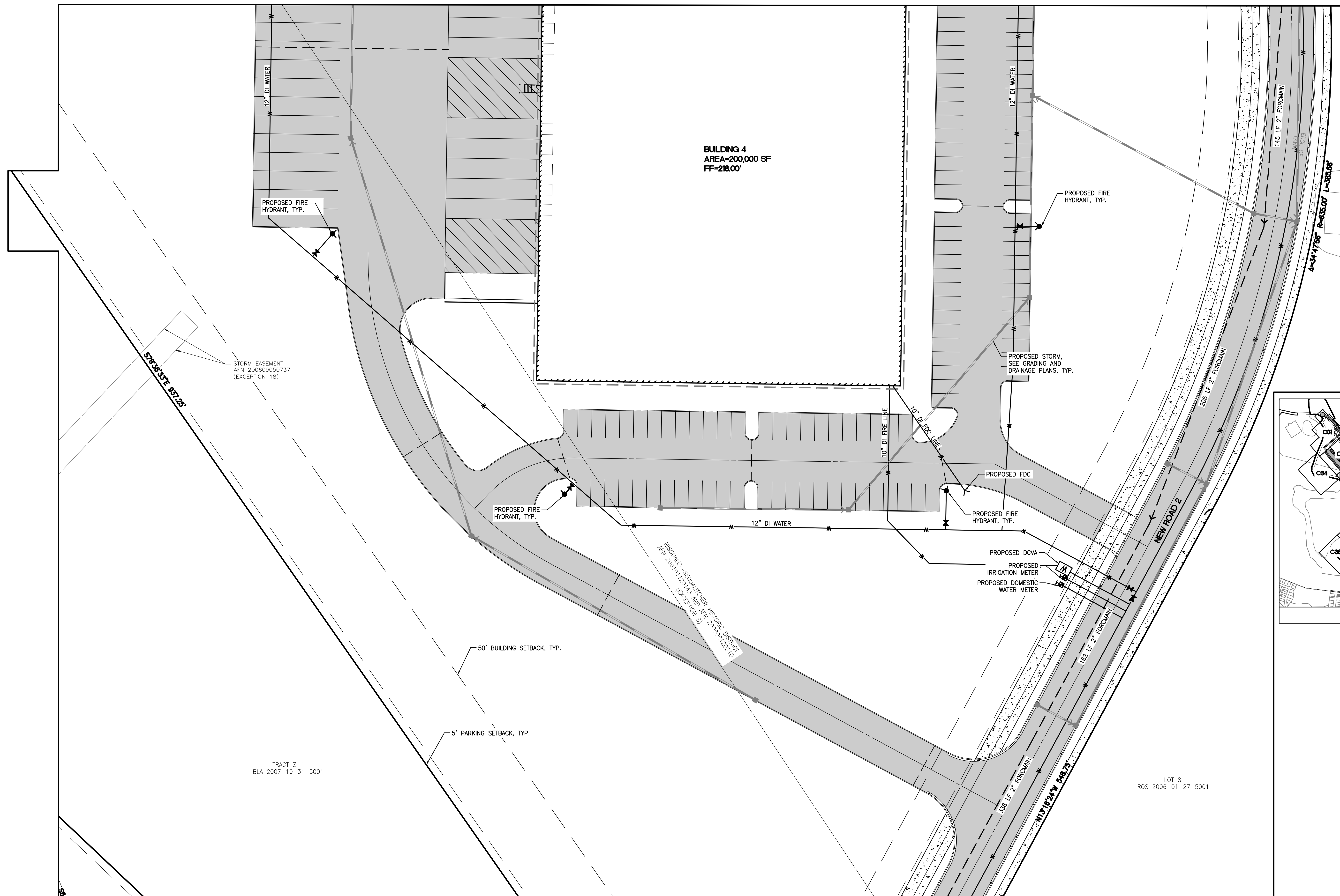
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FOR
FOUNDER'S RIDGE



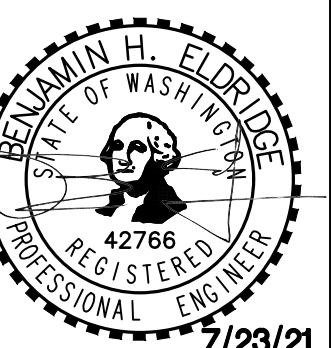
No.	Date	By	Ckd.	Appr.	Revision
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WATER AND SEWER PLAN 3

FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

fol.



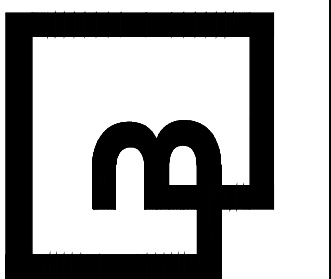
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Horizontal
1"=30'
Vertical

Designed SAR
 Drawn SAR
 Checked BE
 Approved DKB
 Date 7/23/21

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21127

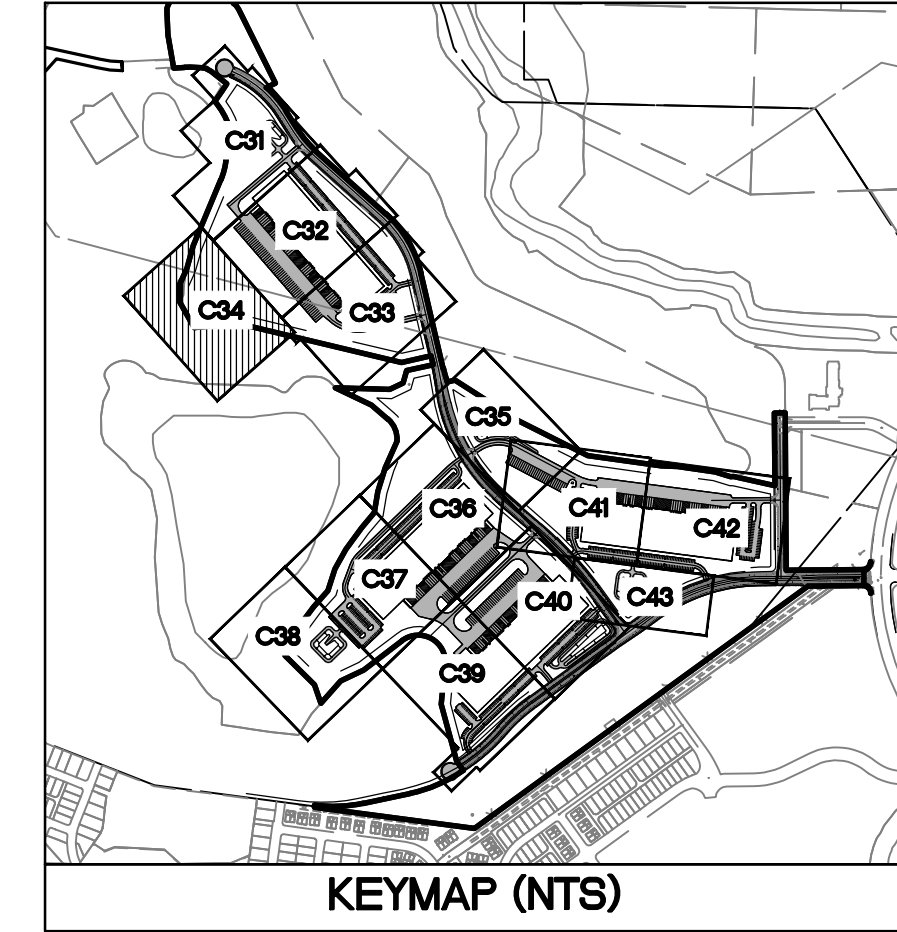
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NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



FOR
FOUNDER'S RIDGE



PACIFIC NW GOLF &
PNGA/WSGA PROP INC
TPN.0119272006

TRACT Z-1
BLA 2007-10-31-5001

NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Revision

Appr.

Title:

WATER AND SEWER PLAN 4

FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

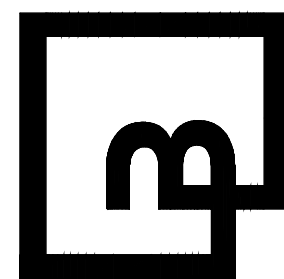
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Scale:
Horizontal
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Vertical

Designed SAR
 Drawn SAR
 Checked BE
 Approved DKB
 Date 7/23/21

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



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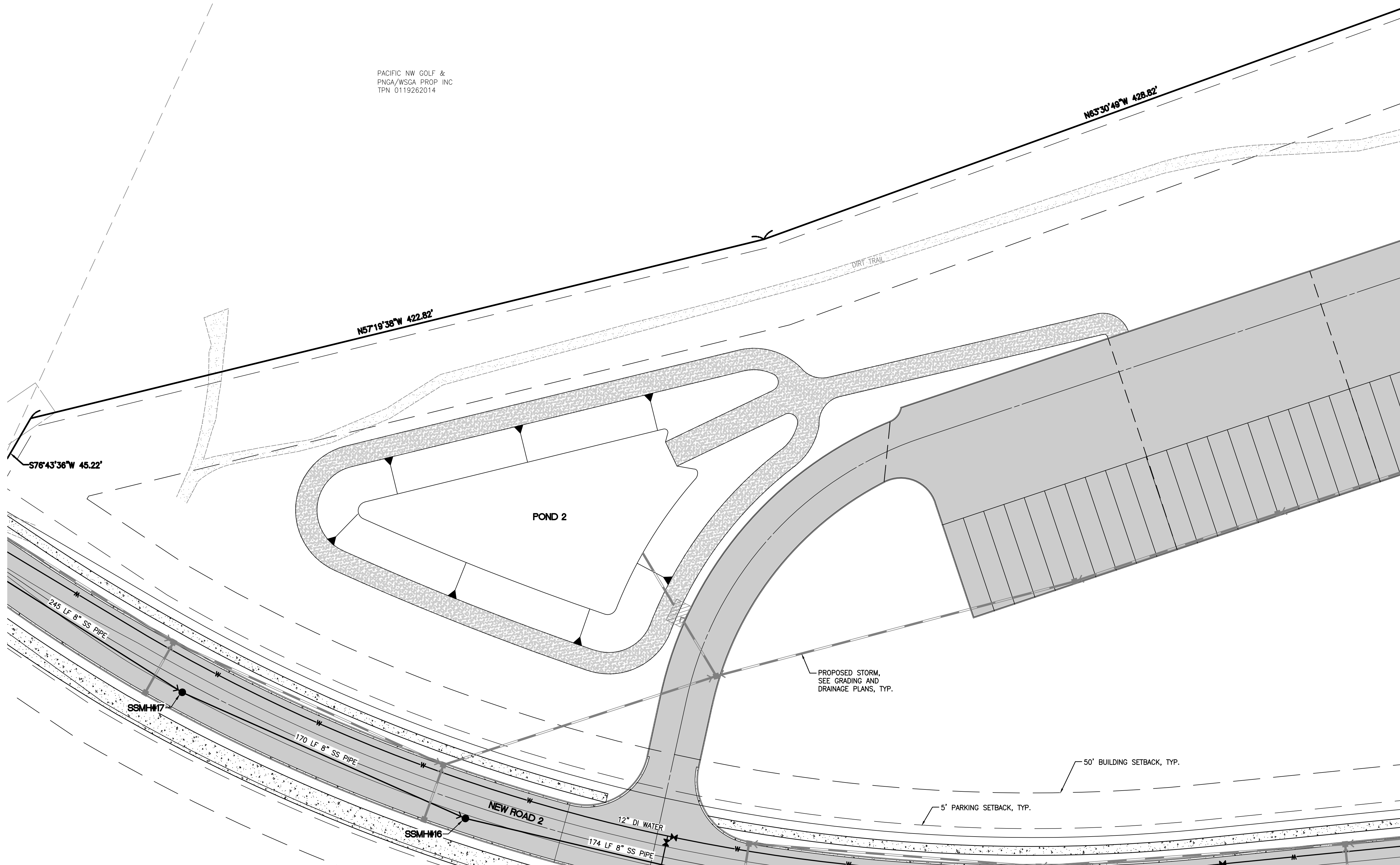
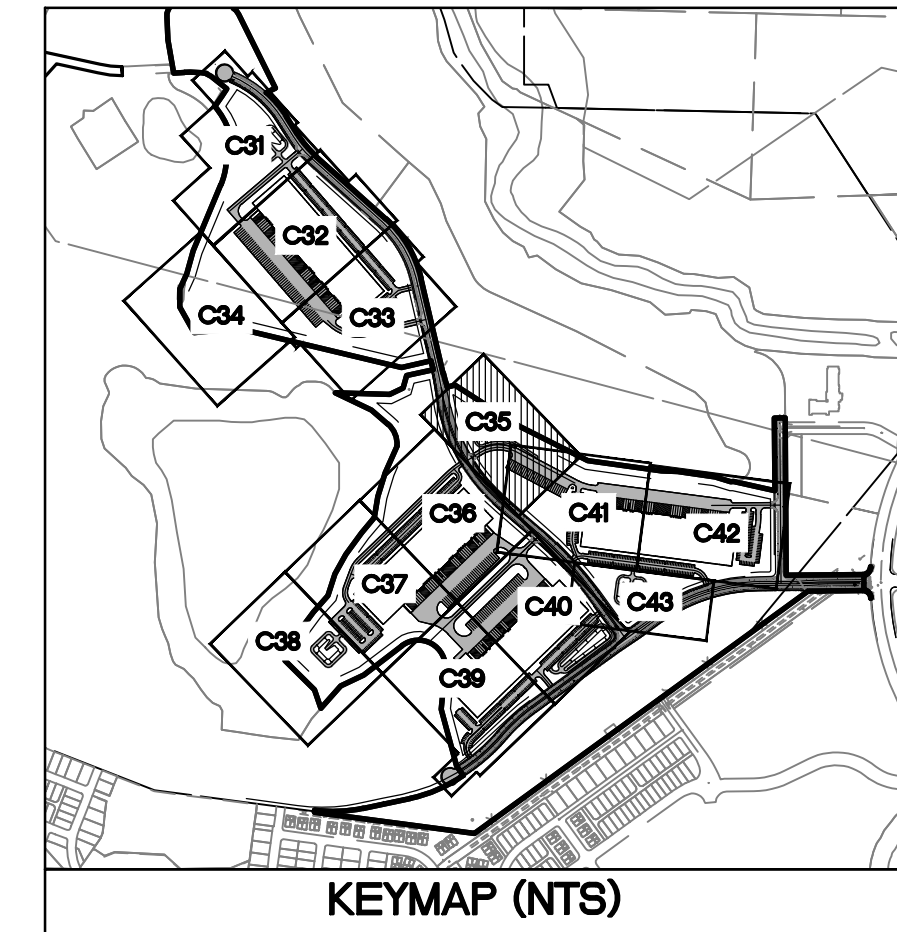
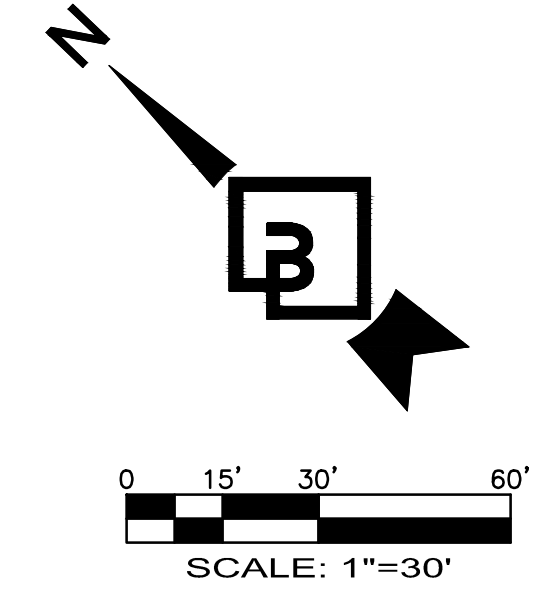
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WATER AND SEWER PLAN 5

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



PACIFIC NW GOLF &
PNOA/WSGA PROP INC
TPN 0119262014

Revision

No.

Date

By

Appr.

WATER AND SEWER PLAN 5

FOR
FOUNDER'S RIDGE

Title:

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:

Horizontal
1"=30'

Vertical
-

Designed SAR

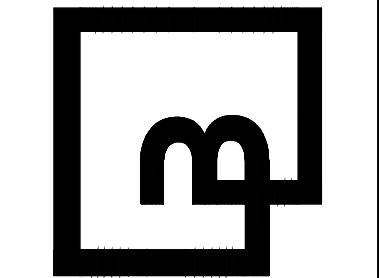
Drawn SAR

Checked BE

Approved DKB

Date 7/23/21

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Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
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Job Number
21127

Sheet
C35

56

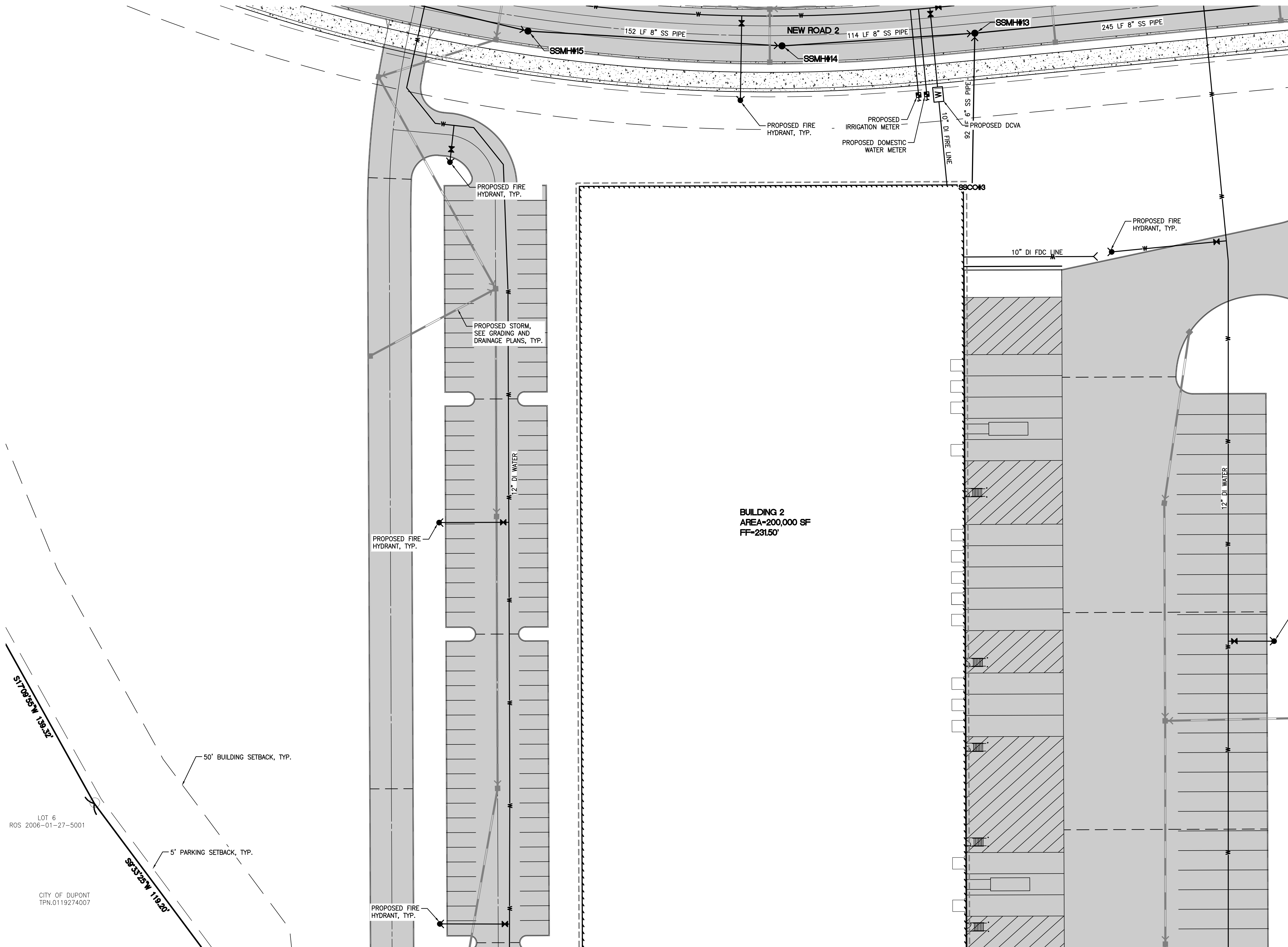
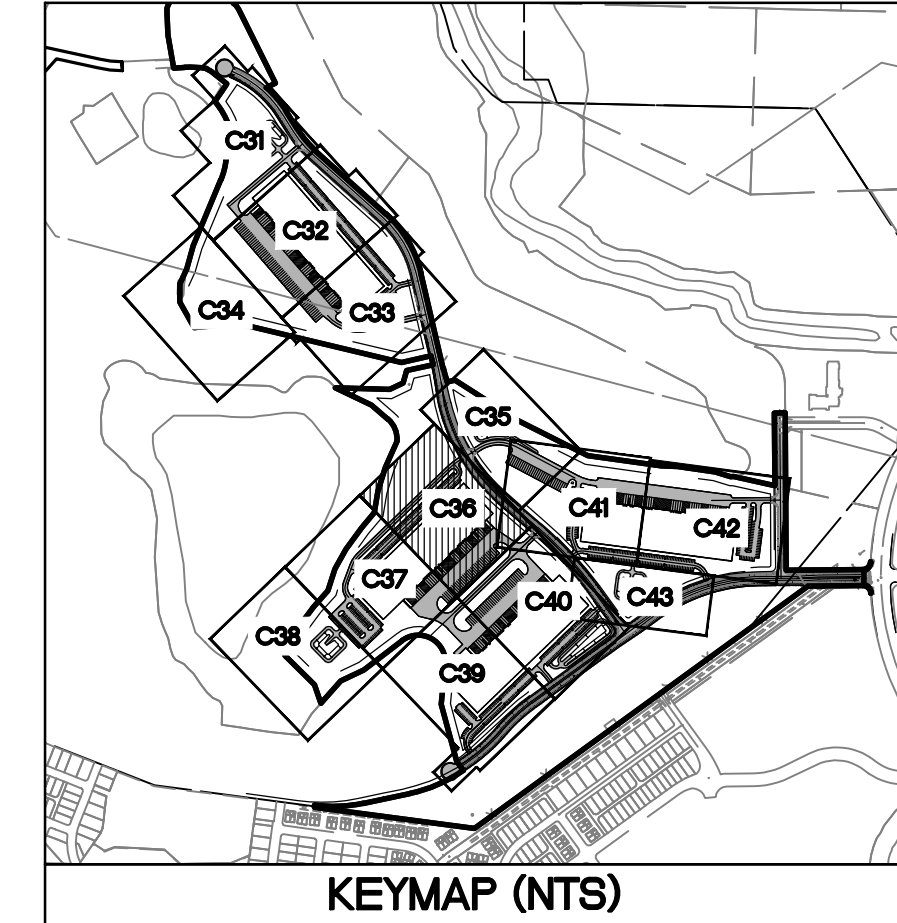
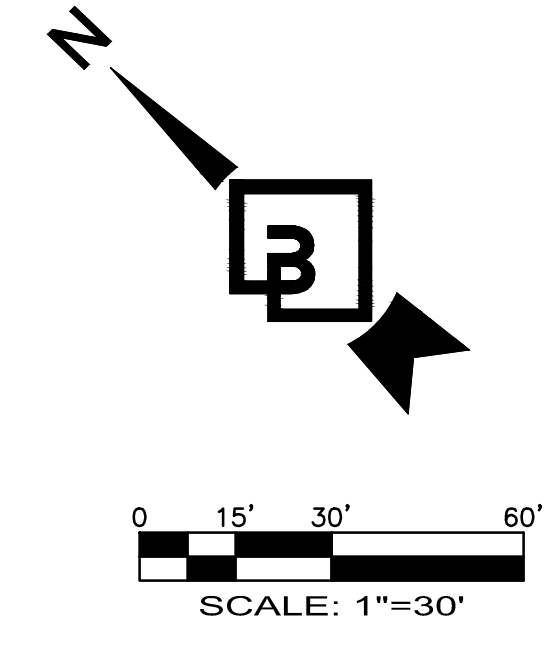
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER PLAN 6

FOR FOUNDER'S RIDGE

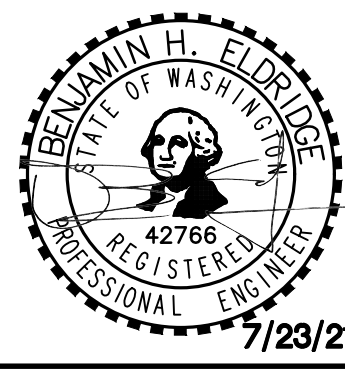
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chk.	Appr.	Revision

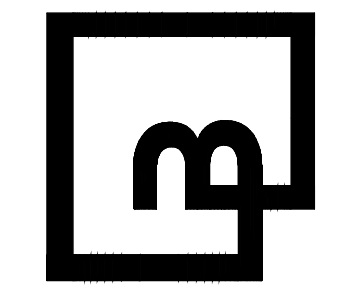
Title: WATER AND SEWER PLAN 6
For: FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
Designed: SAR	1"=30'	-
Drawn: SAR		
Checked: BE		
Approved: DKB		
Date: 7/23/21		

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Kent, WA 98032
425.251.6222 barghausen.com



Job Number	21127	Sheet	C36 of 56
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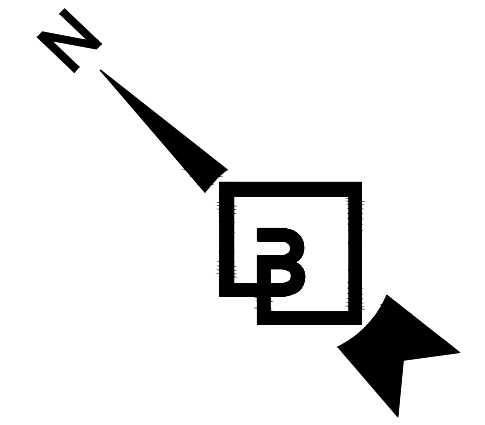
NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES



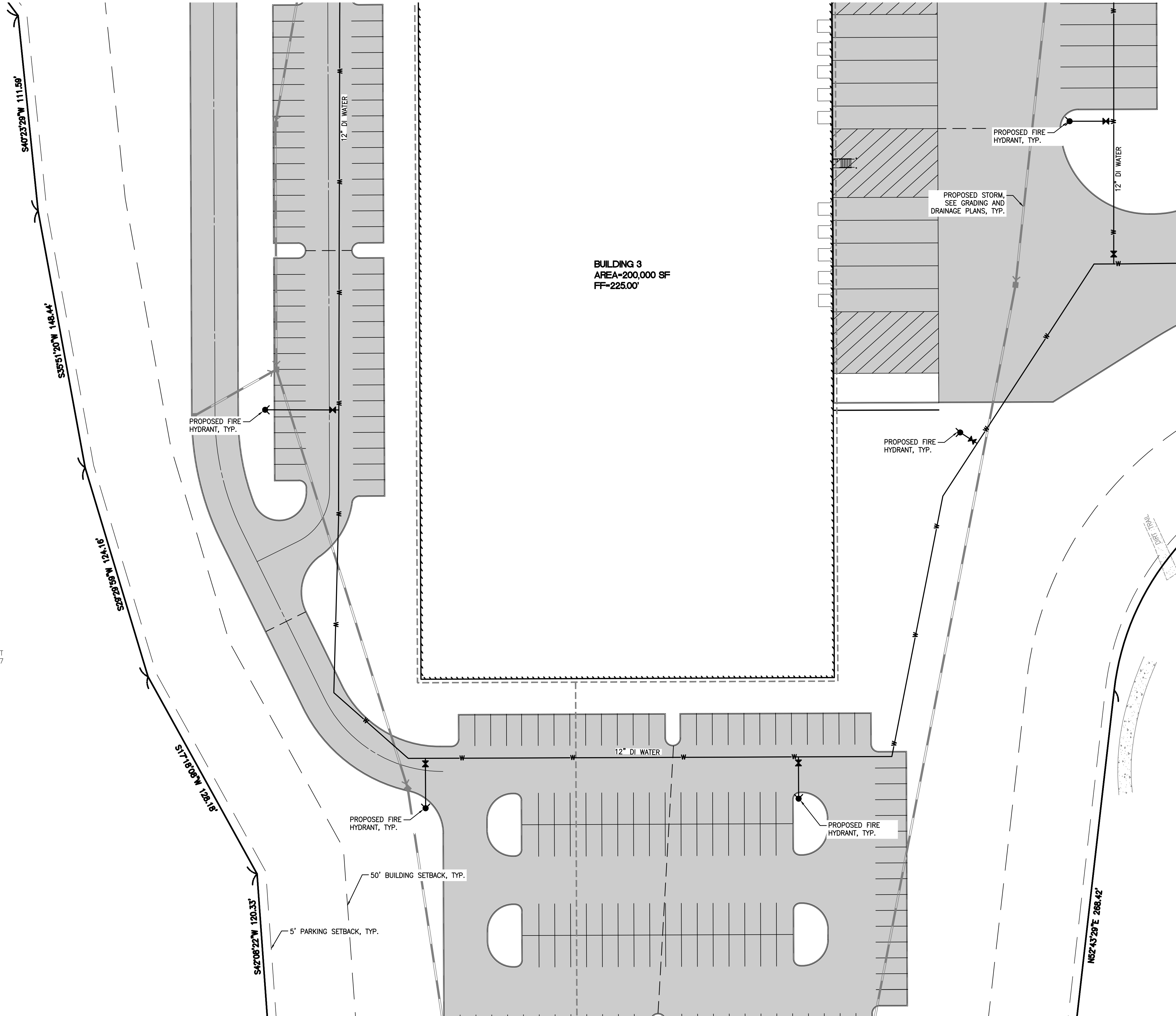
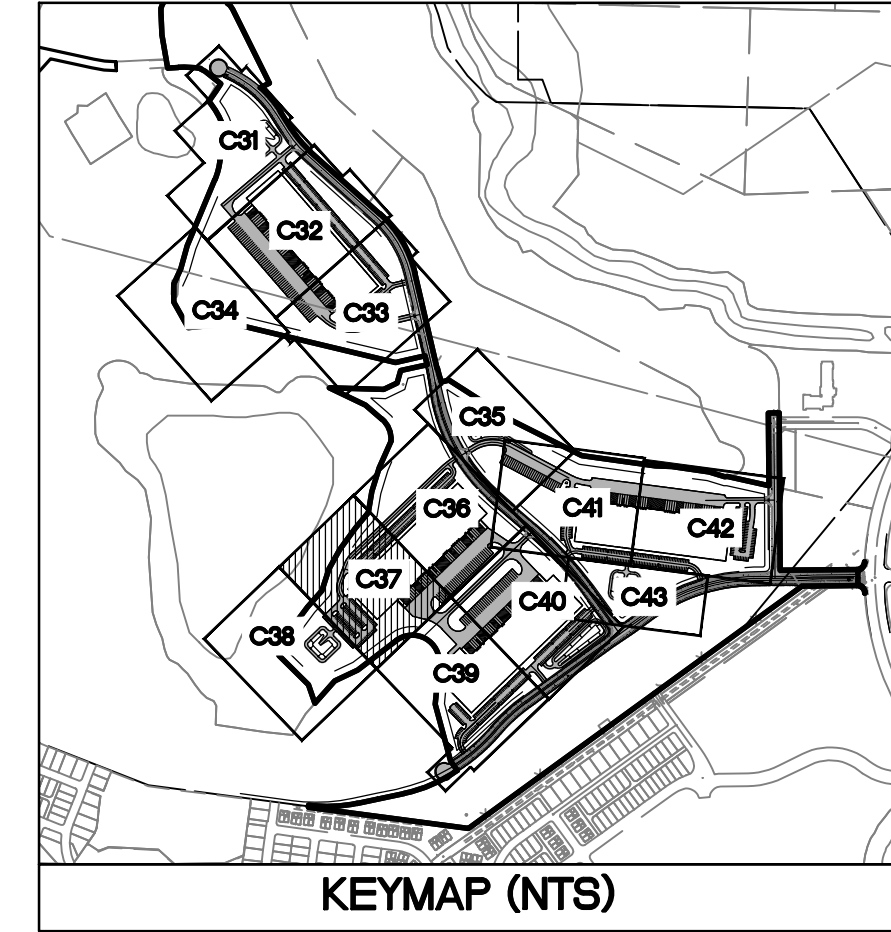
WATER AND SEWER PLAN 7

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



0 15' 30' 60'
SCALE: 1"=30'



LOT 6
ROS 2006-01-27-5001

CITY OF DUPONT
TPN.0119274007

WATER AND SEWER PLAN 7

FOR
FOUNDER'S RIDGE

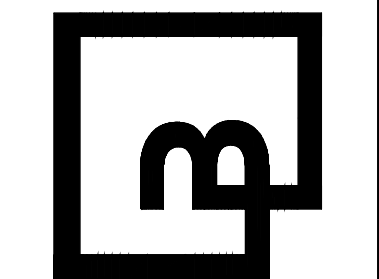
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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18215 72nd Avenue South
Kent, WA 98032
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Job Number
21127

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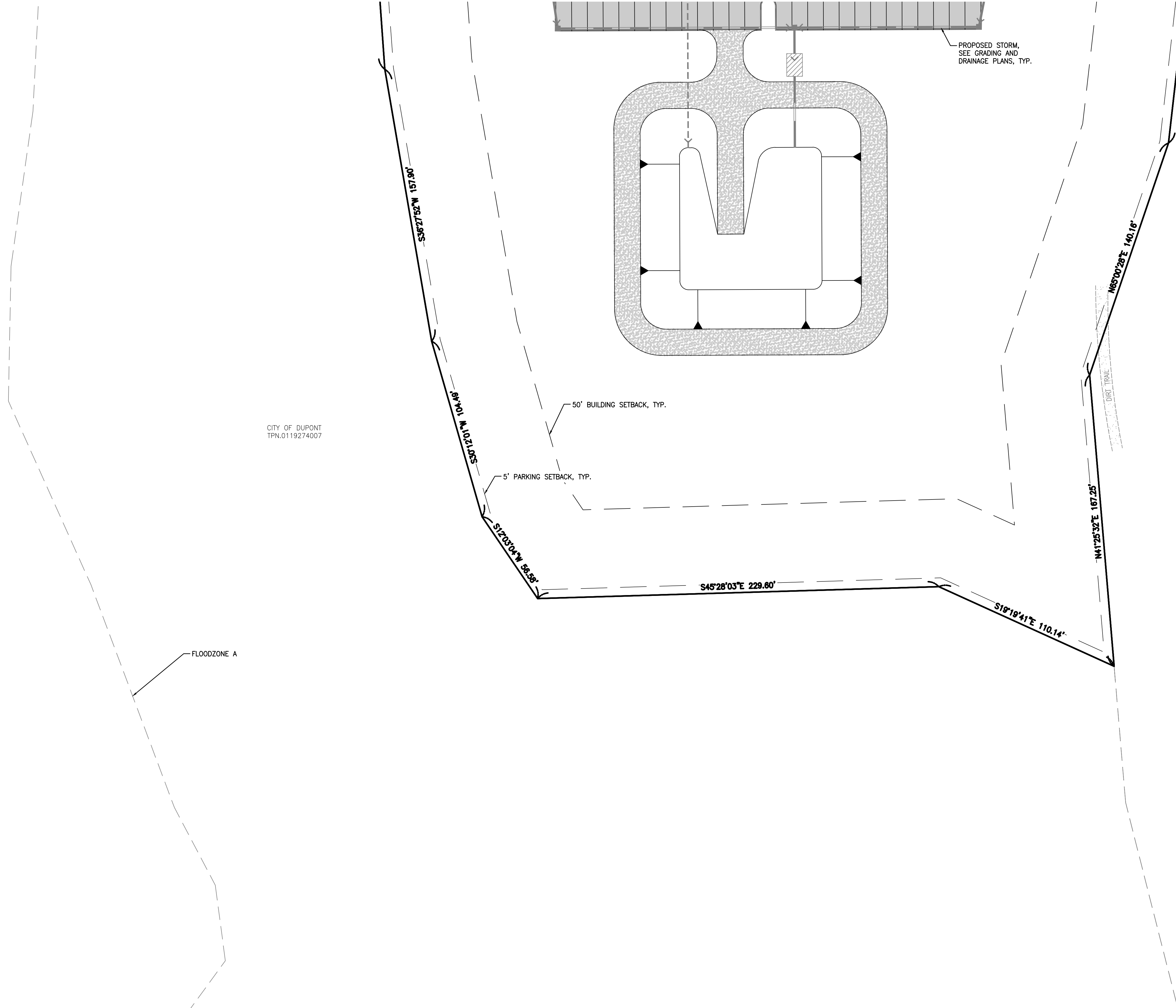
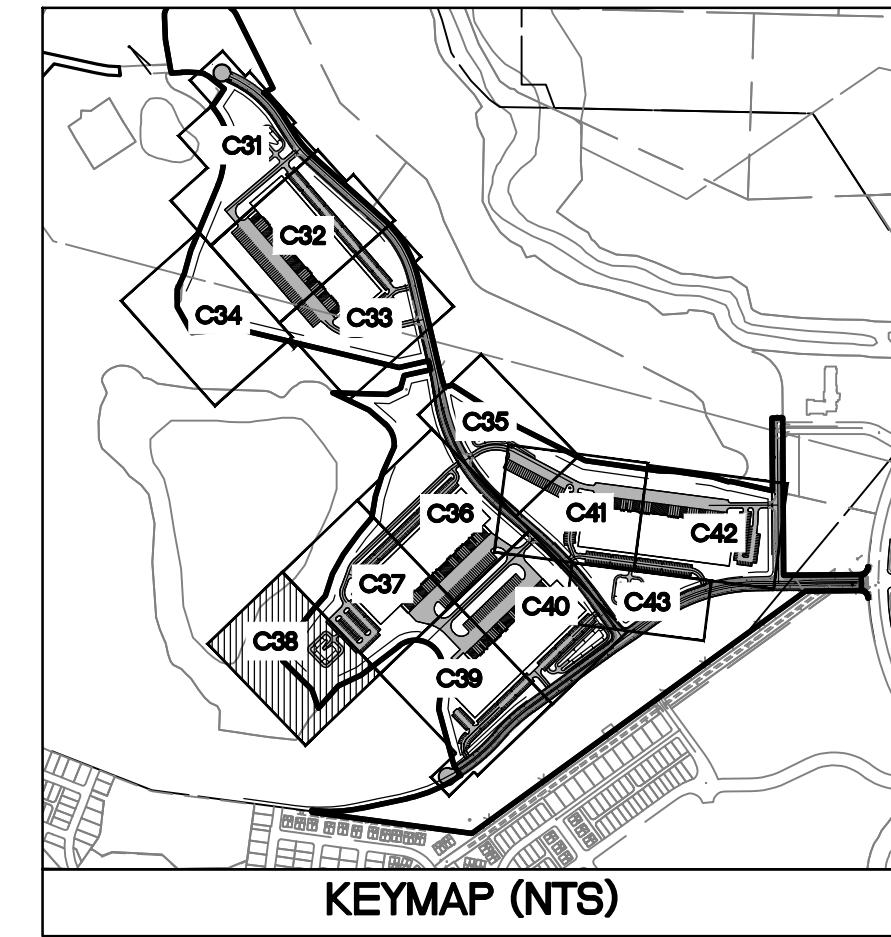
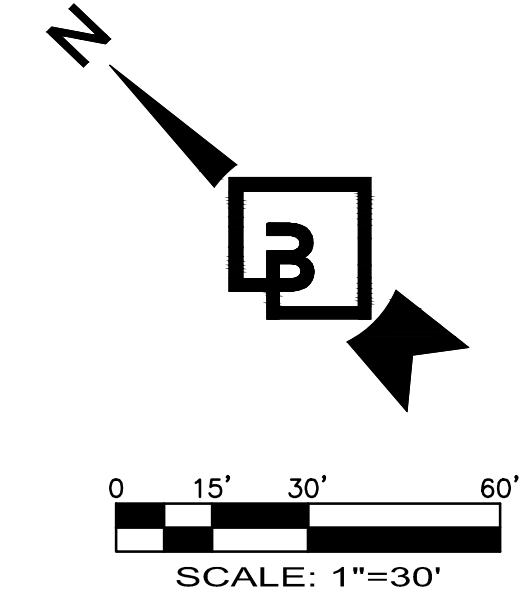
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER PLAN 8

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Job Number 21127	Sheet C38 56		Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed <u>SAR</u> Drawn <u>SAR</u> Checked <u>BE</u> Approved <u>DKB</u> Date <u>7/23/21</u>	Scale: Horizontal 1"=30' Vertical -		For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150	Title: WATER AND SEWER PLAN 8 FOR FOUNDER'S RIDGE	Revision				
									No.	Date	By	Chd.	Appr.

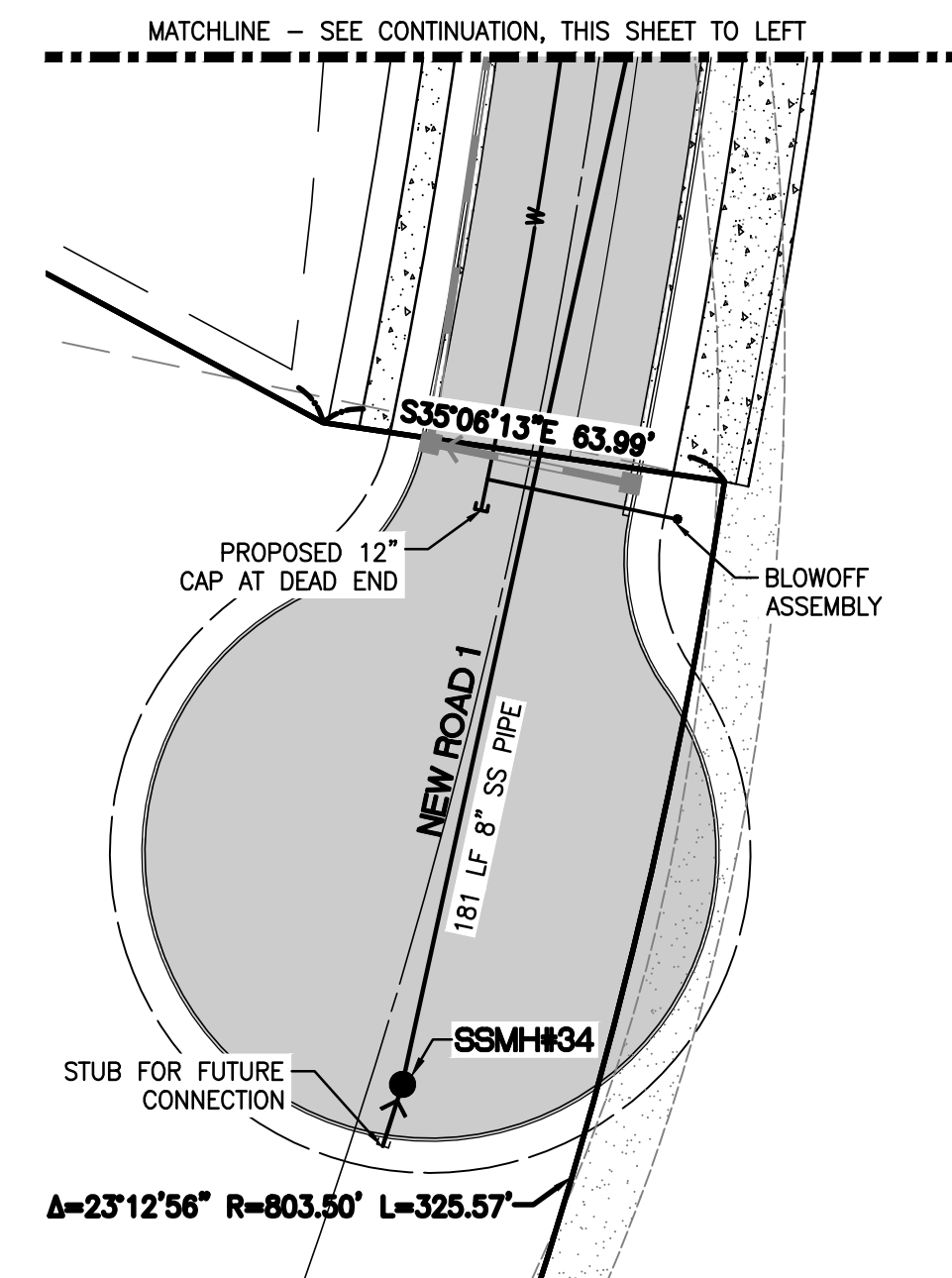
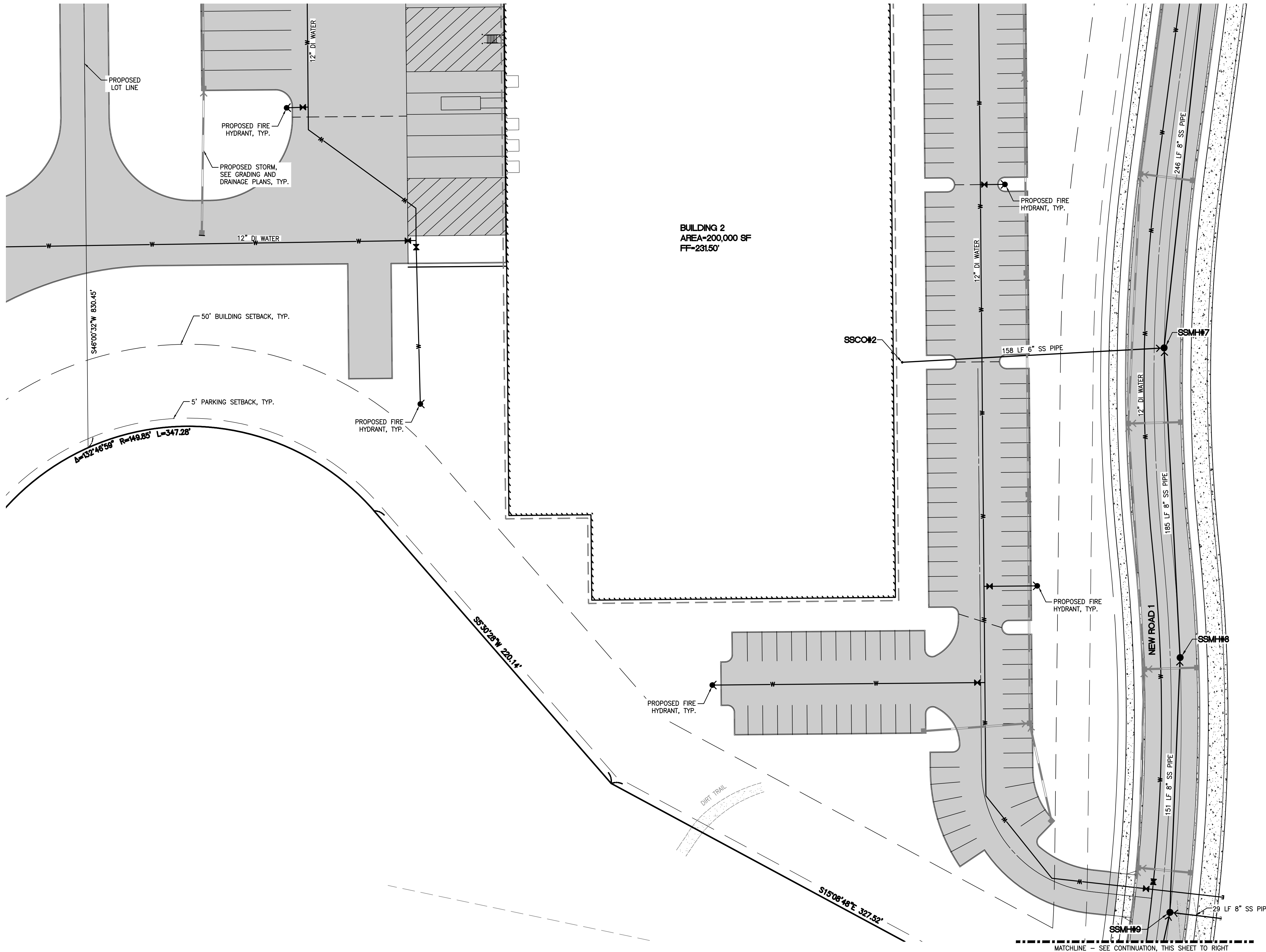
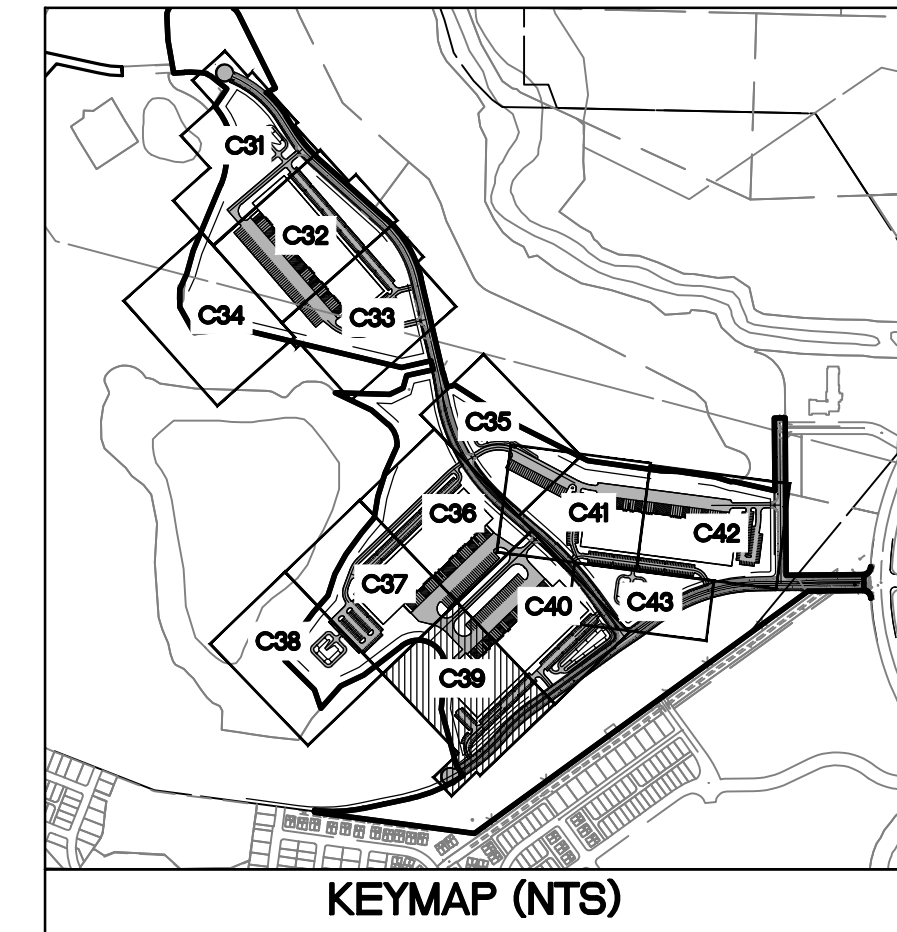
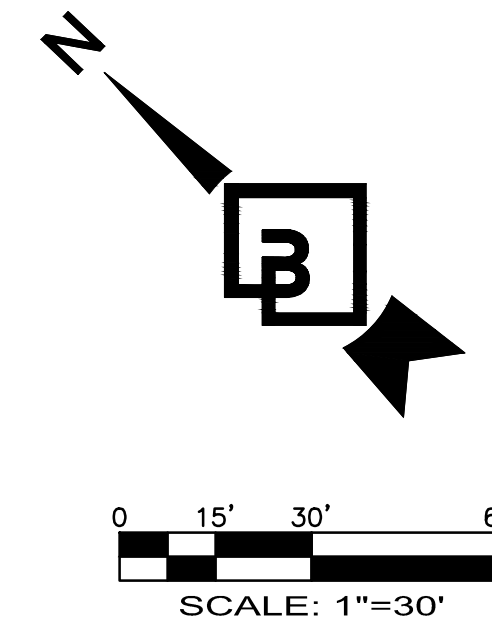
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER PLAN 9

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

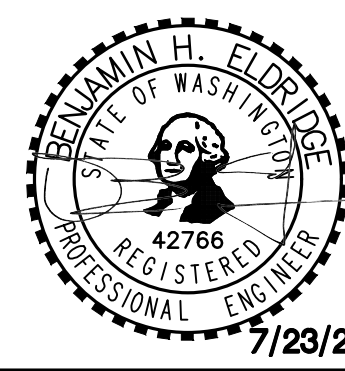


NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

Revision
No. Date By Ckd. Appr.

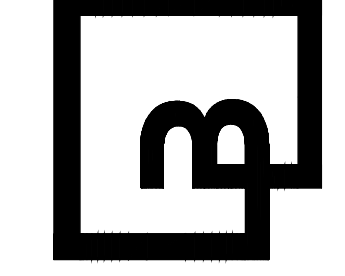
WATER AND SEWER PLAN 9
FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

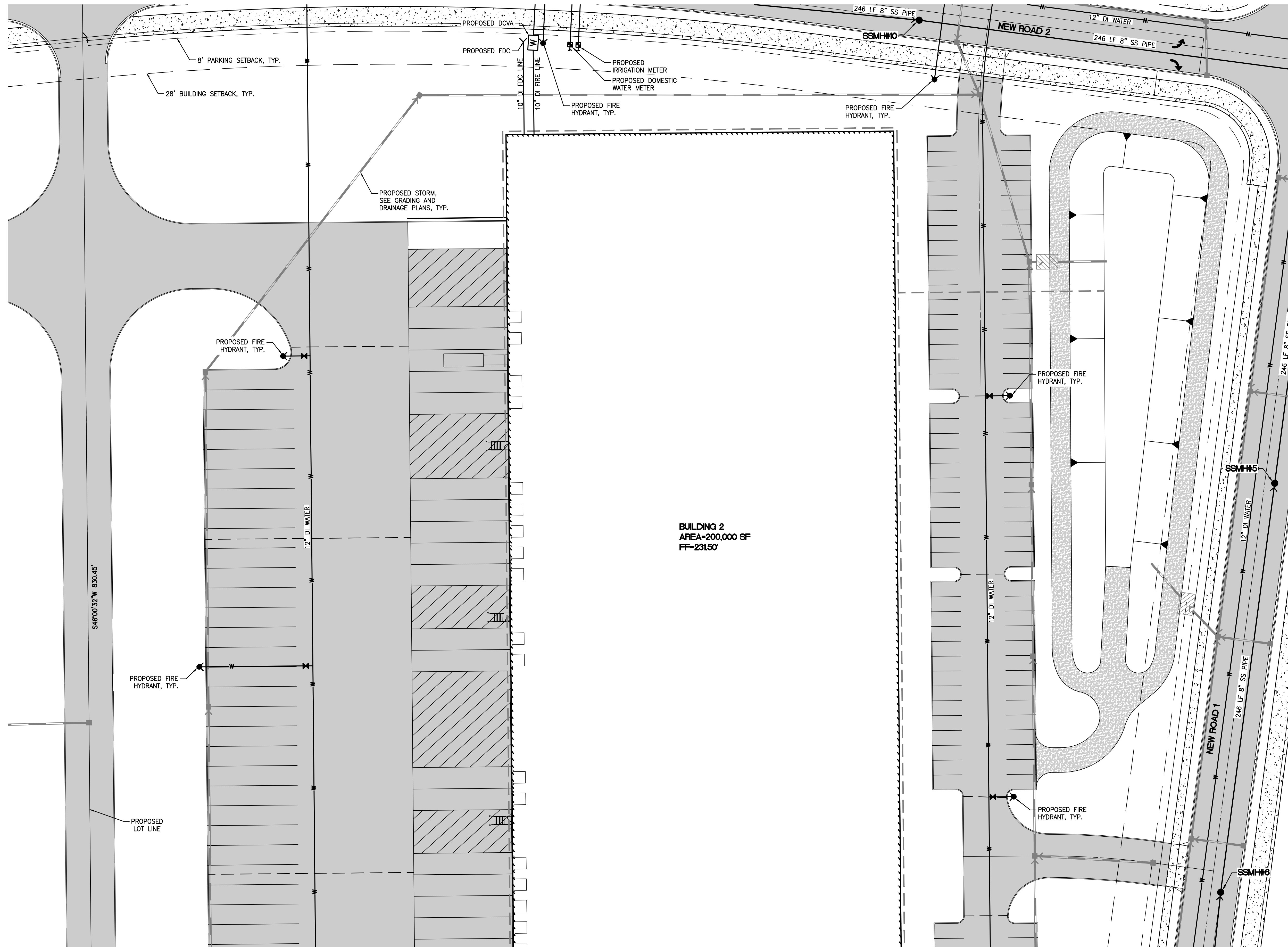
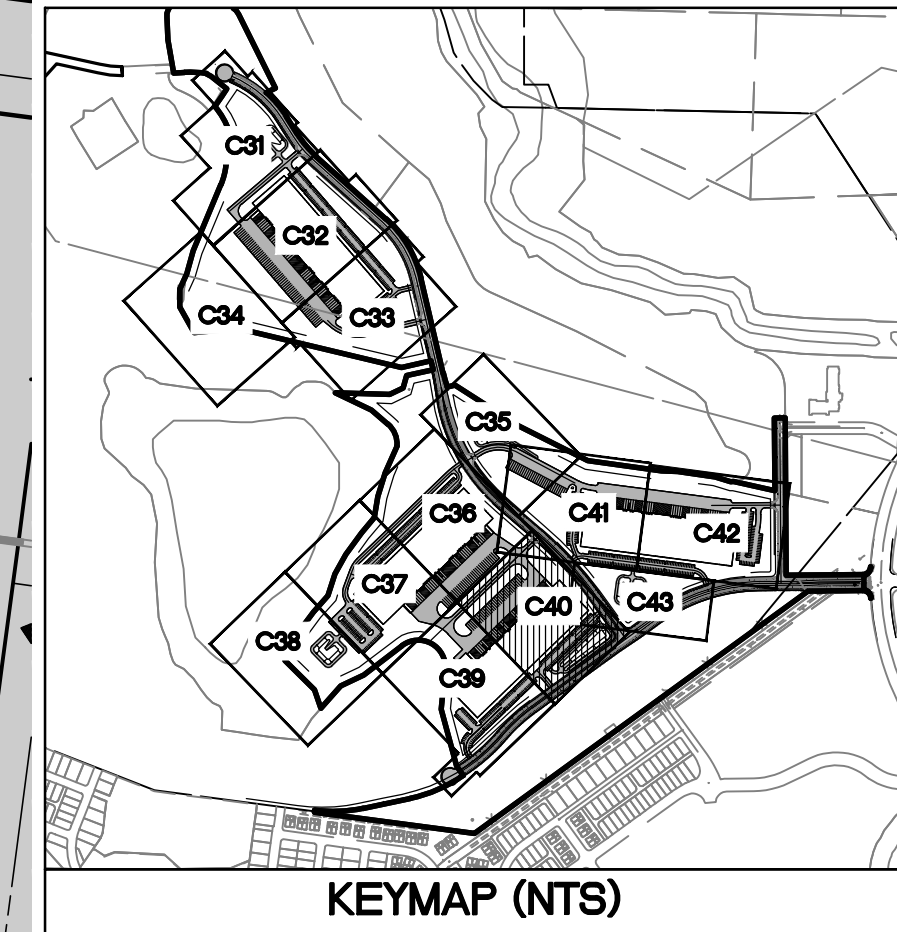
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Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number
21127
Sheet
C39 of 56



FOR
FOUNDER'S RIDGE



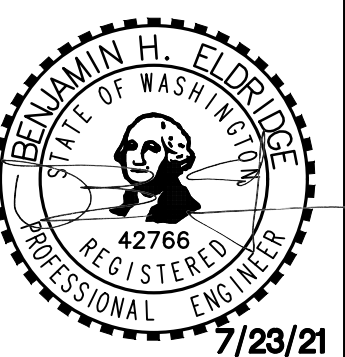
No.	Date	By	Ckd.	Appr.	Revision
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WATER AND SEWER PLAN 10

FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



gig:

Designed SAR

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Consulting Engineers, Inc.**

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Kent, WA 98032
425.251.6222 **barghausen.com**

21127

Sheet

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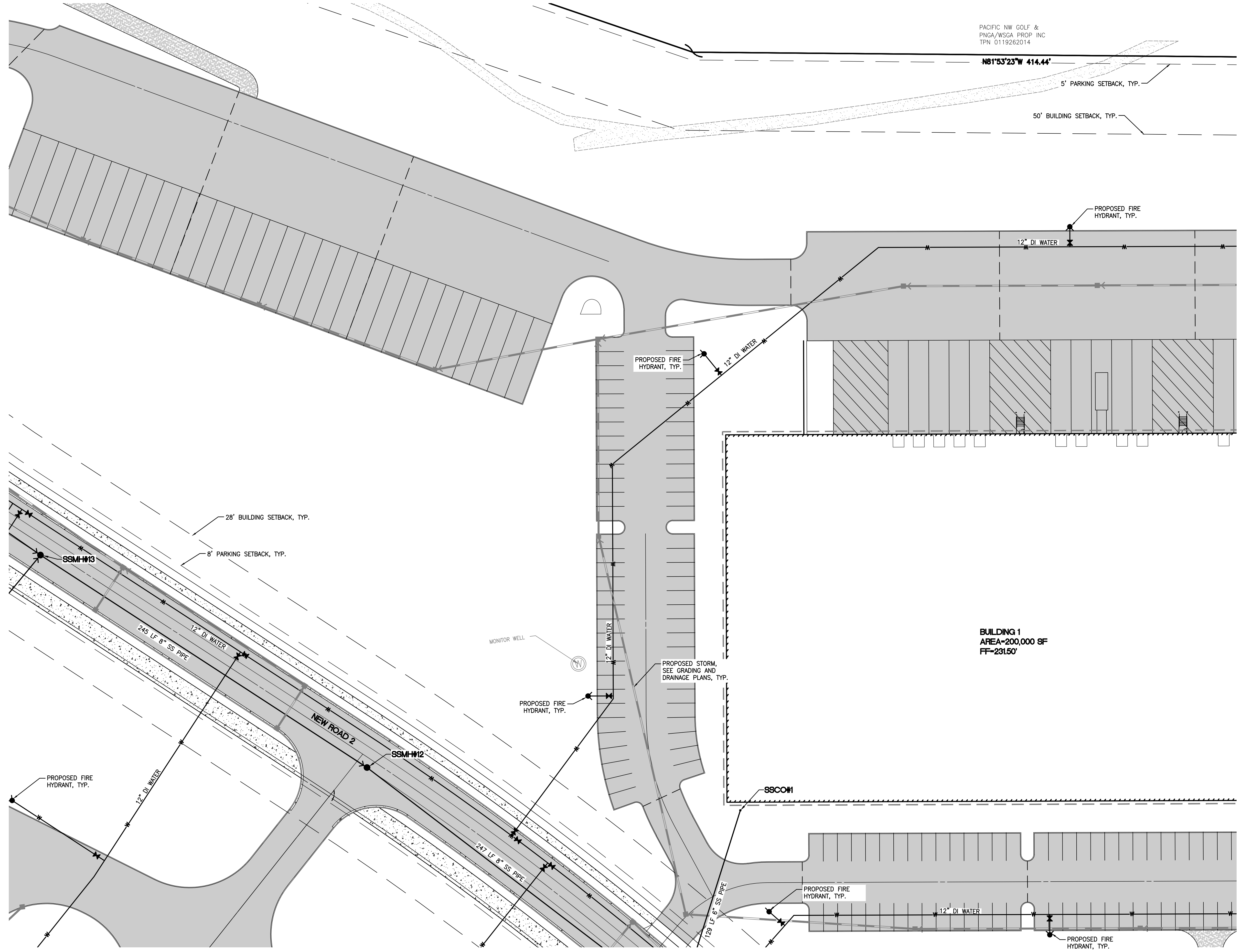
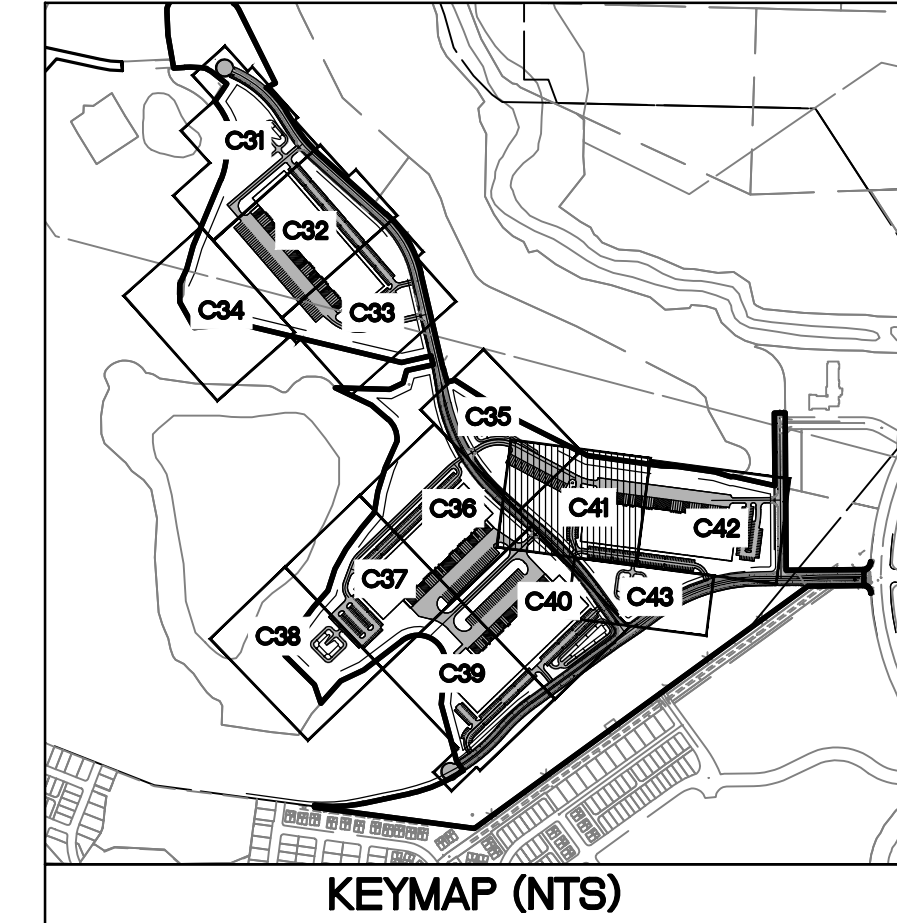
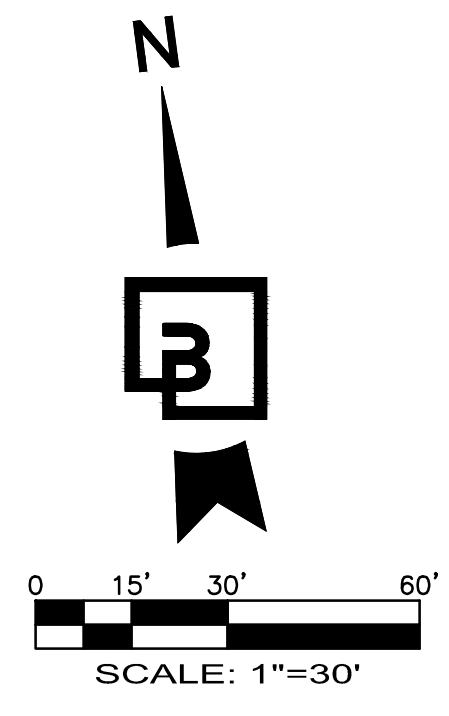
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER PLAN 11

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



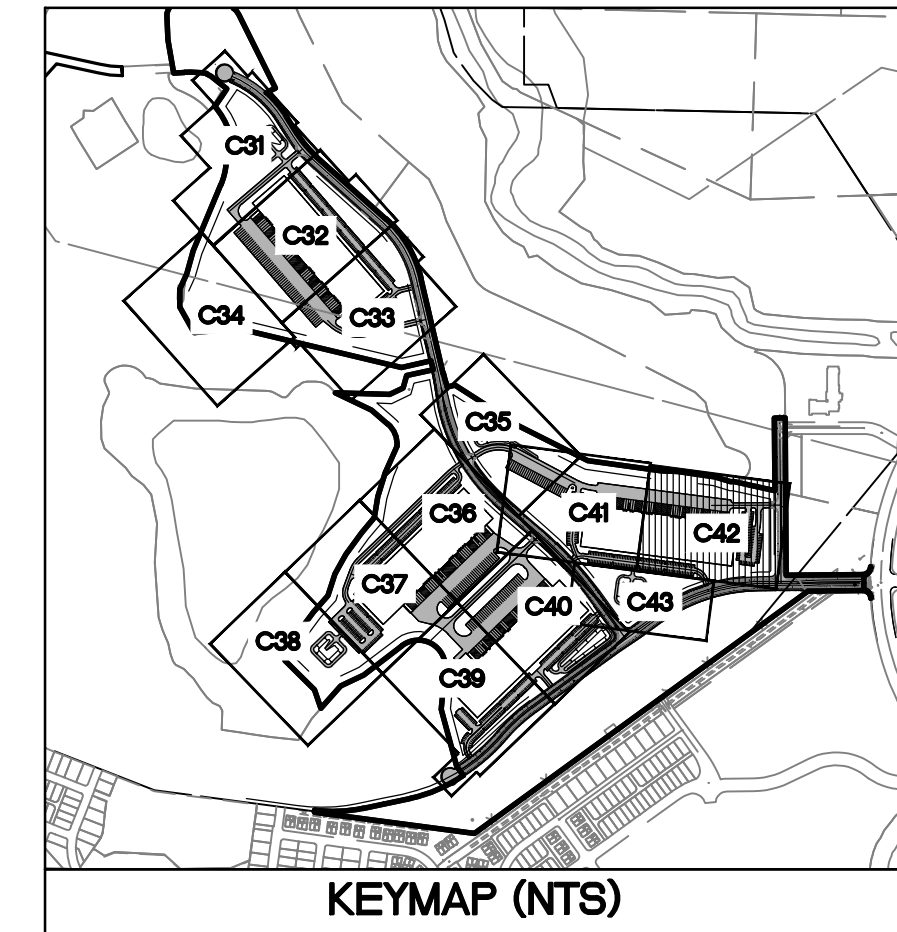
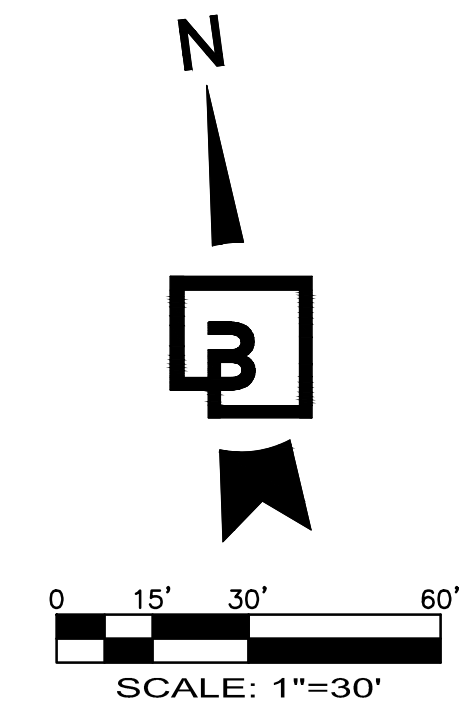
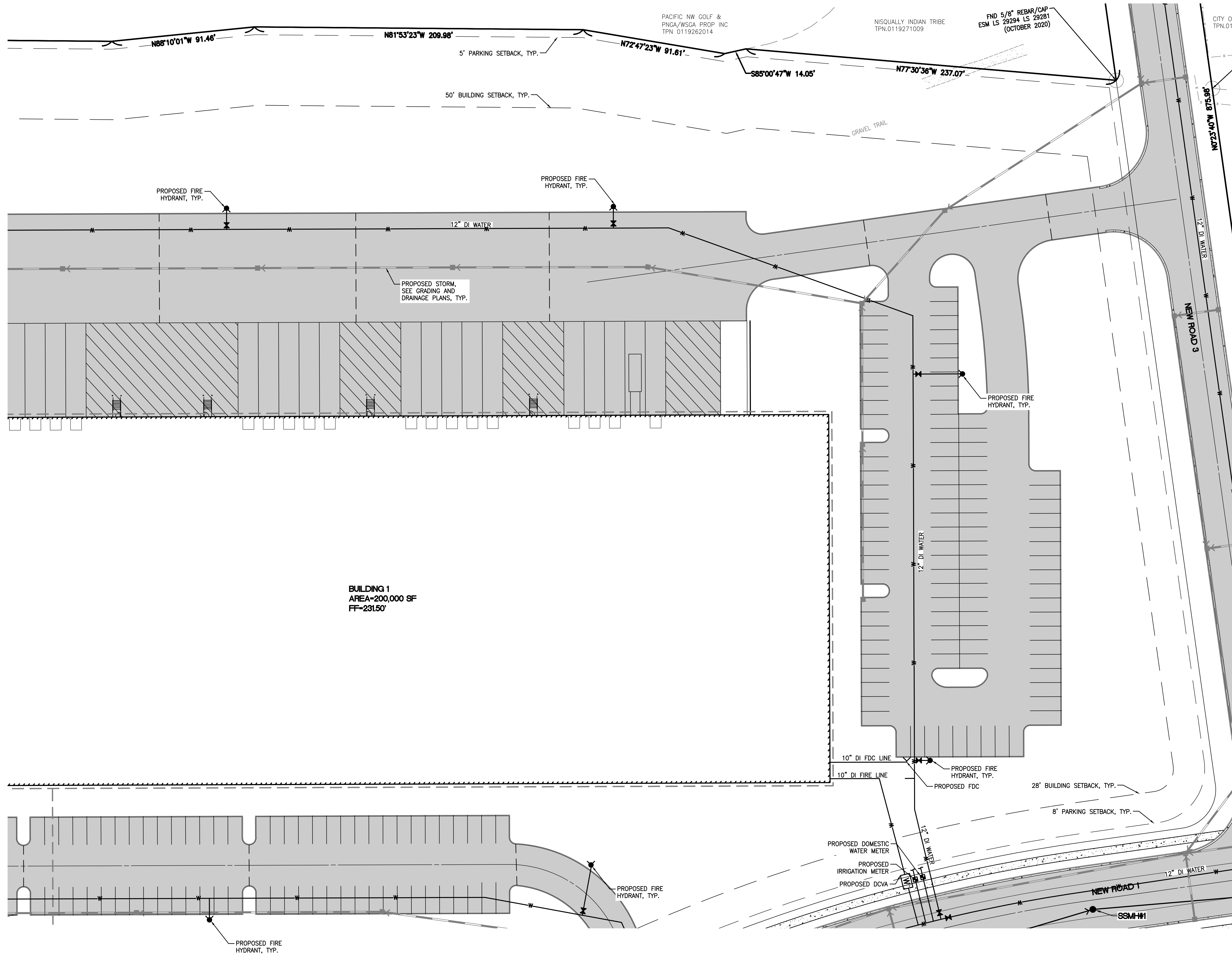
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No.	Date	By	Chk.	Appr.	NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150		Horizontal 1"=30'	Vertical -	Drawn: SAR	21127	
WATER AND SEWER PLAN 11 FOR FOUNDER'S RIDGE							Date: 7/23/21		Checked: BE	Sheet	
NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150							Date: 7/23/21		Approved: DKB	C41_56	
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com							Professional Engineer Benjamin H. Barghausen No. 42766 Kent, WA 7/23/21		NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES		



WATER AND SEWER PLAN 12

FOR FOUNDER'S RIDGE

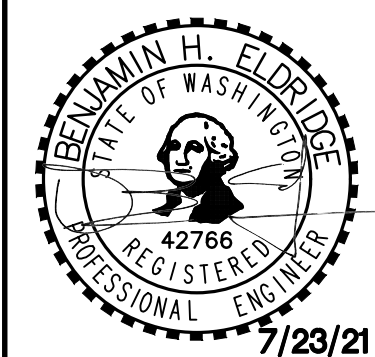
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revision

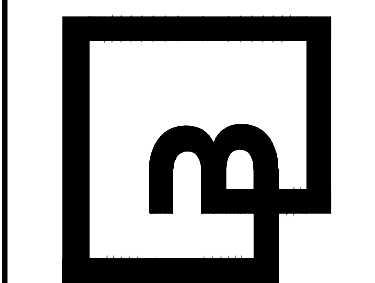
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FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
Designed: SAR	1"=30'	-
Drawn: SAR		
Checked: BE		
Approved: DKB		
Date: 7/23/21		

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Kent, WA 98032
425.251.6222 barghausen.com



Job Number	21127	Sheet	C42_56
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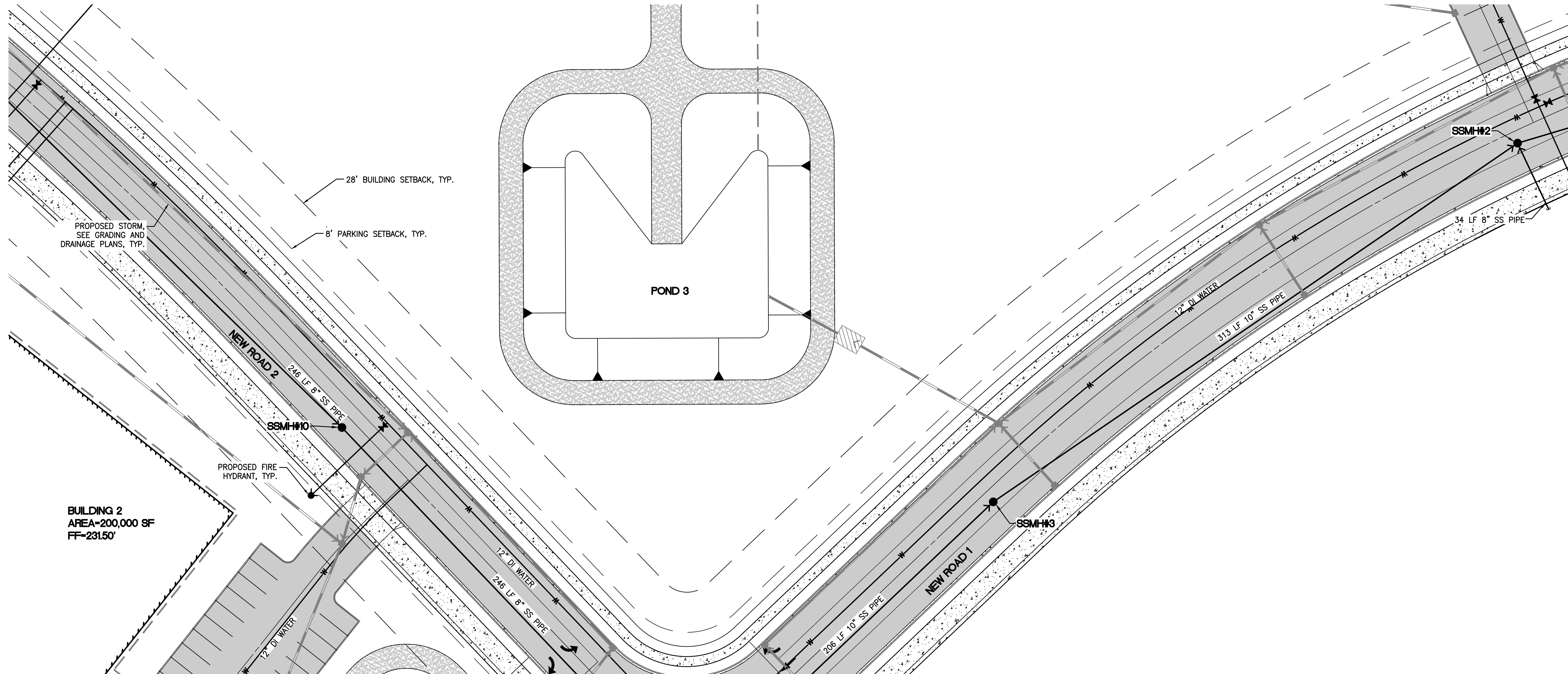
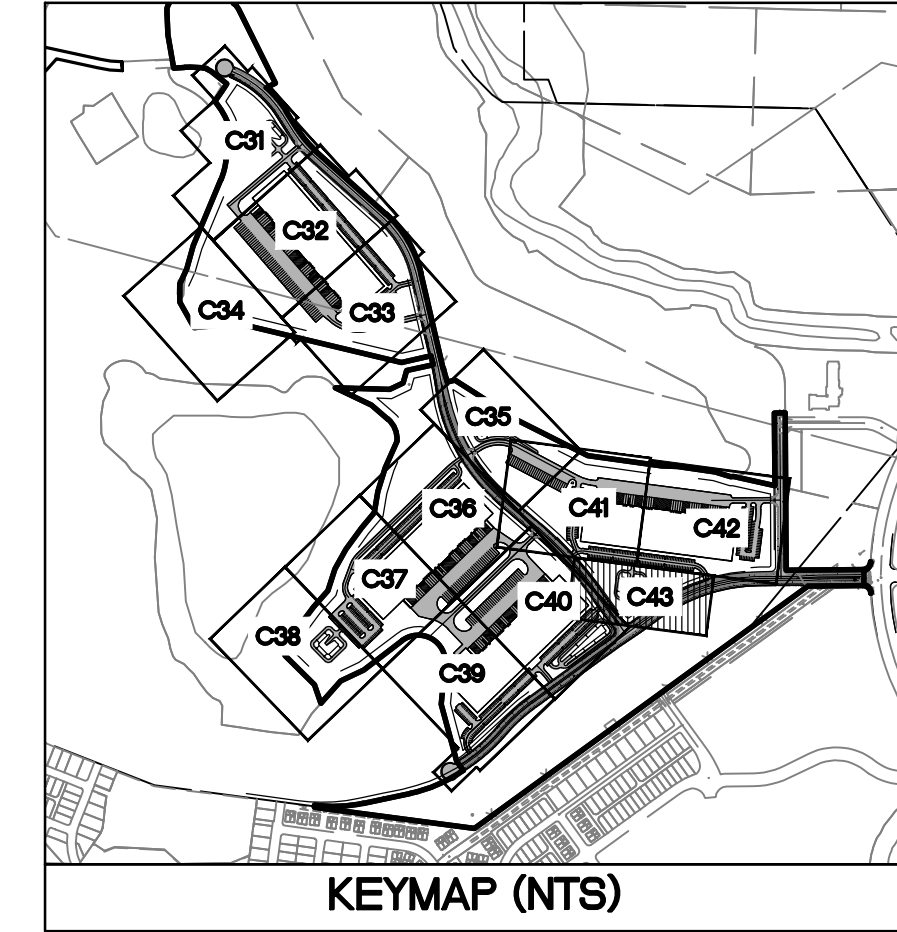
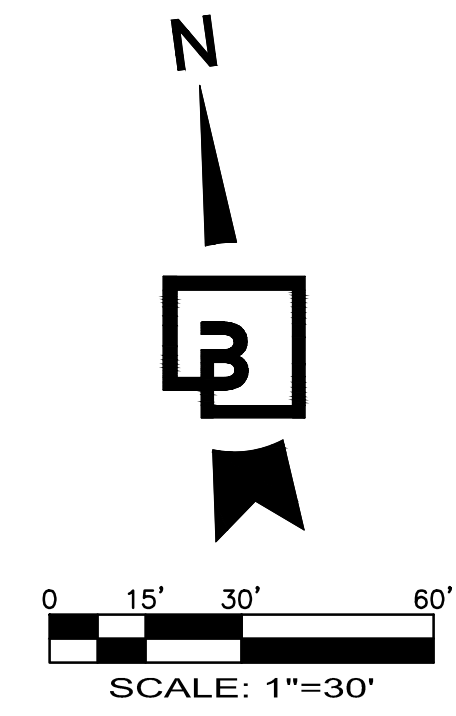
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



WATER AND SEWER PLAN 13

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



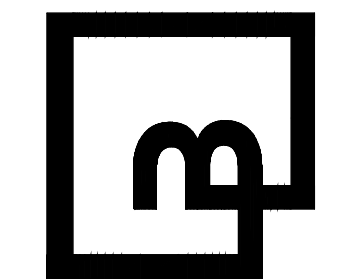
Revision
No. Date By Ckd. Appr.
Title:
WATER AND SEWER PLAN 13
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal 1"=30'
Vertical -
Designed SAR
Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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Kent, WA 98032
425.251.6222 barghausen.com



Job Number
21127
Sheet
C43_56

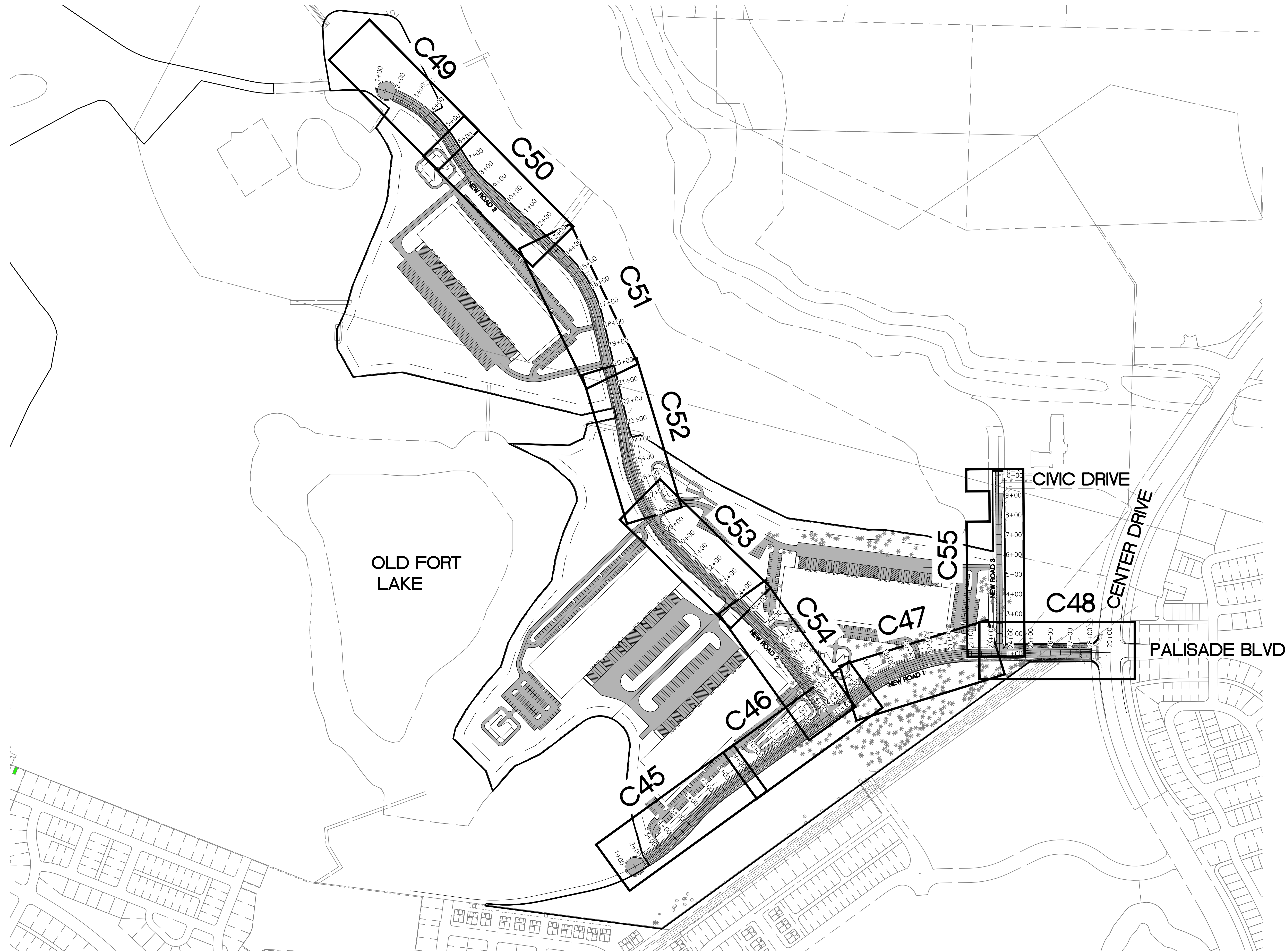
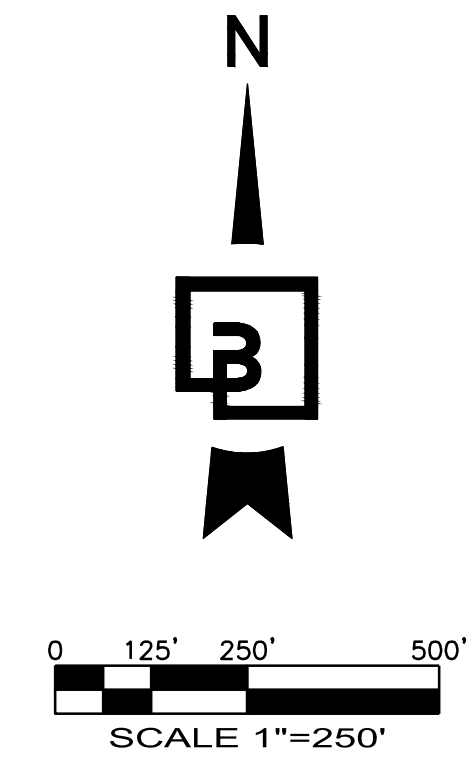
NOTE: SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES



ROADWAY PLAN AND PROFILE KEYMAP

FOR FOUNDER'S RIDGE

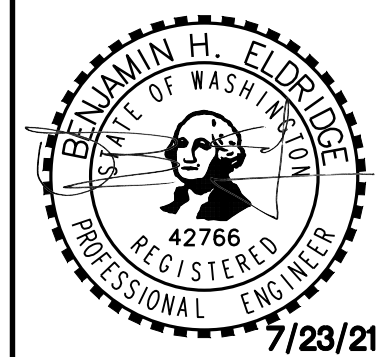
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



Revision				
No.	Date	By	Cdd.	Appr.

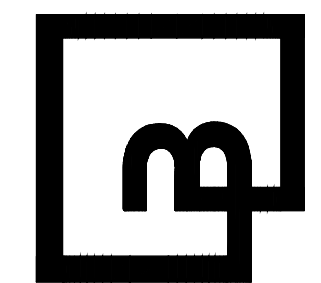
Title:
ROADWAY PLAN AND PROFILE
KEYMAP
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:		Designed _SAR	
Horizontal	1"=250'	Drawn _SAR	Date 7/23/21
Vertical	-	Checked _BE	Approved _DKB

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Job Number
21127
Sheet
C44 56

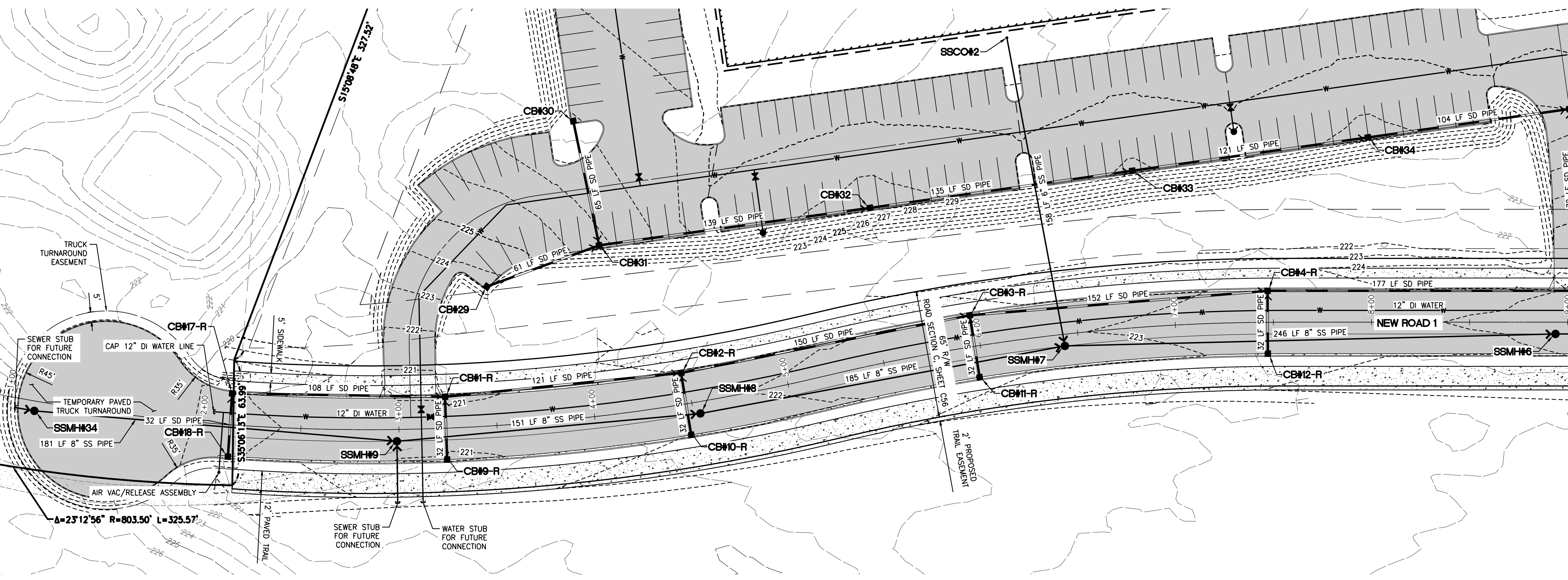
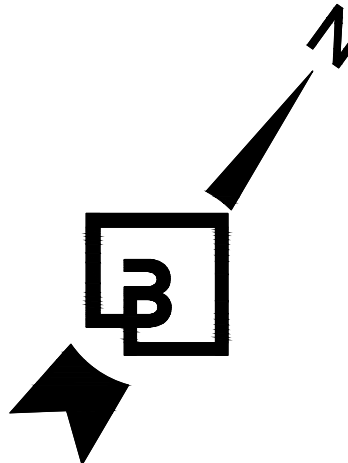
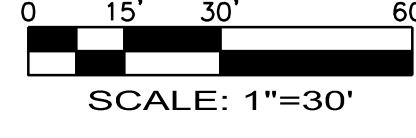


Know what's below.
Call before you dig.

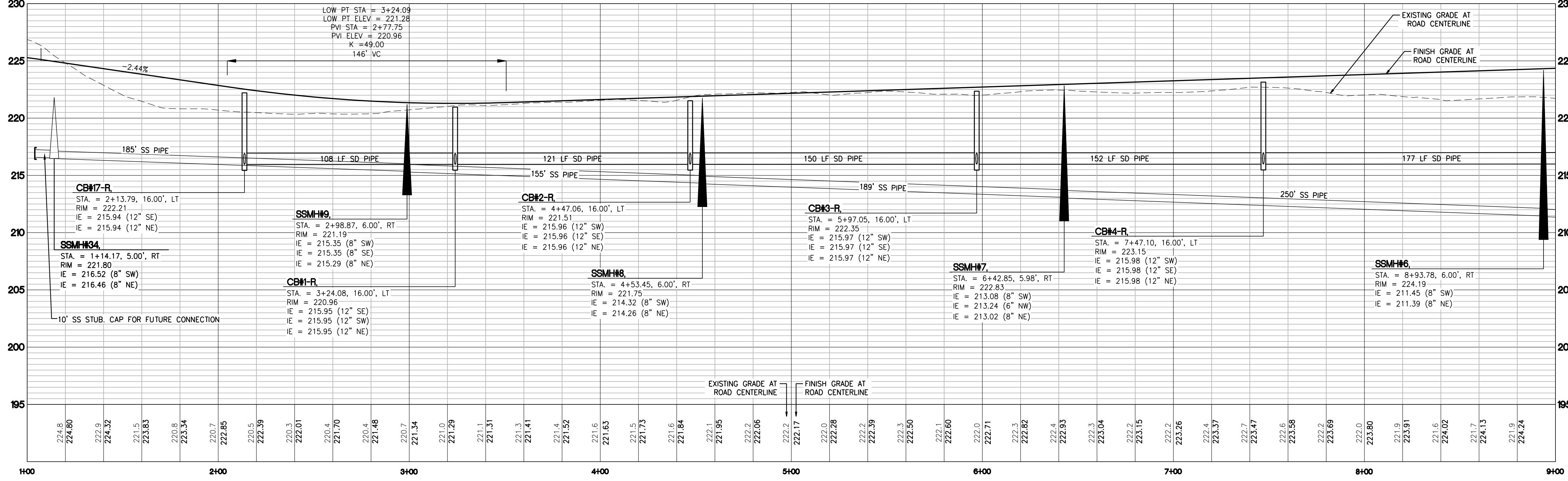
ROAD 1 PLAN AND PROFILE STA 1+00 TO 9+00

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 ROAD 1 PLAN STA 1+00 TO 9+00
C45 SCALE: 1"=30'



2 ROAD 1 PROFILE STA 1+00 TO 9+00
C45 SCALE: H: 1"=30' V: 1"=5'

Revision
No. Date By Cdd. Apr.

Title:
ROAD 1 PLAN AND PROFILE
STA 1+00 TO 9+00
FOR
FOUNDER'S RIDGE

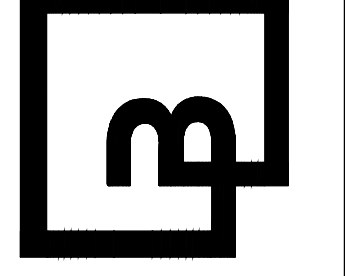
For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal
1"=30'
Vertical
1"=5'

Designed: SAR
Drawn: SAR
Checked: BE
Approved: DKB
Date: 7/23/21

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Job Number
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C45_56

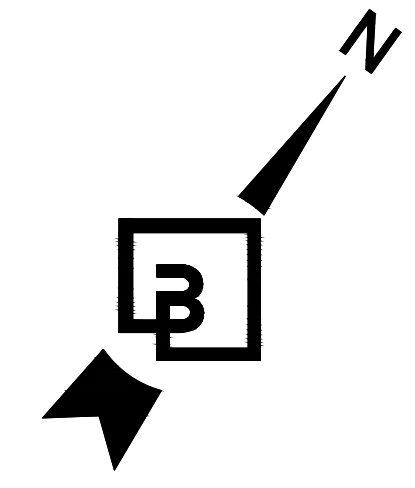
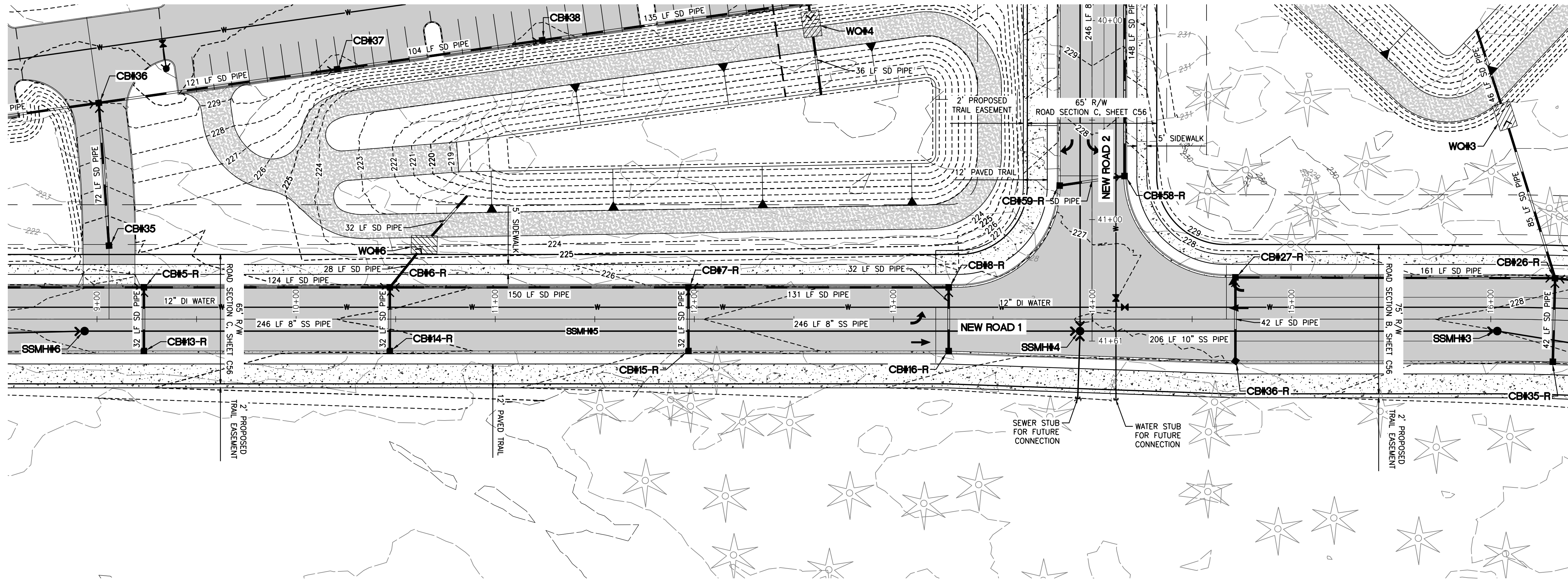


Know what's below.
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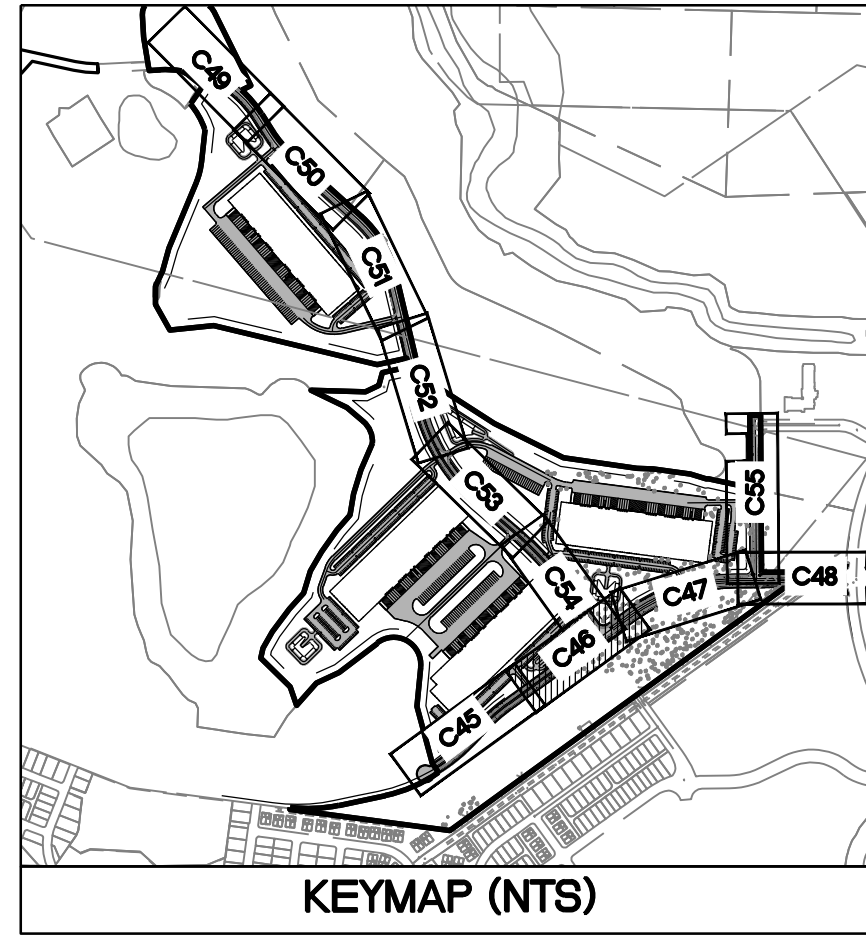
ROAD 1 PLAN AND PROFILE STA 9+00 TO 16+00

FOR FOUNDER'S RIDGE

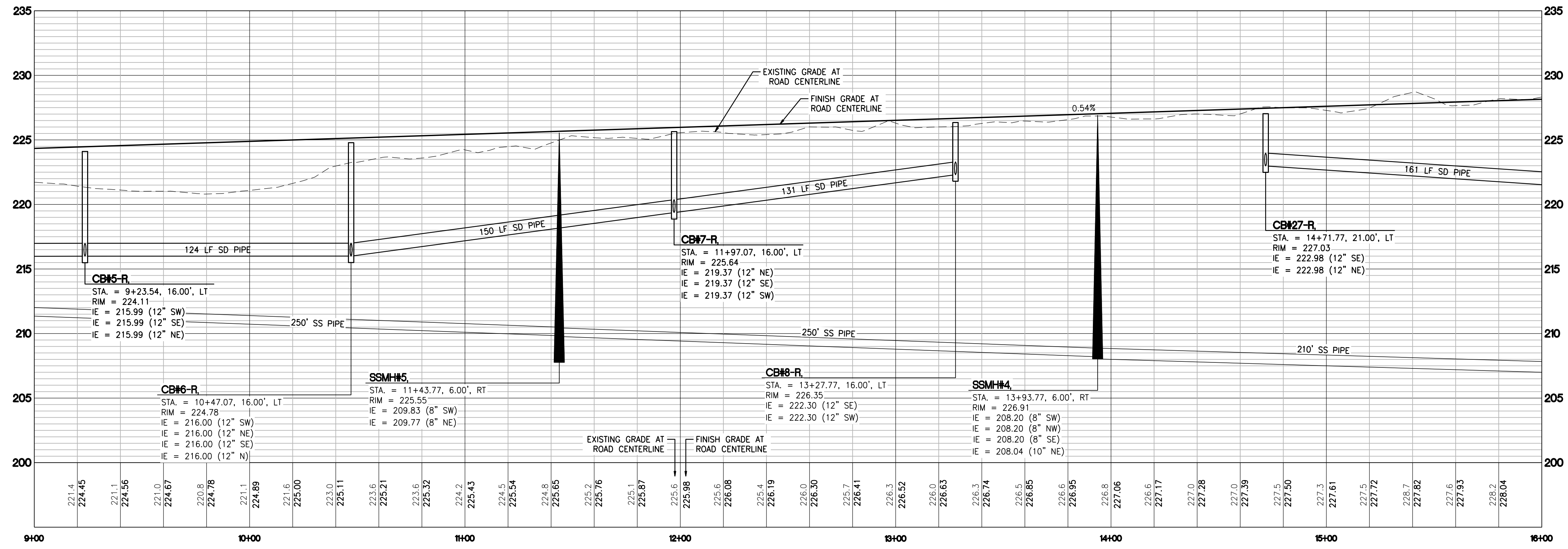
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



0 15' 30' 60'
SCALE: 1"=30'



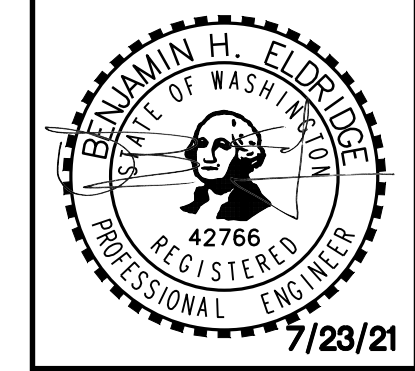
1 ROAD 1 PLAN STA 9+00 TO 16+00
C46 SCALE: 1"=30'



2 ROAD 1 PROFILE STA 9+00 TO 16+00
C46 SCALE: H: 1"=30' V: 1"=5'

Title:
ROAD 1 PLAN AND PROFILE
STA 9+00 TO 16+00
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal 1"=30'
Vertical 1"=5'
Designed: SAR
Drawn: SAR
Checked: BE
Approved: DKB
Date: 7/23/21

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Job Number
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Sheet
C46, 56

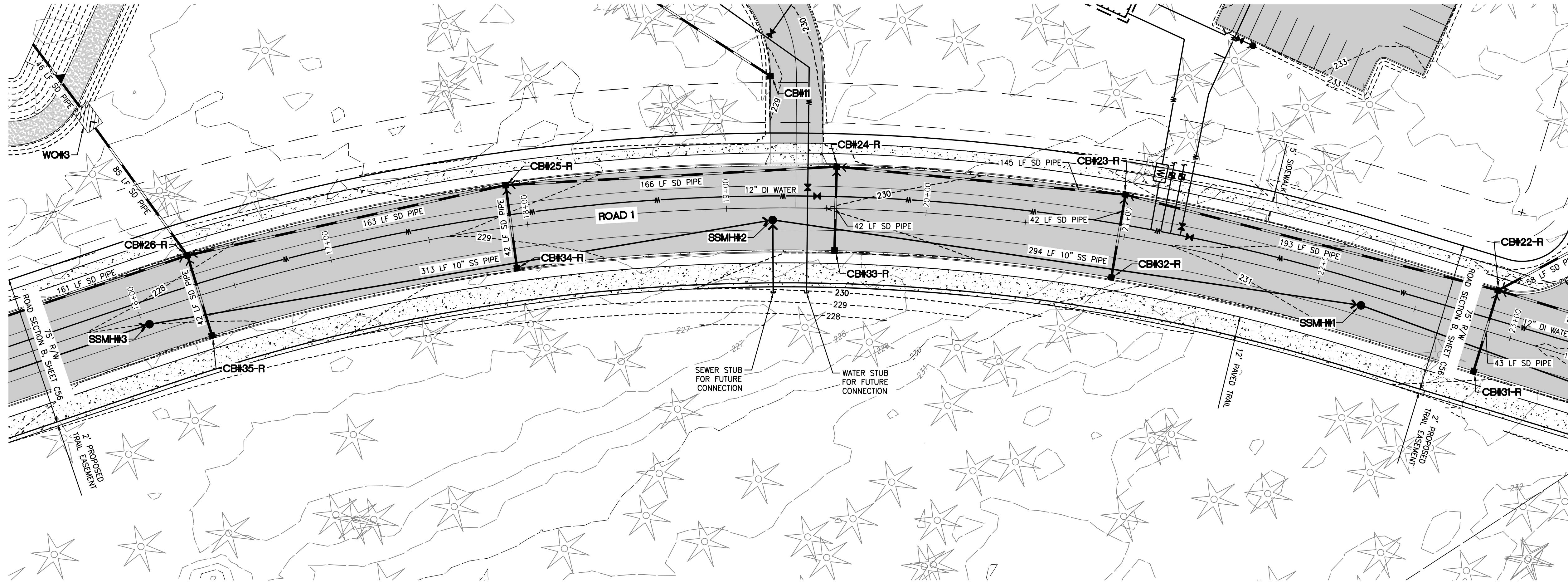


Know what's below.
Call before you dig.

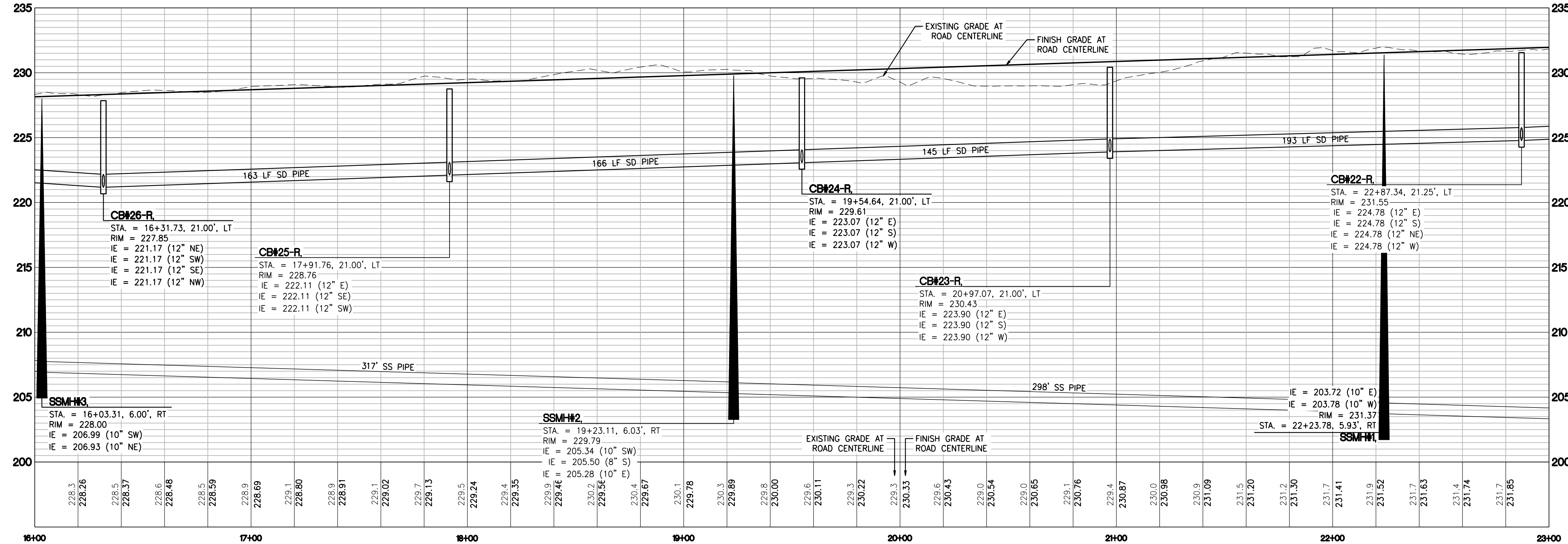
ROAD 1 PLAN AND PROFILE STA 16+00 TO 23+00

FOR FOUNDER'S RIDGE

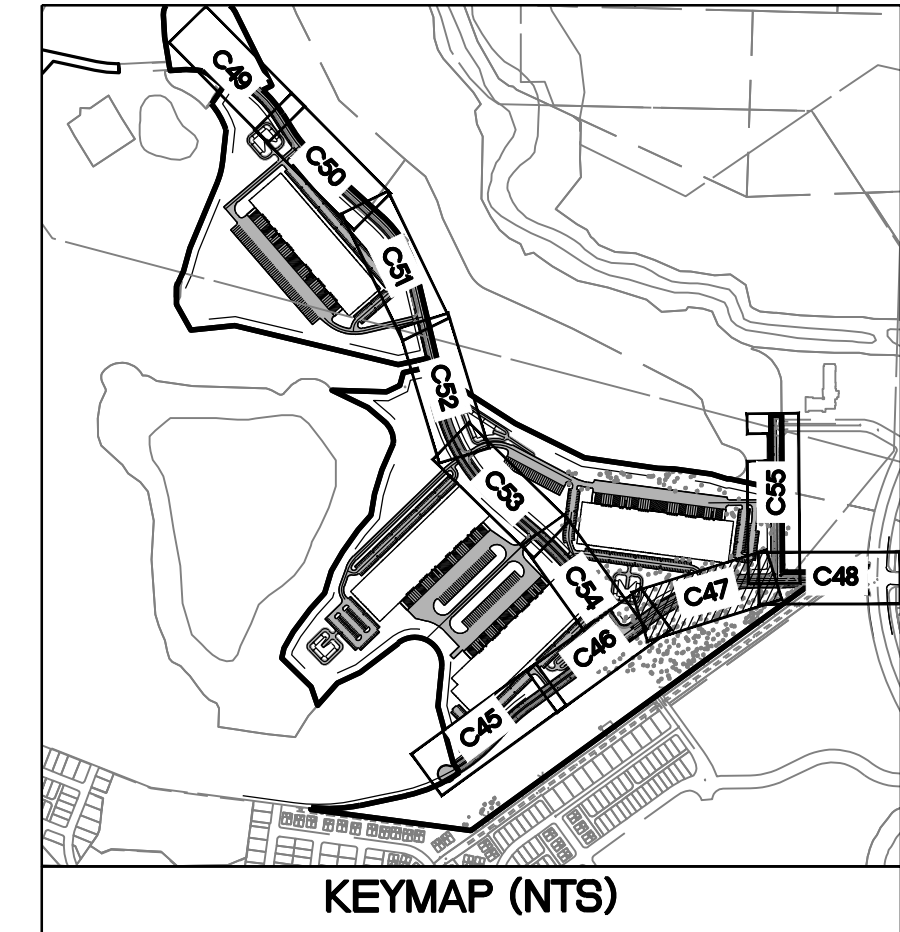
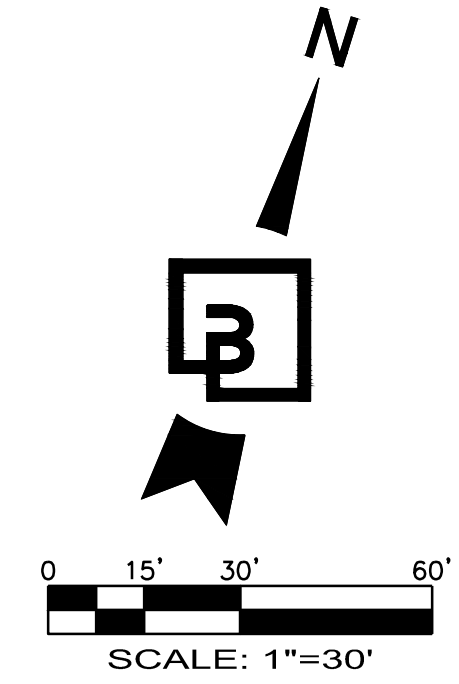
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 ROAD 1 PLAN STA 16+00 TO 23+00
C47 SCALE: 1"=30'



2 ROAD 1 PROFILE STA 16+00 TO 23+00
C47 SCALE: H: 1"=30' V: 1"=5'

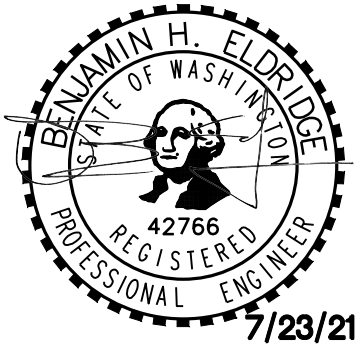


Revision

No. Date By Cdd. Appr.

Title:
ROAD 1 PLAN AND PROFILE
STA 16+00 TO 23+00
FOR
FOUNDER'S RIDGE

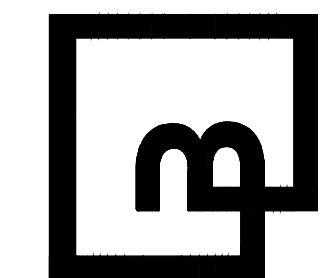
For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:
Horizontal
1"=30'
Vertical
1"=5'

Designed _SAR_ Drawn _SAR_ Checked _BE_ Approved _DKB_ Date 7/23/21

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Job Number
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C47 56

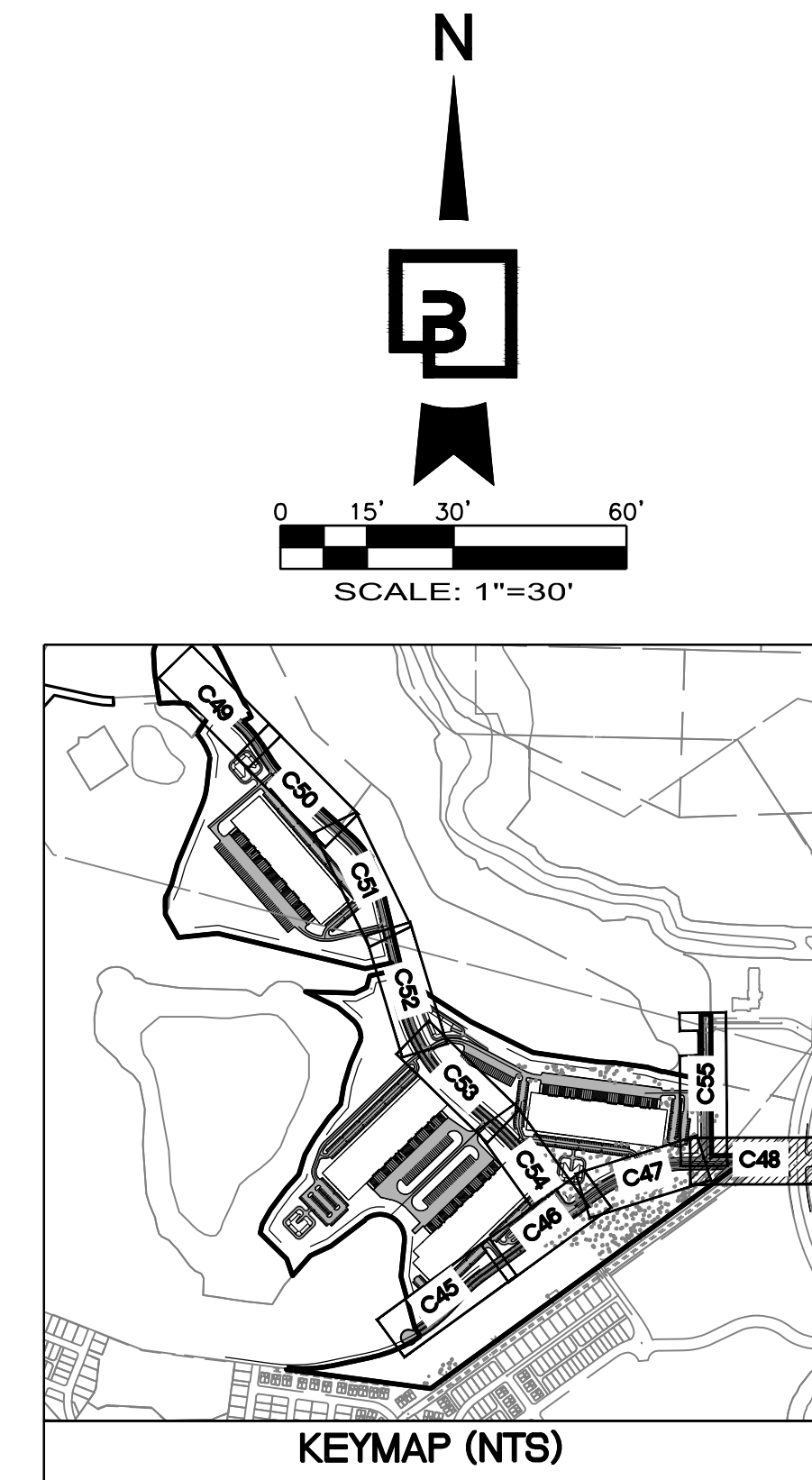
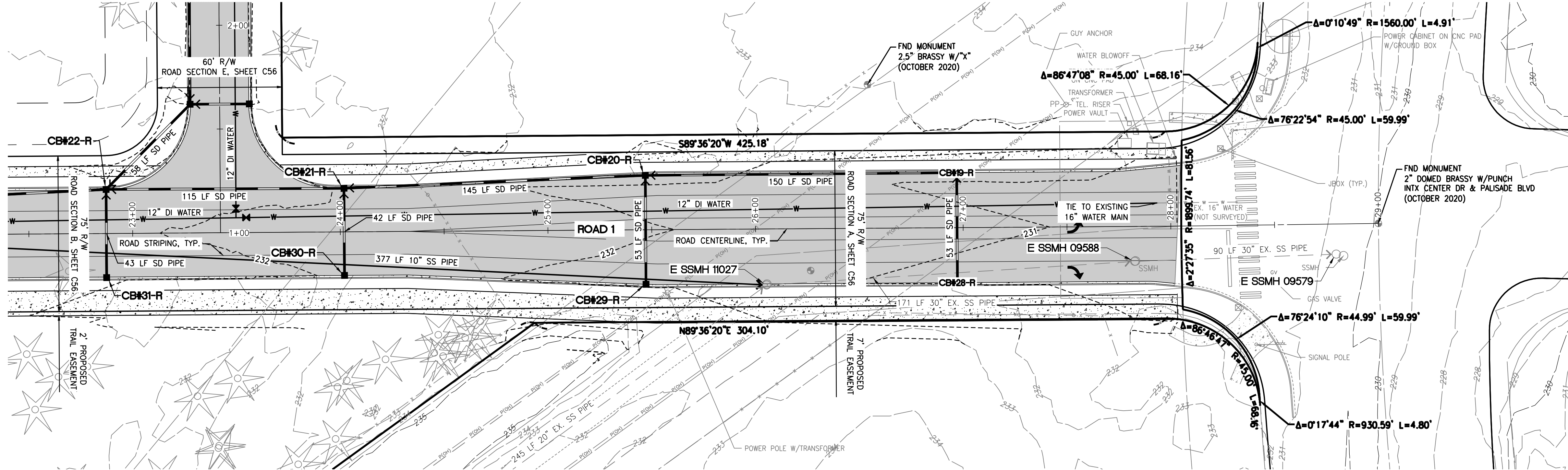


Know what's below.
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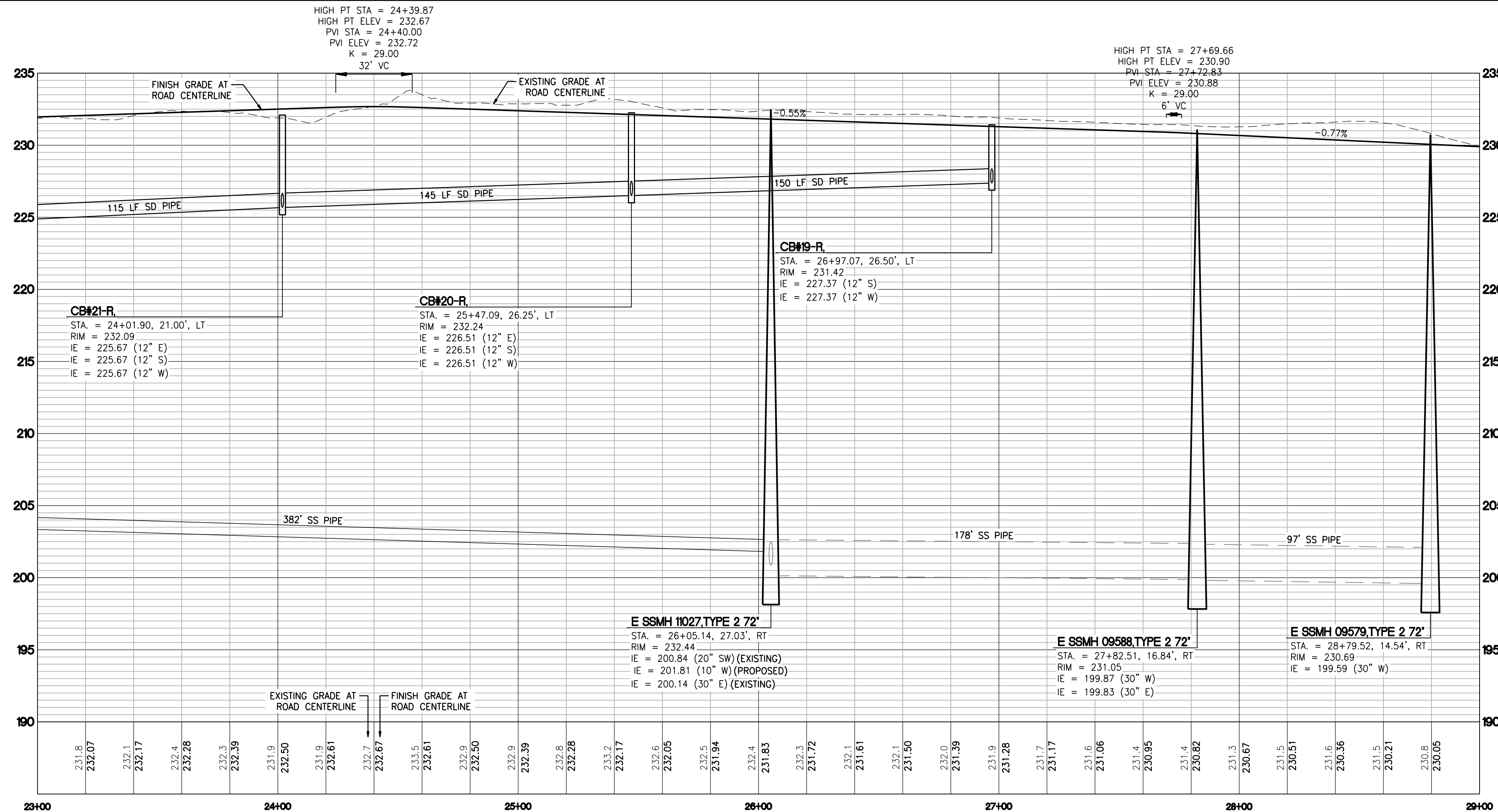
ROAD 1 PLAN AND PROFILE STA 23+00 TO 29+00

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 ROAD 2 PLAN STA 23+00 TO 29+00
C48 SCALE: 1"=30'



2 ROAD 2 PROFILE STA 23+00 TO 29+00
C48 SCALE: H: 1"=30' V: 1"=5'

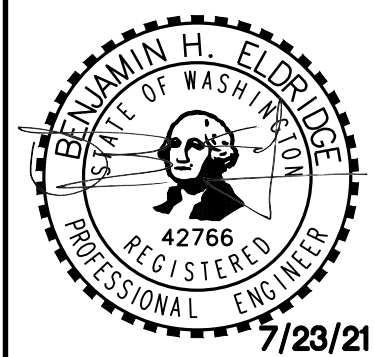
Revision

No. Date By Cdd. Appr.

Title:
ROAD 1 PLAN AND PROFILE
STA 23+00 TO 29+00
FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

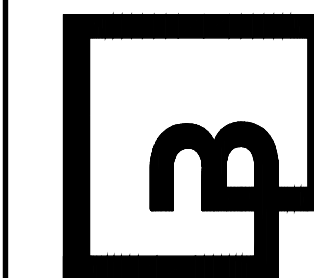
For:



Scale:
Horizontal
1"=30'
Vertical
1"=5'

Designed: SAR
Drawn: SAR
Checked: BE
Approved: DKB
Date: 7/23/21

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Job Number
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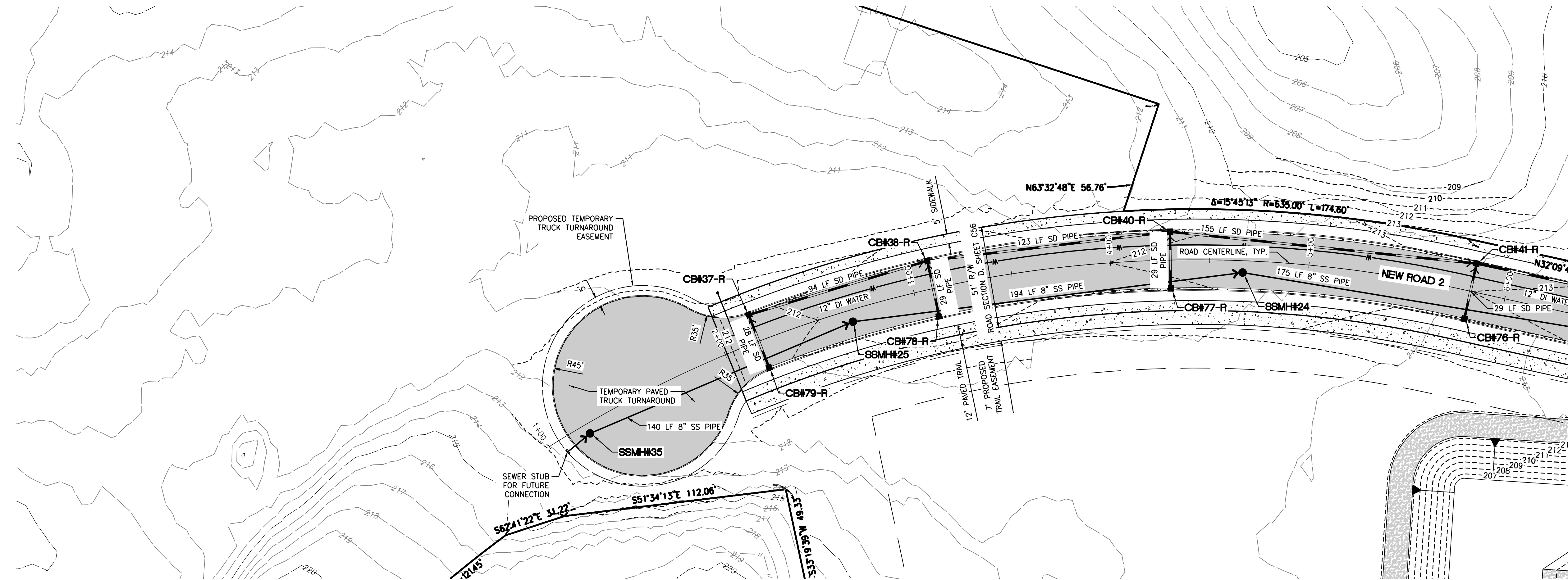
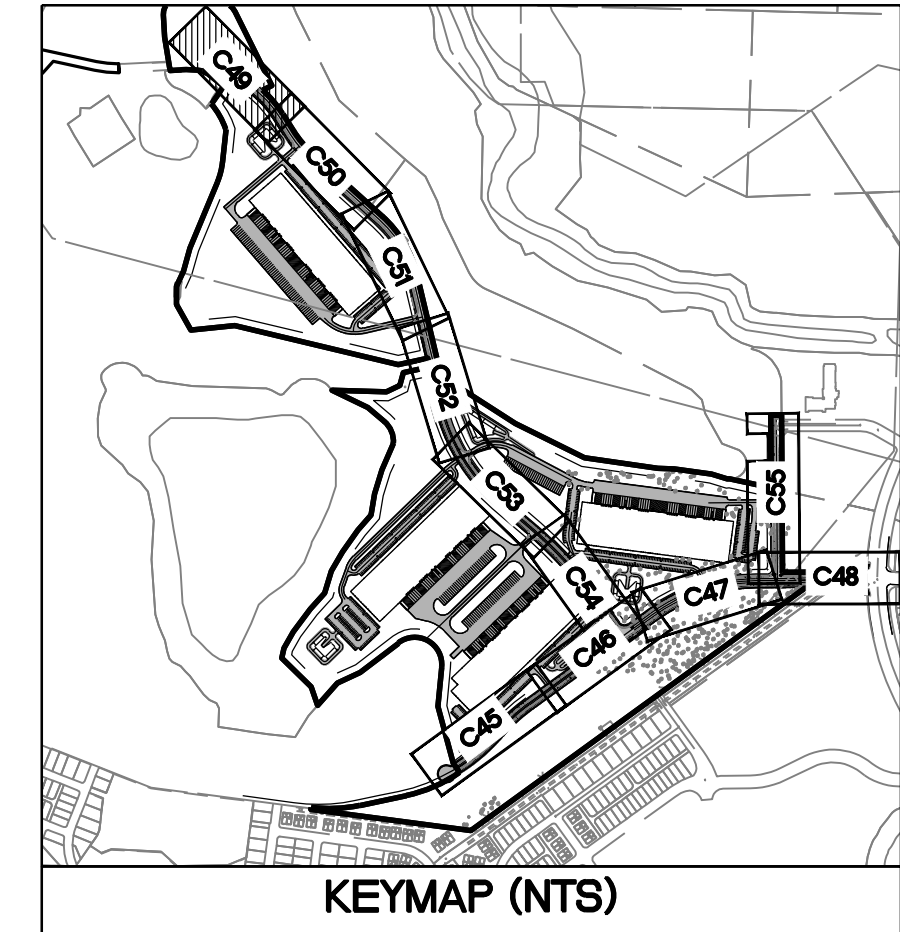
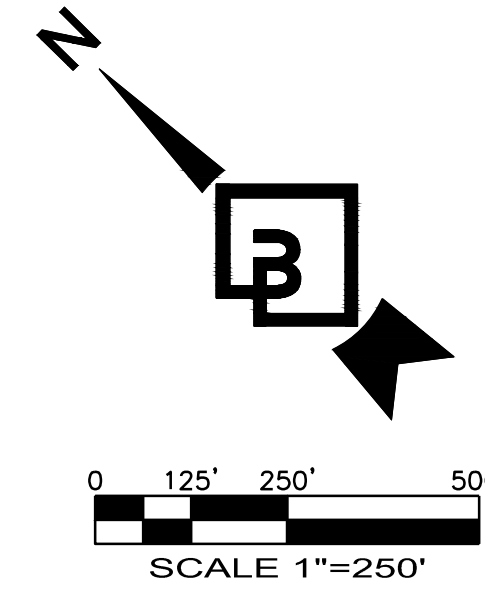


Know what's below.
Call before you dig.

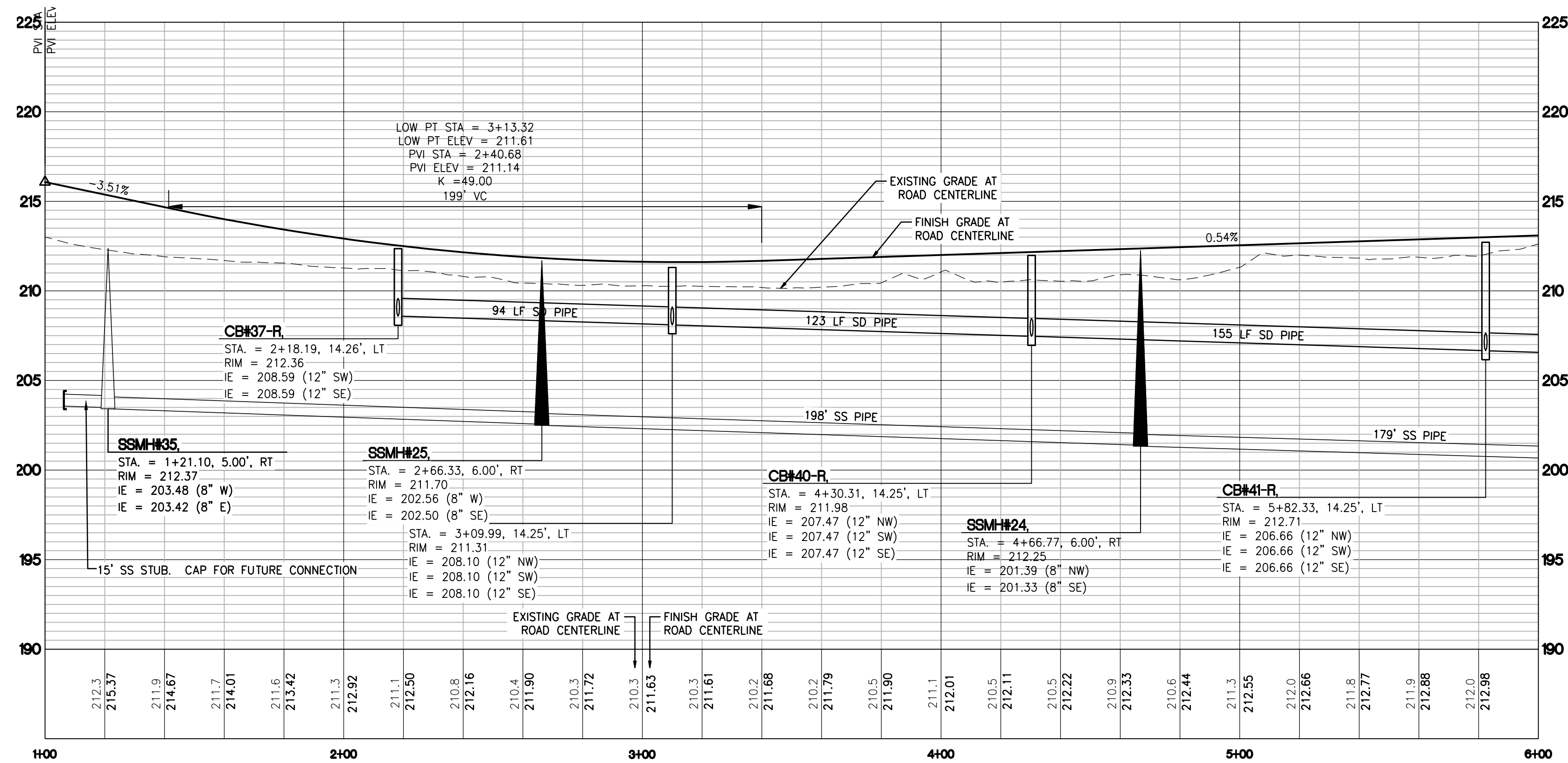
ROAD 2 PLAN AND PROFILE STA 1+00 TO 6+00

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



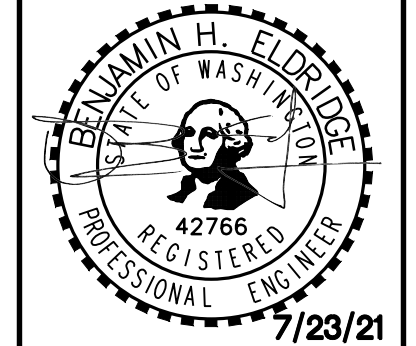
1 ROAD 2 PLAN STA 1+00 TO 6+00
C49 SCALE: 1"=30'



2 ROAD 2 PROFILE STA 1+00 TO 6+00
C49 SCALE: H: 1"=30' V: 1"=5'

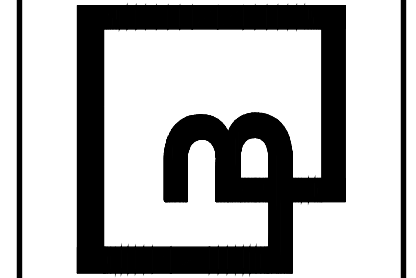
Title:
ROAD 2 PLAN AND PROFILE
STA 1+00 TO 6+00
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal 1"=30'	Vertical 1"=5'
Designed	SAR	SAR
Drawn	BE	BE
Checked	BE	BE
Approved	DKB	DKB
Date	7/23/21	

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Job Number
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Sheet
C49 56

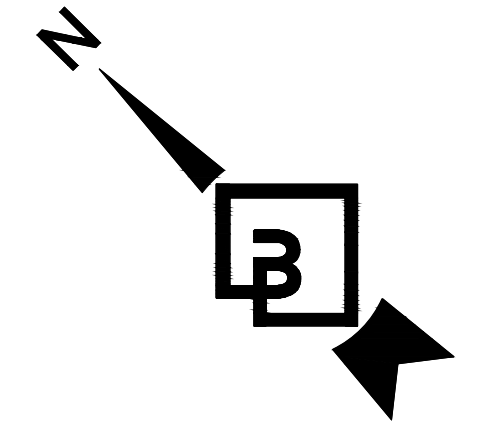


Know what's below.
Call before you dig.

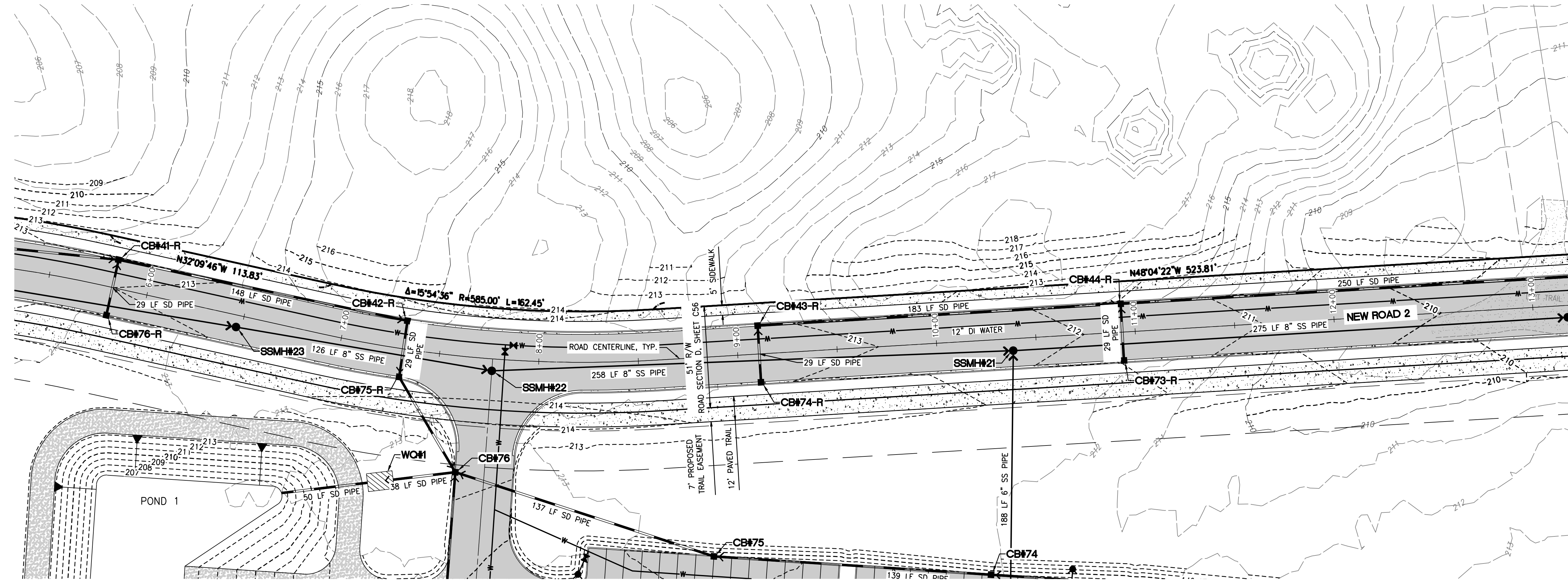
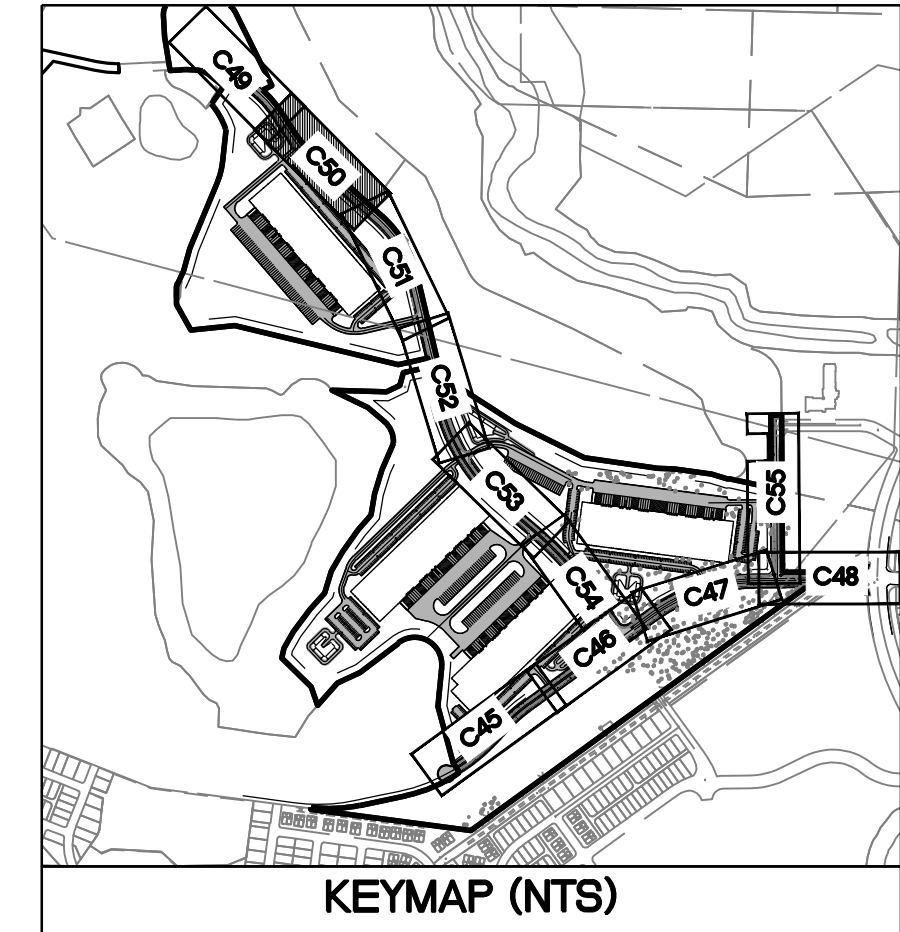
ROAD 2 PLAN AND PROFILE STA 6+00 TO 13+00

FOR FOUNDER'S RIDGE

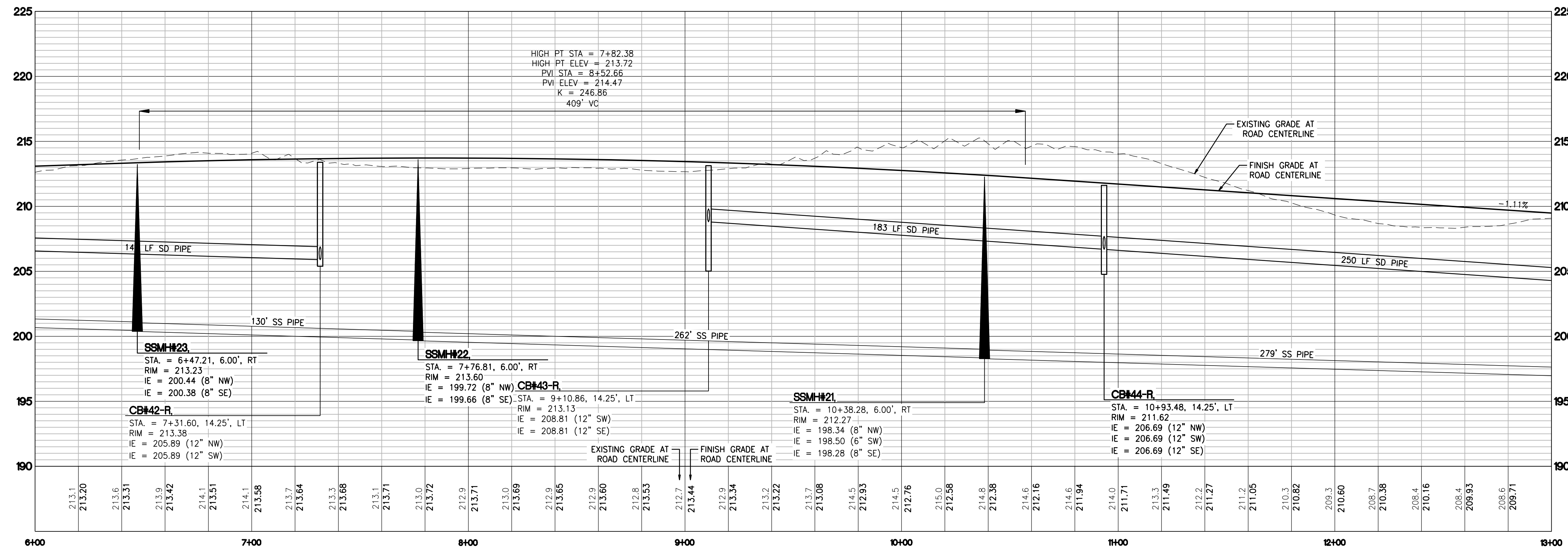
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



0 125' 250' 500'
SCALE 1"=250'



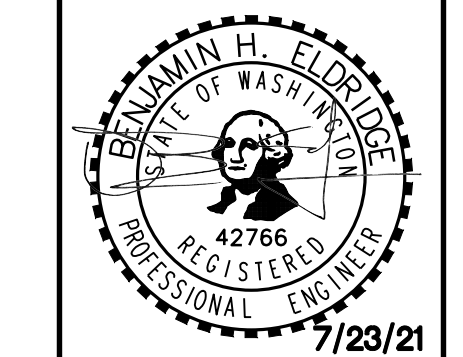
1 ROAD 2 PLAN STA 6+00 TO 13+00
SCALE: 1"=30'



2 ROAD 2 PROFILE STA 6+00 TO 13+00
SCALE: H: 1"=30' V: 1"=5'

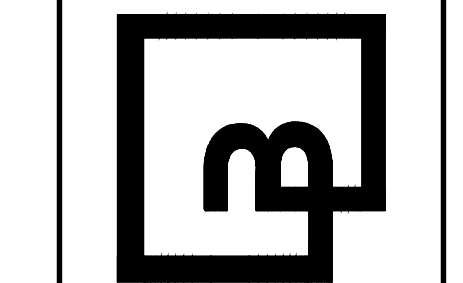
Title: ROAD 2 PLAN AND PROFILE
STA 6+00 TO 13+00
FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale: Horizontal 1"=30' Vertical 1"=5'
Designed: SAR Draw: SAR Checked: BE Approved: DKB Date: 7/23/21

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Job Number 21127
Sheet 56
C50

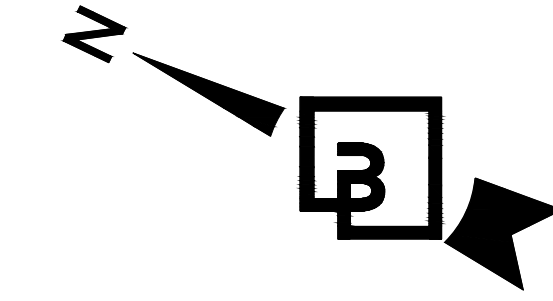


Know what's below.
Call before you dig.

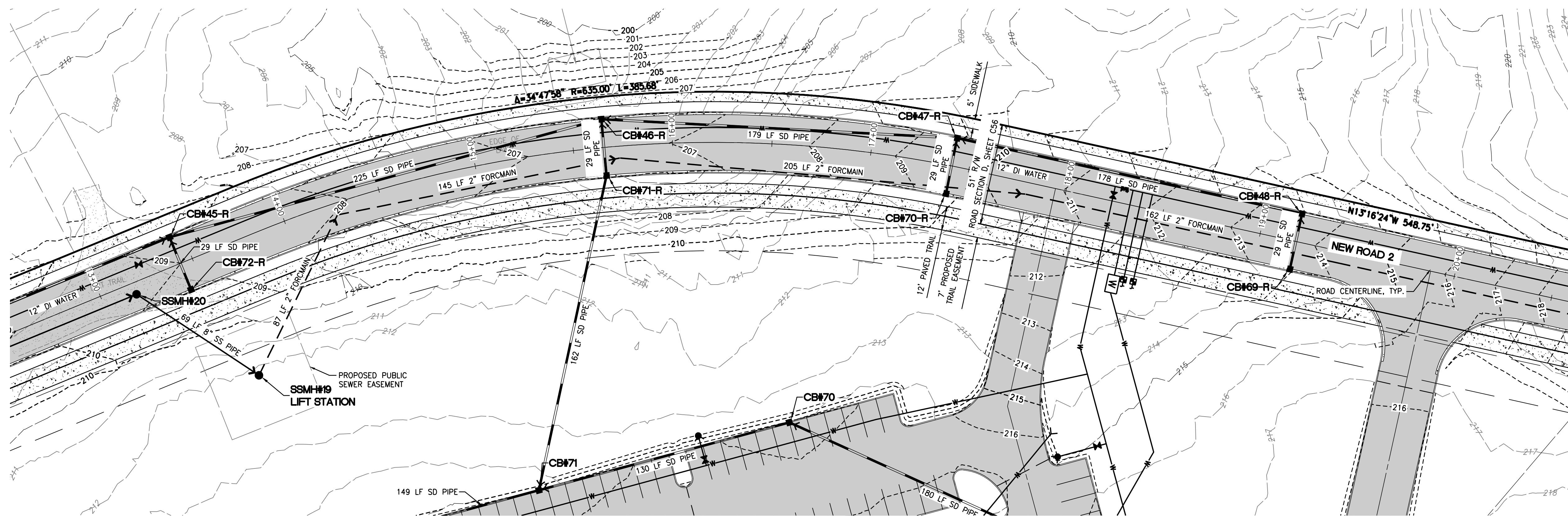
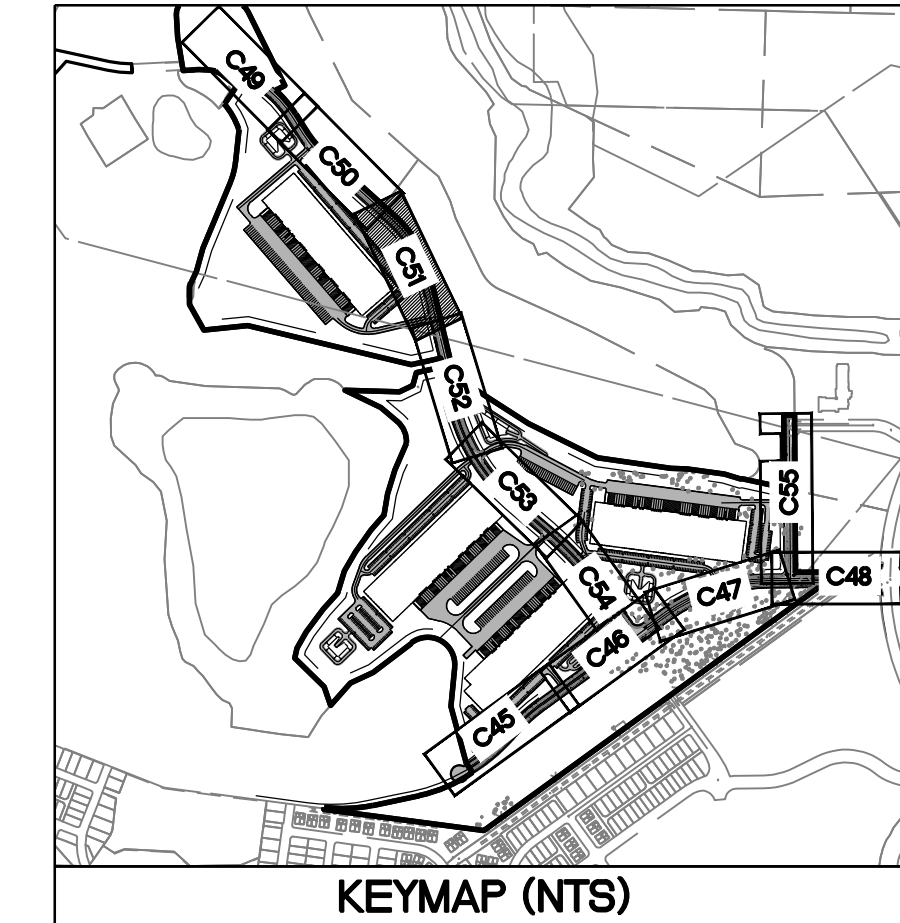
ROAD 2 PLAN AND PROFILE STA13+00 TO 20+50

FOR FOUNDER'S RIDGE

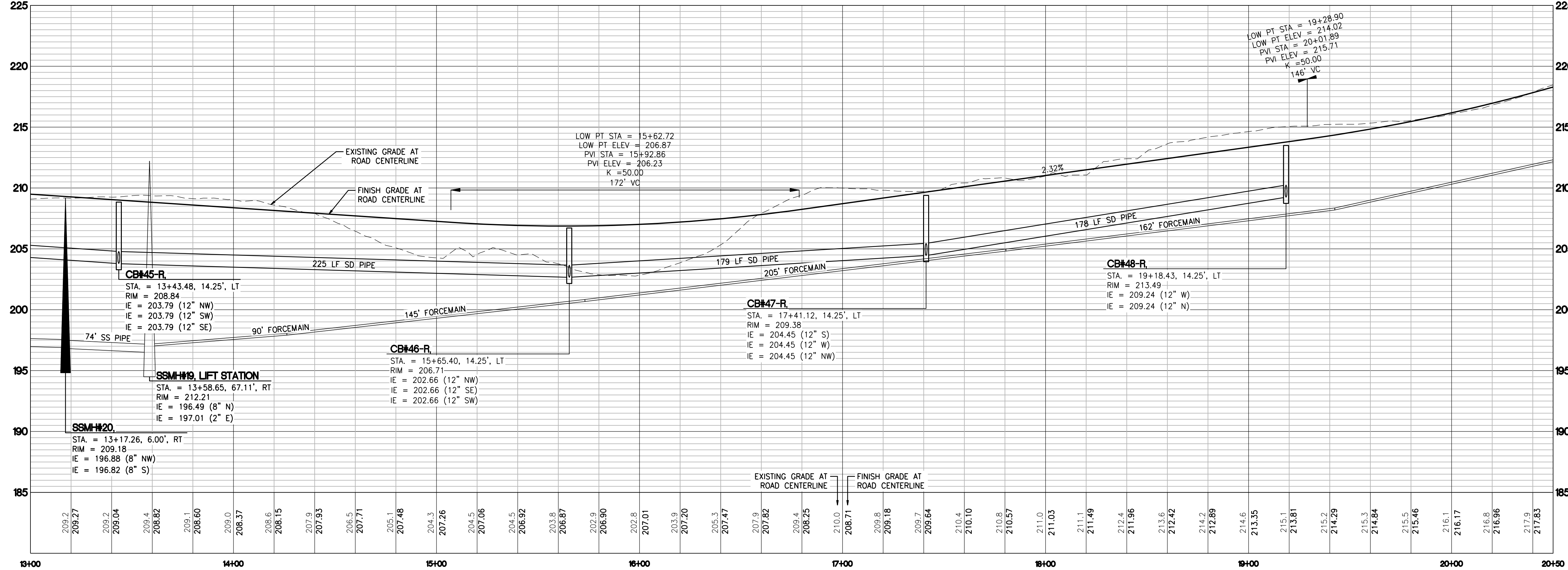
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



0 125' 250' 500'
SCALE 1"=250'



1 ROAD 2 PLAN STA 13+00 TO 20+50
C51 SCALE: 1\"=30'



2 ROAD 2 PROFILE STA 13+00 TO 20+50
C51 SCALE: H: 1\"=30' V: 1\"=5'

Revision				
No.	Date	By	Cd.	Appr.

Title:
ROAD 2 PLAN AND PROFILE
STA13+00 TO 20+50
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



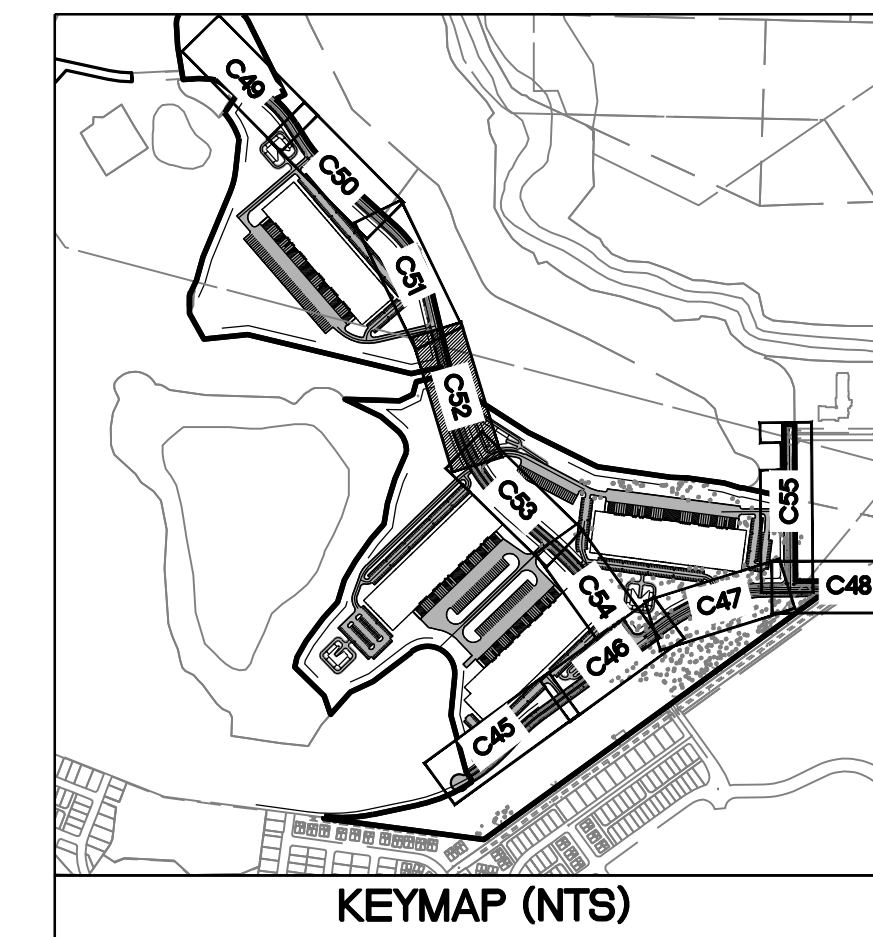
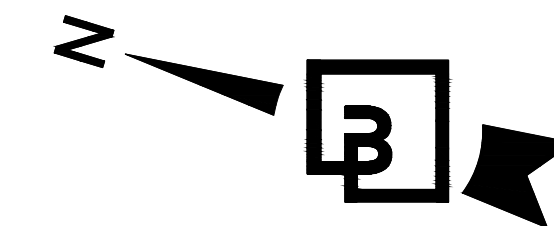
Scale:		Designed _SAR_		Drawn _SAR_		Checked _BE_		Approved _DKB_		Date 7/23/21	
Horizontal		1\"=30'		1\"=30'		1\"=5'		1\"=5'			

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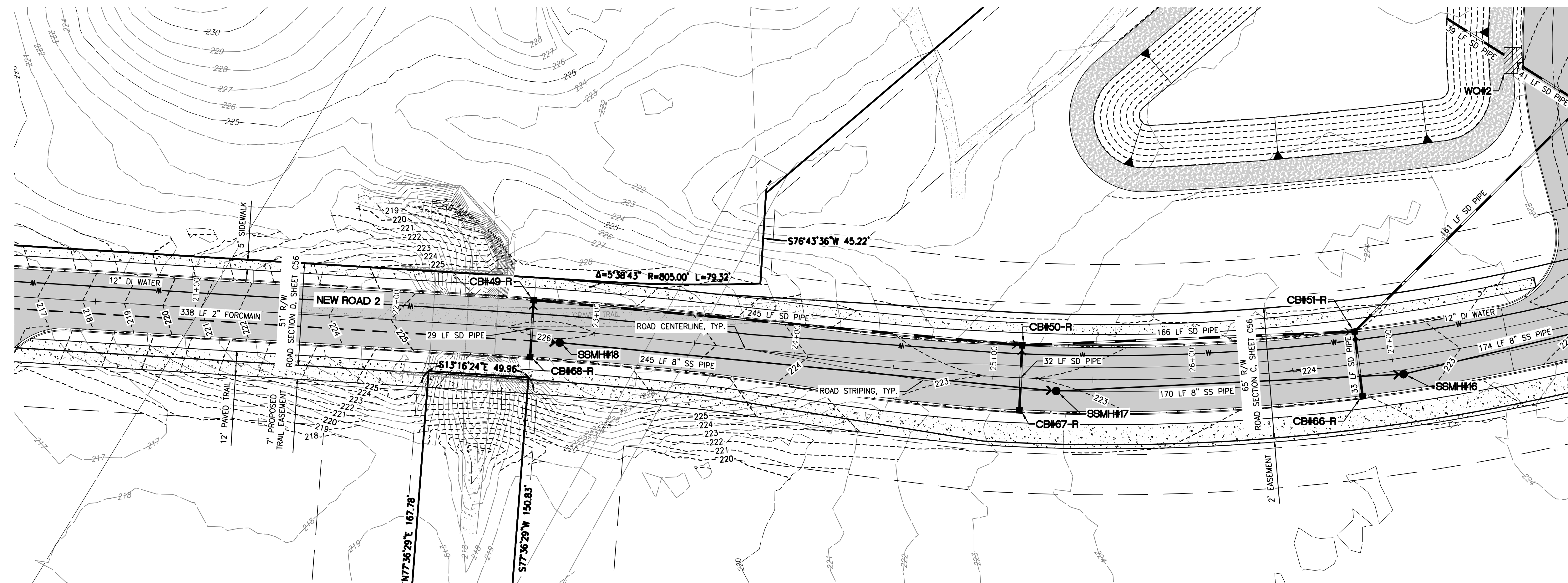
ROAD 2 PLAN AND PROFILE 20+50 TO 27+50

FOR
FOUNDER'S RIDGE

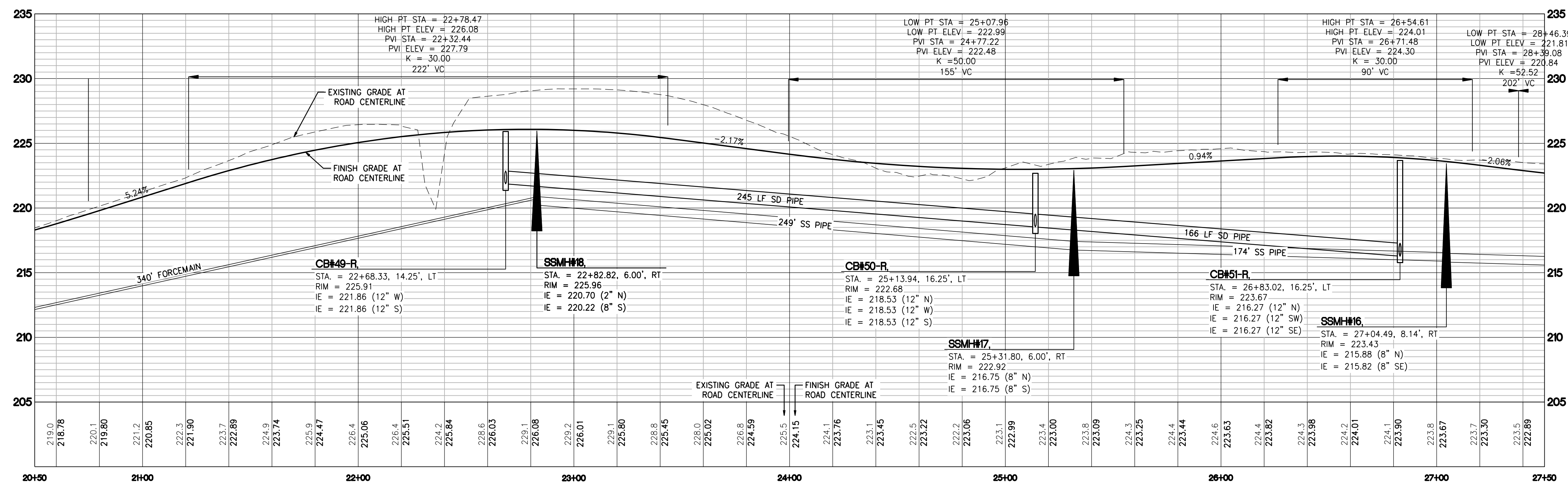
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



KEYMAP (NTS)



1 ROAD 2 PLAN STA 20+50 TO 27+50
C52 SCALE: 1"=30'



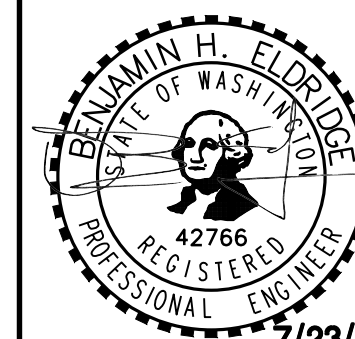
2 ROAD 2 PROFILE STA 20+50 TO 27+50

No.	Date	By	Ckd.	Appr.	Revision
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Title: ROAD 2 PLAN AND PROFILE
20+50 TO 27+50
FOR
FOUNDER'S RIDGE

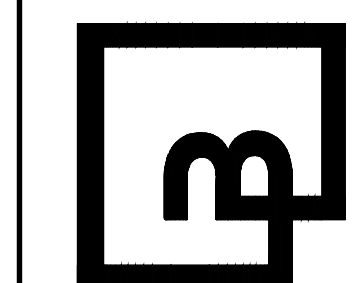
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

For:



Designed <u>SAR</u>	Scale: Horizontal 1"=30' Vertical 1"=5'
Drawn <u>SAR</u>	
Checked <u>BE</u>	
Approved <u>DKB</u>	
Date <u>7/23/21</u>	

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Job Number	21127
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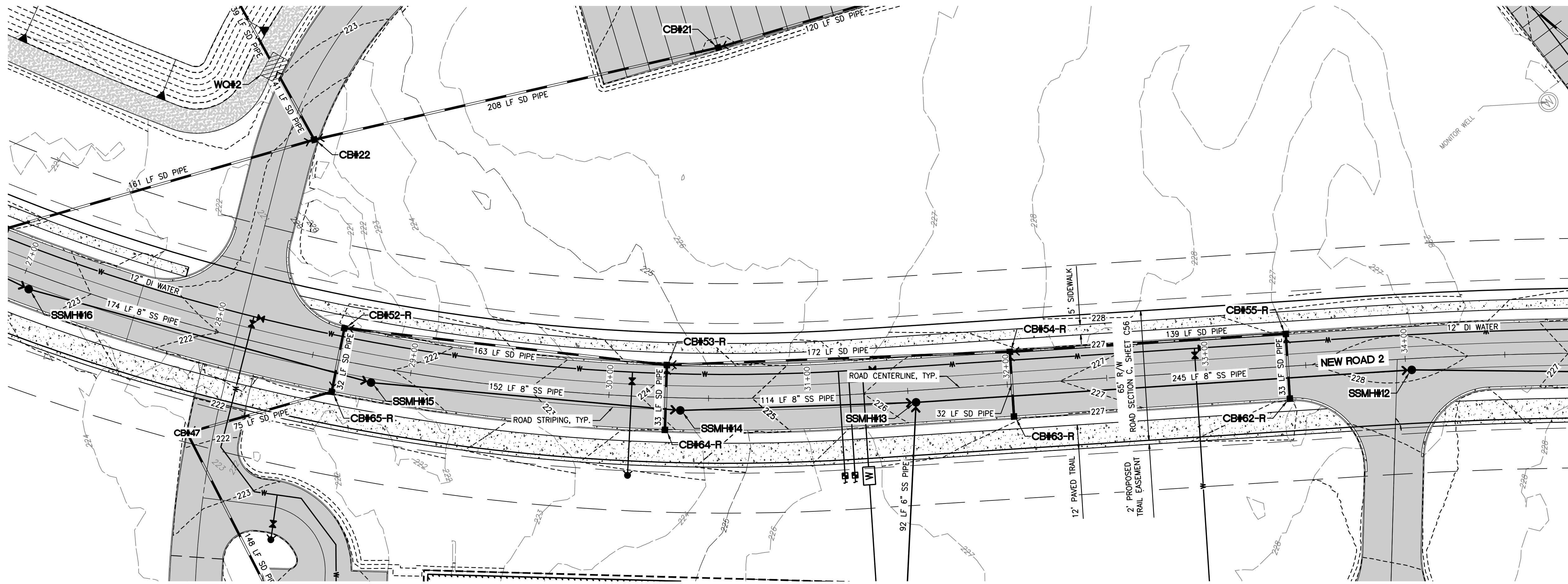
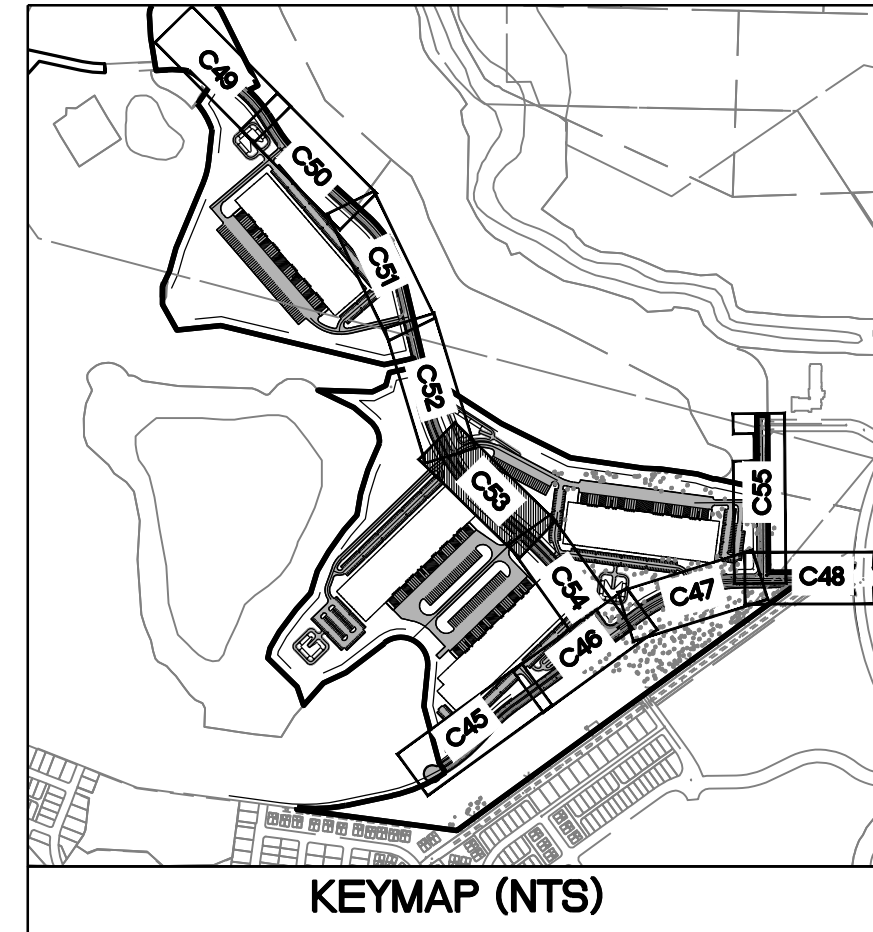
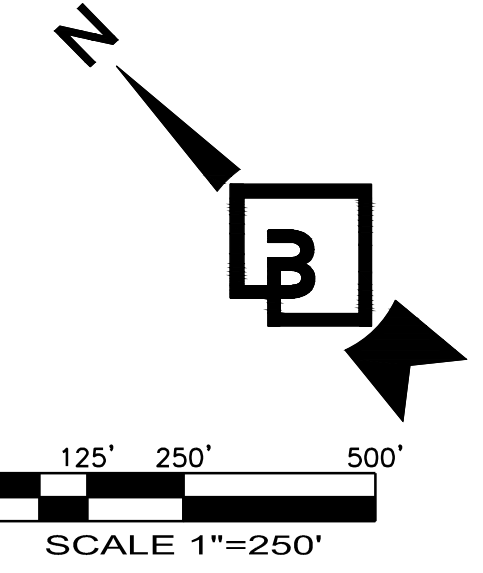


Know what's below.
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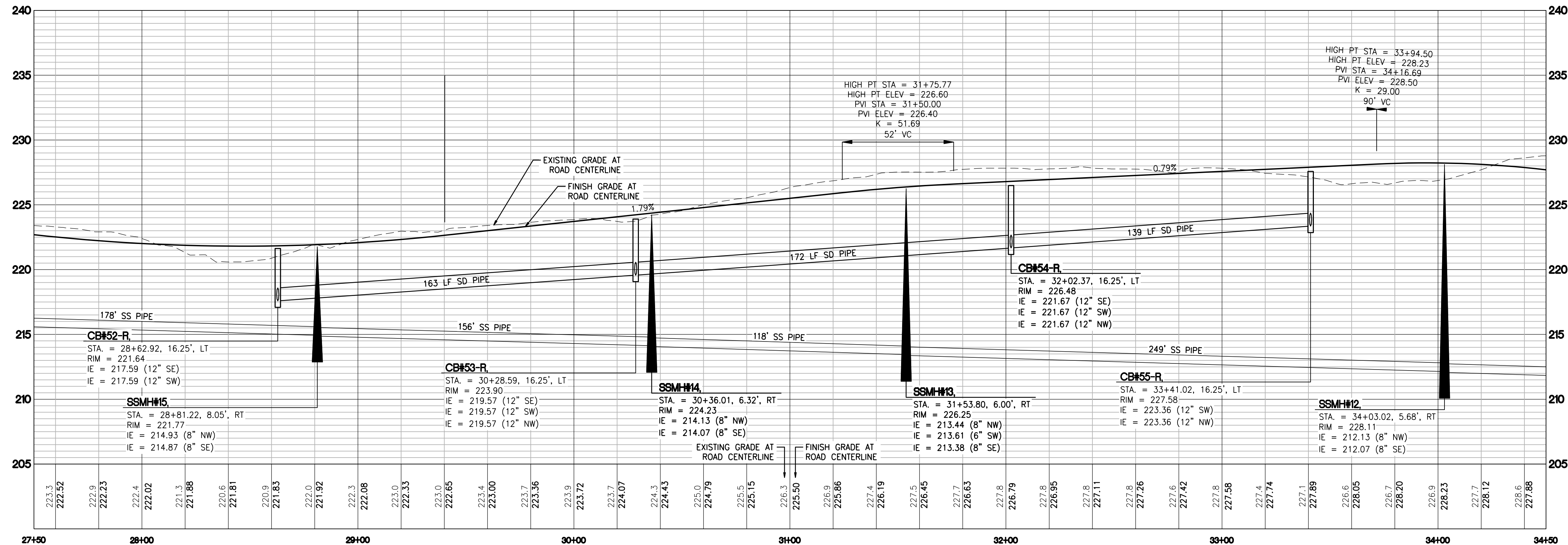
ROAD 2 PLAN AND PROFILE 27+50 TO 34+50

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



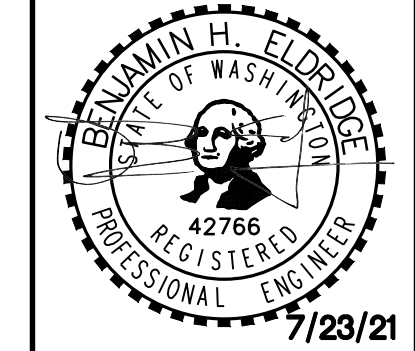
1 ROAD 2 PLAN STA 27+50 TO 34+50
C53 SCALE: 1"=30'



2 ROAD 2 PROFILE STA 27+50 TO 34+50
C53 SCALE: H: 1"=30' V: 1"=5'

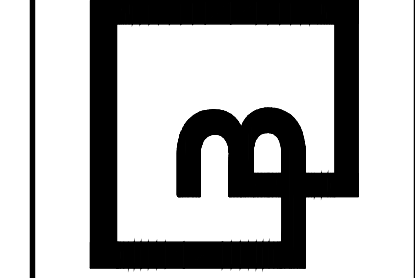
Title:
ROAD 2 PLAN AND PROFILE
27+50 TO 34+50
FOR
FOUNDER'S RIDGE

For:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
1"=30'	1"=30'	1"=5'
Designed: SAR	Drawn: SAR	Checked: BE
Approved: DKB	Date: 7/23/21	

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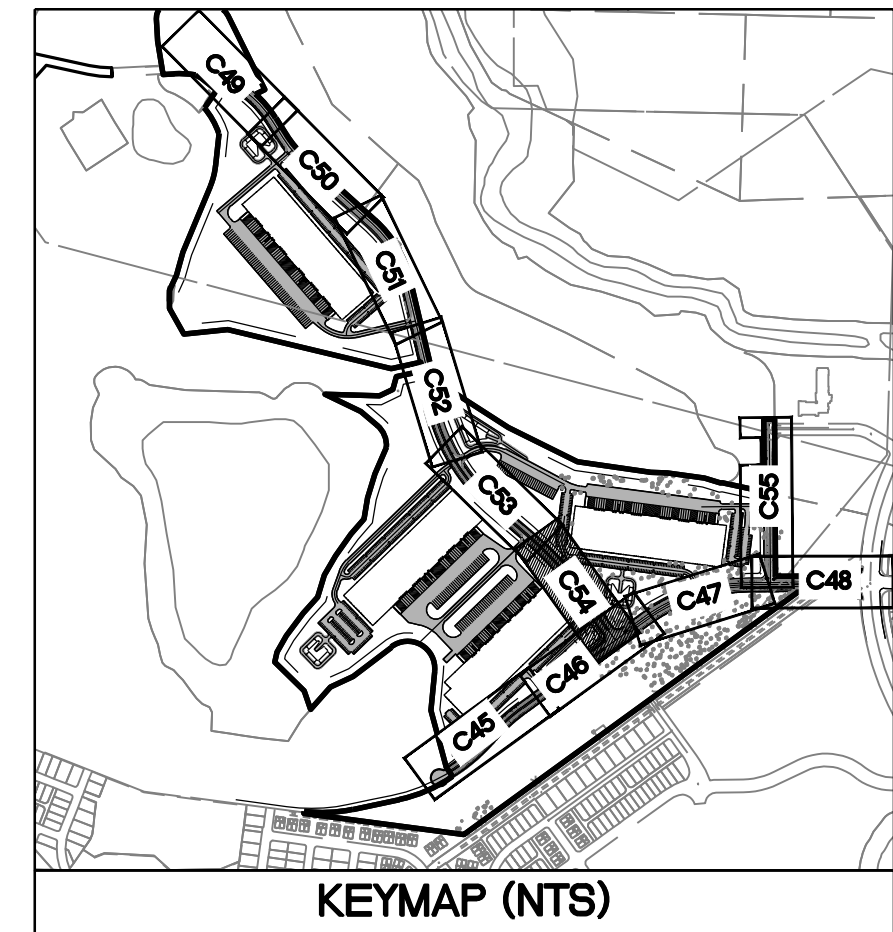
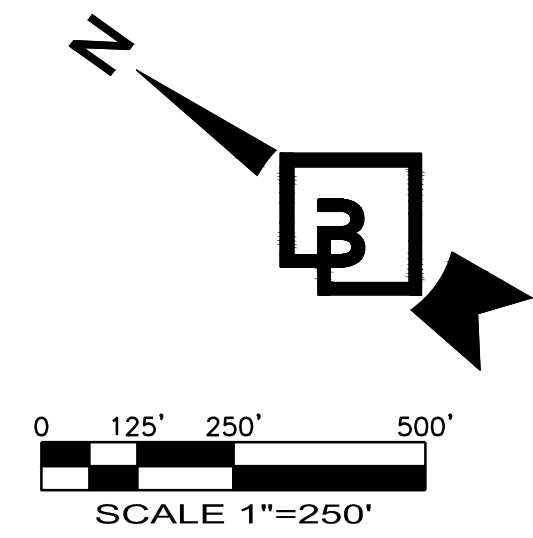


Job Number
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Sheet
C53, 56



FOR

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

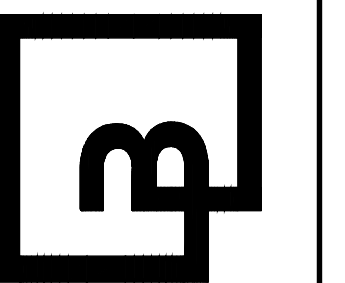


ROAD 1



Drawn SAR
Checked BE
Approved DKB
Date 7/23/21

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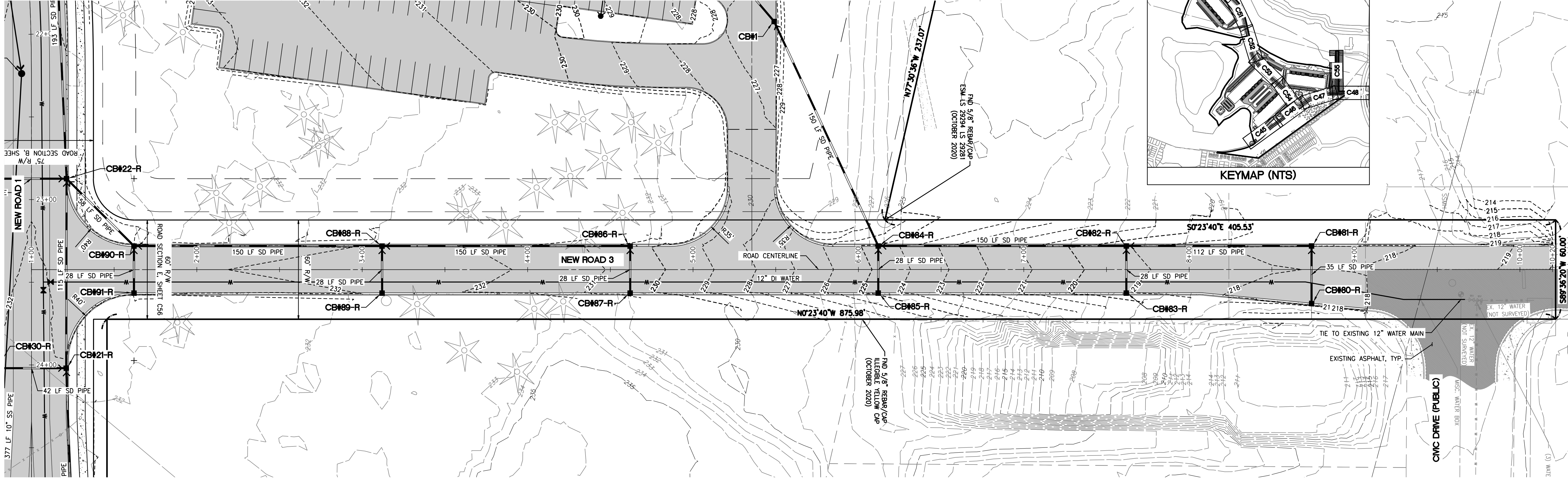
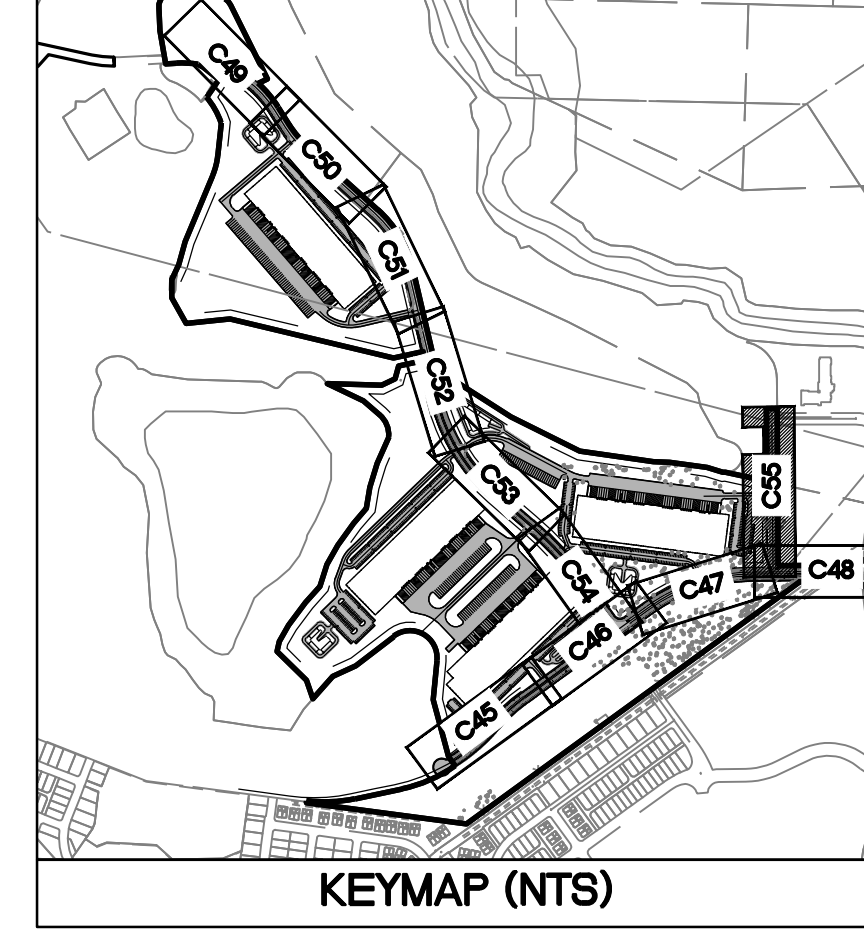
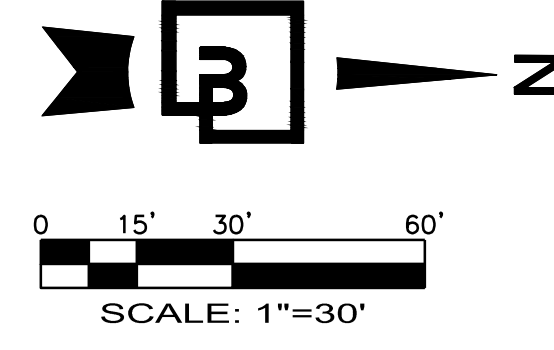


Know what's below.
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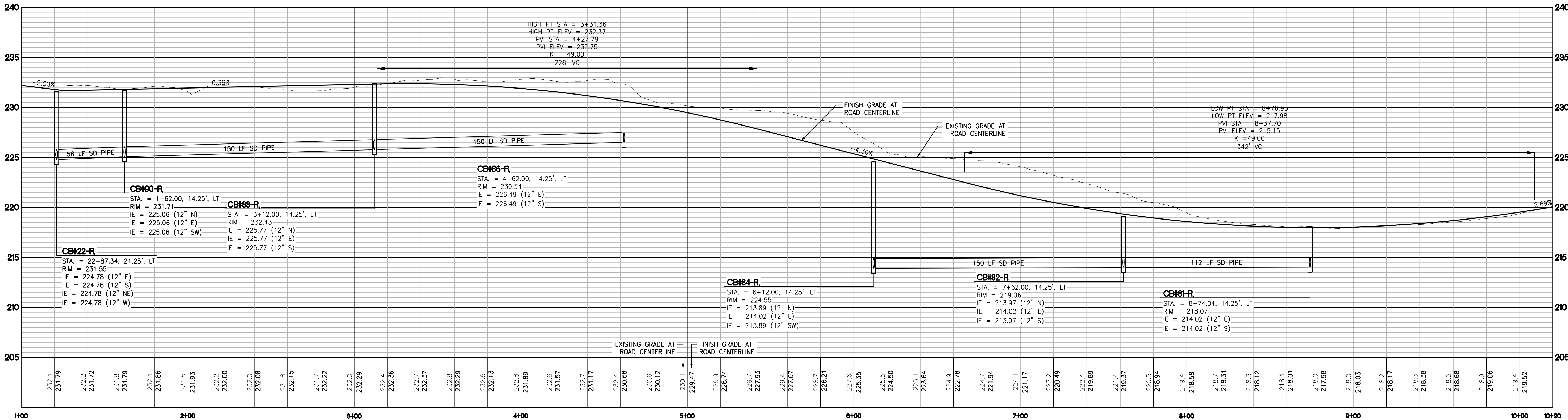
ROAD 3 PLAN AND PROFILE STA 0+00 TO END

FOR FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 ROAD 3 PLAN STA 1+00 TO 10+20
C55 SCALE: 1"=30'

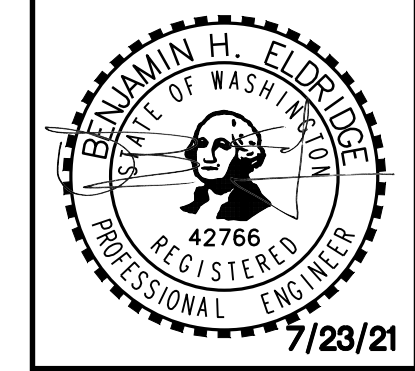


2 ROAD 3 PROFILE STA 1+00 TO 10+20
C55 SCALE: H: 1"=30' V: 1"=5'

Revision

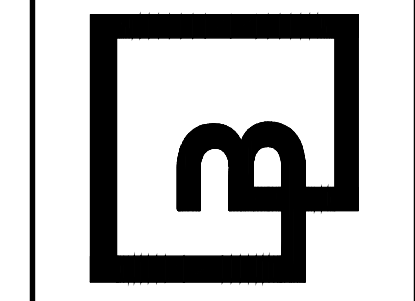
Title: ROAD 3 PLAN AND PROFILE STA 0+00 TO END
FOR FOUNDER'S RIDGE

For:



Scale: Horizontal 1"=30', Vertical 1"=5'
Designed: SAR, Drawn: SAR, Checked: BE, Approved: DKB, Date: 7/23/21

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

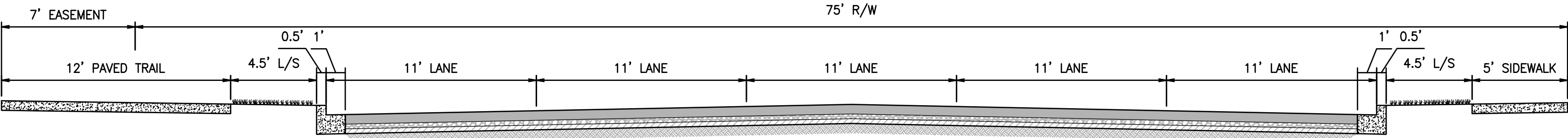


Job Number: 21127
Sheet: C55 of 56

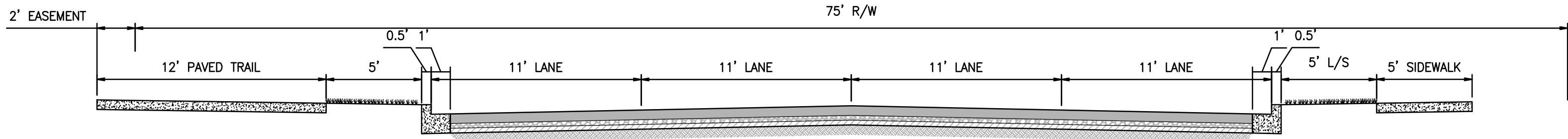


ROADWAY AND PAVEMENT SECTIONS
FOR
FOUNDER'S RIDGE

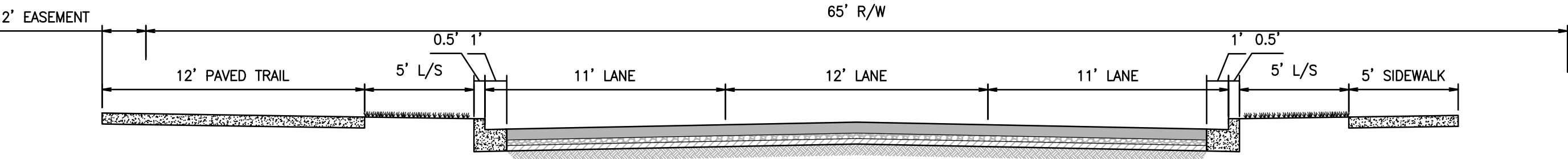
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1 ROAD SECTION A
C56 SCALE: 1"=5'

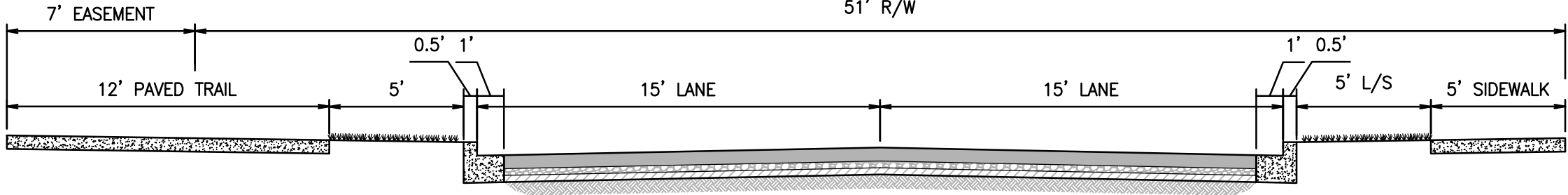


2 ROAD SECTION B
C56 SCALE: 1"=5'



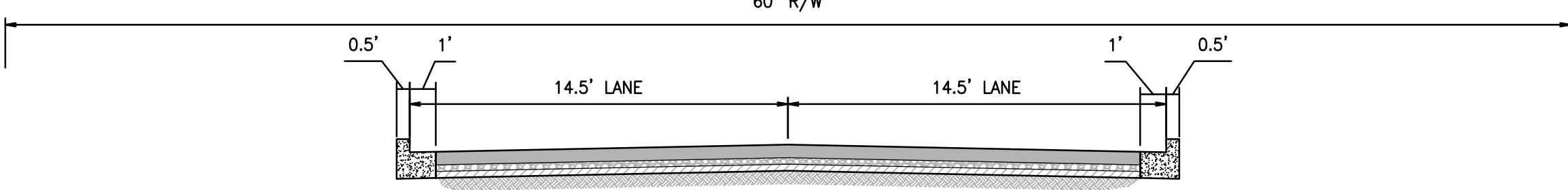
MODIFIED FROM DUPONT DRAWING NO. 2.4-2.3

3 ROAD SECTION C
C56 SCALE: 1"=5'

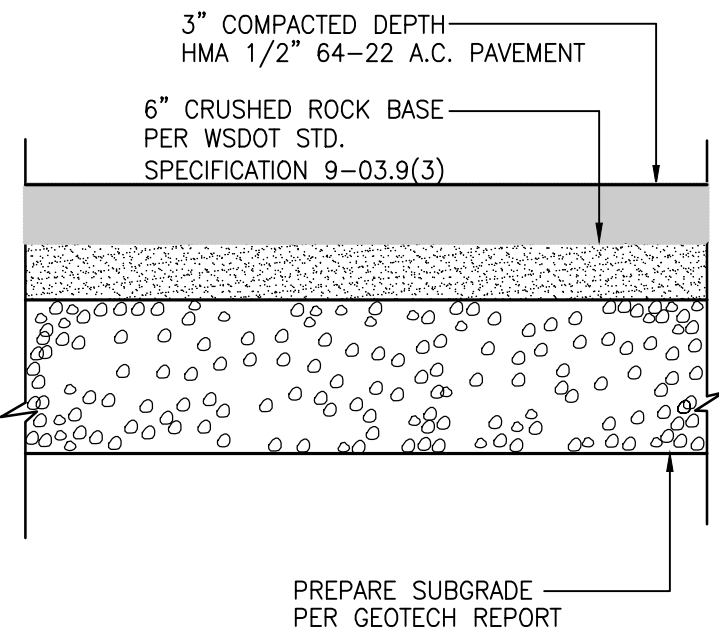


MODIFIED FROM DUPONT DRAWING NO. 2.4-2.5

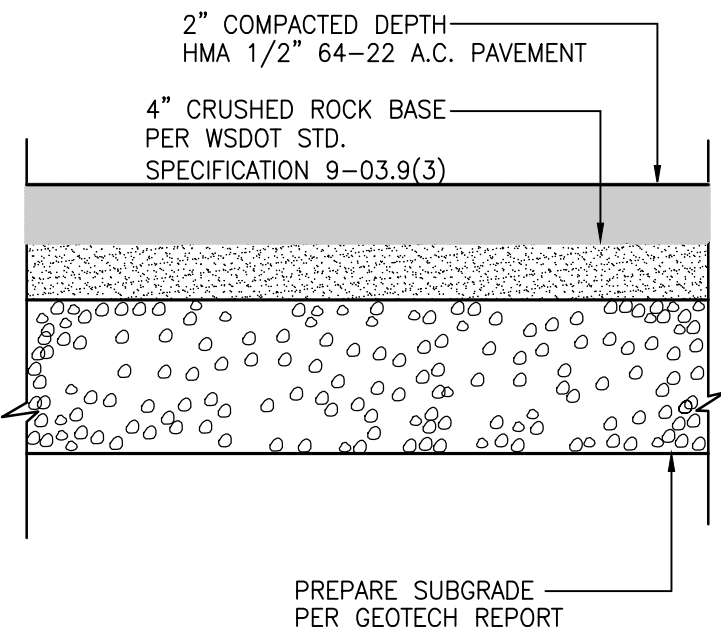
4 ROAD SECTION D
C56 SCALE: 1"=5'



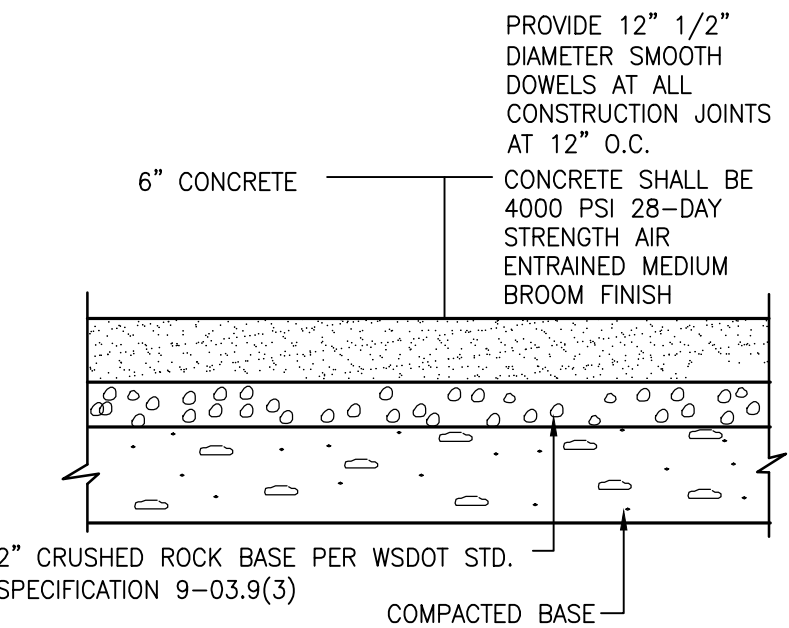
5 ROAD SECTION E
C56 SCALE: 1"=5'



HMA ASPHALT
HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



HMA ASPHALT
LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PORTLAND CEMENT
CONCRETE PAVEMENT
NOT TO SCALE

NOTE:
1. DETAILS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL
REFERENCE GEOTECHNICAL REPORT PREPARED BY TERRA
ASSOCIATES DATED MAY 21, 2021 FOR PAVEMENT, AGGREGATE,
OVER-EXCAVATION AND SUBGRADE REQUIREMENTS.

No.	Date	By	Cdd.	Appr.

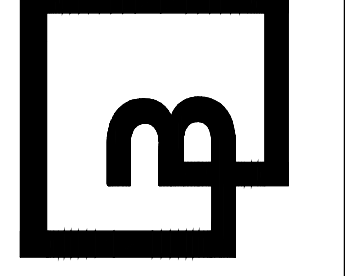
ROADWAY AND PAVEMENT
SECTIONS
FOR
FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150



Scale:	Horizontal	Vertical
1"=5'	1"=5'	1"=5'
Designed	SAR	SAR
Drawn	BE	BE
Checked	BE	BE
Approved	DKB	DKB
Date	7/23/21	7/23/21

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Job Number
21127
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C56 56