



Attachment 1A
City of DuPont
Planning Department
Preliminary Plat Application

1700 Civic Drive
DuPont, WA 98327
www.ci.dupont.wa.us

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 preliminary plat application to be determined complete. Only a complete application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: Hoffman Hill Tract O of Village IV, Division 5

Owner name: NoJack4 LLC CONTACT: Ted McCaugherty

Address: 1420 5th Avenue, #2200 Seattle, WA 98101

Phone number: (206) 521-5979 Fax number: (206) 224-2880

Authorized representative: Barghausen Consulting Engineers, Inc. CONTACT: Ivana Halvorsen

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

Phone number: (425) 251-6222 Fax number: (425) 251-8782

Location and Description of proposal. Be specific.

Swan Loop and Hoffman Hill Boulevard

Subdivide the tract into 28 fee simple lots for zero lot line common wall housing (28 units).

Site Information:

Site acreage: 3.60 acres (156,720 sf)

Number of lots: 28

Average lot size: 3,252 sf

Acreage of lots: 2.09 ac (91,043 sf)

Acreage of public streets: N/A private access drive

Acreage of storm drainage improvements: N/A off site existing

Acreage of critical areas and buffers: N/A

Acreage of public parks: N/A

Acreage of private parks, neighborhood greens: 1.09 ac (47,353 sf) private open space

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)

- ✓ Vicinity Map (include as part of site plan),
- ✓ Plat Site Plan drawn at one inch equals 20 feet (1:20 scale, 7 each),
- ✓ Topographic information at two foot elevation (1:20 scale, 7 each)
- ✓ Existing Tree Plan identifying location, size and species of all landmark, historic and specimen trees and trees to be retained (1:20 scale, 7 each),
- ✓ Grading Plan with estimated dimensions and quantities of work involved (1:20 scale horizontal and two foot contour interval vertical, 7 each),
- ✓ Storm Drainage and Utility Plan (1:20 scale, 7 each),
- ✓ Preliminary Stormwater Management Report and calculations (3 each),
- ✓ Roadway cross sections, (single line dimension, 7 each),
- ✓ One each 8 by 11 inch reduction of all drawings,
- ✓ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (2 each),
- ✓ Title report of subject site that is less than 30 days old,
- ✓ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (2 each),
- ✓ Letter of Sewer Availability from Pierce County (2 each),
- ✓ Letter of Water Availability from City of DuPont (2 each),
- ✓ Completed environmental checklist (2 each),
- ✓ Pre-stamped envelopes addressed to all property owners within 300 feet of the subject site and list of addresses (1 each). Be sure to include envelopes for the applicant and applicant's representative.
- ✓ Completed Preliminary Plat Application (1 each),
- ✓ Completed Agent Affidavit (1 each),
- ✓ Filing fee(s).

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. 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 McCaugherty Manager Ted McCaugherty
(Applicant Signature) (Date) (Print name)

11/15/13



RECEIVED
MAY 20
CITY OF DUPONT

Attachment 1B

City of DuPont Planning Department SEPA Checklist

1700 Civic Drive
DuPont, WA 98327
www.ci.dupont.wa.us

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

City File Number: SEPA 15-01

STATE ENVIRONMENTAL POLICY ACT ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C, RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions to Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. Name of proposed project, if applicable:

Preliminary Plat of Tract O of Hoffman Hill Village IV, Division 5.

2. Name of applicant: NoJack4 LLC

3. Address and phone number of applicant and contact person:

Applicant/Owner

Ted McCaugherty
NoJack4 LLC
1420 – 5th Avenue #2200, Seattle, WA 98101
(206) 224-2880

Contact

Ivana Halvorsen
Barghausen Consulting Engineers, Inc.
18215 – 72nd Avenue South, Kent, WA 98032
(425) 251-6222

4. Date checklist prepared: February 2014

5. Agency requesting checklist: City of DuPont

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary plat approval is anticipated in 2015. Final engineering plan approval is expected in 2015. Plat and new home construction expected in 2015-2016 or as the residential market determines.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No additions, expansions, or activities beyond those described for Tract I Division 5 are anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following reports and/or environmental information have been prepared for this application:

- Subdivision Guarantee issued by WFG National Title Company
- Preliminary Grading and Drainage Plan prepared by Barghausen Consulting Engineers, Inc.
- Preliminary Utilities Plan prepared by Barghausen Consulting Engineers, Inc.
- Preliminary Drainage Report prepared by Barghausen Consulting Engineers, Inc.

The following environmental review documents relate to Hoffman Hill Division 4 and 5 for prior SEPA review. These documents are not attached or enclosed as the sites were previously evaluated for environmental impacts.

- *Legal Description for Hoffman Hill Division 4, ESM Consulting Engineers dated August 2004*
- *Legal Description for Hoffman Hill Division 5, ESM Consulting Engineers dated August 2004*
- *Preliminary Geologic Hazards, and Geotechnical Engineering Assessment, Associated Earth Sciences dated August 2004*

- *Hydrologic Evaluation of Stormwater Infiltration, Aspect Consulting dated August 2004*
- *Wetlands and Wildlife Assessment, Raedeke Associates dated July 2004*
- *Hoffman Hill Greenbelt Timber Cruise Report, Lusignan Forestry Inc. dated August 2004*
- *Cultural Resources Report for Village IV, Divisions 4 and 5, HRA dated July 2004*
- *Transportation Impact Analysis, The Transpo Group, Inc. dated July 2004*

The following environmental review documents relate to Northwest Landing Village IV (Hoffman Hill) for prior SEPA reviews. These documents are not attached or enclosed as the sites were previously evaluated for environmental impacts.

- *Onat Study (Volume 1), by National Heritage, Inc. dated August 1977.*
- *Survey of Historical Resources at the DuPont Site (Volume II), by David H. Stratton and Glen W. Lindeman dated August 1, 1977.*
- *Survey of Archaeological and Ethnographical Resources at the DuPont Site by Onat and Riordan dated 1977.*
- *Environmental Impact Statement prepared for City of DuPont Comprehensive Plan and Land Use Zoning Code adopted June, 1985.*
- *Environmental Checklist for the City of DuPont Comprehensive Sewer and Water Plan dated September 1, 1988.*
- *Comprehensive Sewer and Water Plan adopted September 1988.*
- *Comprehensive Storm Drainage Plan adopted November, 1988.*
- *Supplemental Environmental Impact Statement for City of DuPont L.I.D. No. 1 dated January 1989.*
- *A Cultural Overview and Comprehensive Management Plan for the DuPont Property, Pierce County, Washington by Western Heritage dated 1989.*
- *A Report of Archaeological Testing at the DuPont Southwest Site (45-PI-72), Pierce County, Washington by Western Heritage.*
- *Traffic Study by Parsons Brinkerhoff dated May 28, 1992.*
- *Master Drainage Plan for Study Area No.1, by ESM, Hart Crowser, and Shapiro dated May, 1992.*
- *Wetland Rankings and Buffer Recommendations by Raedeke Associates, Inc. dated December 11, 1992.*
- *Assessment of Wetland Categories, by Raedeke Associates, Inc. dated December 11, 1992.*
- *Stormwater Management Manual for the Puget Sound Basin, Department of Ecology, 1992.*
- *Ecological Assessment of the Oregon White Oak Communities on Northwest Landing by Raedeke Associates, Inc. dated March 4, 1993.*
- *Management recommendations, the Oaks by Raedeke Associates, Inc. dated December 17, 1993.*
- *Settlement Agreement for Lone Star Northwest DuPont Project dated December 25, 1994.*
- *Preliminary Draft, Oak Management Recommendations for the City of DuPont by Jones and Stokes Associates dated May 23, 1995.*
- *Supplemental Environmental Impact Statement for City of DuPont Comprehensive Plan Update dated July 7, 1995.*
- *City of DuPont Comprehensive Plan Update adopted July 26, 1995.*

- *Chambers Creek — Clover Creek General Sewerage Plan Update, 1991 for The Fort Lewis Service Area / Tatsolo Point WWTP Sewerage Service Area by Gray and Osborne dated February 27, 1996.*
- *Draft Environmental Impact Statement for the Northwest Landing Offsite Wastewater Facilities by Pierce County Department of Public Works and Utilities dated March 5, 1996.*
- *Draft report, bird use, and other wildlife features within Oak woodlands of the City of DuPont, Washington, by Jones and Stokes Associates dated April 3, 1996.*
- *Jurisdictional Wetland Determination for the Weyerhaeuser-DuPont Property by Shapiro and Associates dated September, 1991 and revised by a letter dated April 26, 1996.*
- *Draft DuPont Center Drive Noise Impact Analysis dated April, 1996 by CH2M HILL.*
- *Wetlands Determination Letter by the Department of Ecology dated May 20, 1996.*
- *Draft DuPont Yehle Village Traffic Analysis, by CH2M HILL dated September 30, 1996.*
- *Environmental Checklist for McNeil Street Extension dated December 3, 1996.*
- *Oak Management Recommendations for the City of DuPont by Jones & Stokes Associates dated December 23, 1996.*
- *SEPA documents for NWL Sanitary Sewer to Chambers Creek Water Treatment Plant.*
- *Wetland Mitigation Alternatives Assessment for McNeil Street Extension, Northwest Landing, prepared by Raedeke Associates dated January 29, 1997.*
- *Comprehensive Sewer Plan and related SEPA documents adopted 1998.*
- *Comprehensive Water Plan and related SEPA documents adopted 1998.*
- *1999 School Mitigation Agreement between the Weyerhaeuser Company and the Steilacoom Historical School District No. 1.*
- *Report, Geotechnical Engineering Services, Regional.*
- *Stormwater Infiltration Facilities, Village II, Northwest Landing Development prepared by GeoResources dated January 21, 2000.*
- *Archaeological Monitoring of the Developments of Areas within Village II and Village IV, Northwest Landing, by Daugherty and Condon dated March 2001.*
- *Hydrogeologic Evaluation of Stormwater Infiltration.*
- *Proposed Regional Infiltration Pond No. 1 for Villages II and IV, by Hart Crowser dated May 25, 2001.*
- *Master Drainage Plan for Northwest Landing Village II and Village IV and related SEPA documents by ESM dated June 28, 2001.*
- *City of DuPont Comprehensive Land Use Plan dated November 13, 2000.*
- *City of DuPont Comprehensive Plan Amendment EIS Addendum, July 16, 2001.*
- *City of DuPont Land Use Code adopted February 26, 2002 and April 23, 2002.*
- *City of DuPont Street Standards by Gray and Osborne, Inc. dated June 2002.*
- *Letter regarding Buffer Reduction Lots 3 through 10 Village IV – Division 3 Phase 3 from Associated Earth Sciences to Northwest Landing dated January 13, 2004.*
- *Letter regarding Village IV – Division 3 – Phase 3 Steep Slope Buffer from ESM Consulting Engineers to the City of DuPont dated February 16, 2004.*
- *McNeil Street-Traffic Analysis Memorandum (May 19, 2004) Review of Wetlands and Oak Woodlands for Oaks Preliminary Plat prepared by Raedeke Associates dated June 29, 2004.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Federal: None

State of Washington:

- Department of Ecology NPDES Permit

Pierce County:

- Sewer Extension Permits

City of DuPont:

- Preliminary plat approvals
- SEPA Determination
- Grading Permits
- Construction Permits for roads and utilities
- Utility Extension Permit approvals
- Right-of-Way Use Permits, if necessary
- Stormwater Plan Exceptions (if applicable)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The scope of the proposal is to subdivide Tract O into 28 lots with this preliminary plat. The proposed development will consist of a total of 28 zero lot line homes with fee simple ownership of the units and the underlying lots.

12. Location of the proposal. *Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site. Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.*

The project site is located at Swan Loop near Hoffman Hill Boulevard in the City of DuPont, Washington. See Appendix for vicinity maps.

Pierce County parcel numbers listed below located in Section 27, Township 19 North, Range 1 East, W.M.

TRACT O TAX PARCEL NOS.

9009340090
9009340100
9009340110
9009340120
9009340130
9009340140
9009340150
3001171291

also
900935 010
020
030
040
050

3001171251

LEGAL DESCRIPTION:

UNITS O-8 THROUGH O-12, INCLUSIVE, OF MADERA V (CENTRAL) AT NORTHWEST LANDING, A CONDOMINIUM RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912295002, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912290130, AND ANY AMENDMENTS THERETO;

Also known as

TRACT O HOFFMAN HILL DIVISION 5 PHASE 1 (VILLAGE IV), ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 9, 2008, UNDER RECORDING NUMBER 200810095003, IN PIERCE COUNTY, WASHINGTON.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The topography of Tract O has a downward slope to the southeast of approximately 10 percent gradient. The site is vacant but has been previously graded as part of the Hoffman Hills project.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes on the site are located in proposed Tract B and are approximately 40 percent. The steep slopes were created by grading and generally are encumbered by setbacks.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils on the Hoffman Hills Village IV, Division 5 site area primarily include Nisqually loamy sand and Alderwood gravelly sandy loam. Nisqually type soils typically have a rapid rate of permeability and may be excessively drained sands and gravels. Alderwood type soils typically have perched water tables above a very slowly permeable, weakly cemented and compact part of the substratum. According to the NRCS Soil Survey, the soils on the site are classified as prime farmland; however, farm uses are not known for the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Erosion hazard is slight in areas of Nisqually loamy sand. Erosion hazard in areas of Alderwood gravelly sandy loam ranges from slight to severe. Geotechnical investigation of the Hoffman Hills Village IV, Division 5 site did not identify any indication of past or ongoing slope failure and the risk of slope failure on the slope areas is considered low.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 8,500 cubic yards earthwork could occur on site for pad grading and road construction. No import or export of material is anticipated; however, if determined necessary such material will be sourced/delivered from/to an approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during construction, primarily if construction were to occur during wet weather. Temporary Erosion and Sedimentation Control measures would be implemented to reduce the risk of construction-related erosion. After construction is complete and vegetation is established on exposed soils, the potential for erosion would be substantially reduced.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After construction, the project area will have an impervious surface coverage of approximately 42 percent.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All earthwork and site preparation would be conducted in compliance with the relevant grading criteria of the DuPont Municipal Code. The following Temporary Erosion and Sedimentation Control (TESC) measures would be implemented to reduce the risk of construction-related erosion: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; minimizing cleared areas;

temporary slope drains; catch basin filters; silt fences; street cleaning; sediment ponds/traps; and other Best Management Practices.

All excavated material (as applicable) hauled off would be transported using City of DuPont established haul routes.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Construction would result in a temporary increase in air pollution, including emissions from equipment and dust from construction activities. Construction activities associated with residential development would be phased, and cumulative construction air quality impacts would not be anticipated. With adherence to applicable construction regulations, significant air quality impacts would not be anticipated.

Post-construction emissions would include emissions from vehicle trips associated with residential and recreational uses and air emissions associated directly with residential uses such as lawn mowers and other equipment associated with yard maintenance. The increase in vehicular trip generation from the existing conditions is not expected to create significant increases in carbon monoxide levels.

Landscaping on the individual lots would minimize the amount of exposed soils and minimize the potential for dust.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicle traffic on I-5 and local roads in the vicinity, including Swan Loop and Hoffman Hill Boulevard are the primary source of air emissions.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Air quality in the City of DuPont is regulated by three agencies: the US Environmental Protection Agency (EPA), the Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency. Each agency has established regulations that govern the concentration of pollutants and contaminant emissions from air pollution sources. The development would be in accordance with relevant adopted regulations and post-construction emissions would be regulated by these agencies. Best Management Practices employed to minimize dust during construction would include temporary paving of certain roads, street sweeping, and use of water trucks.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Water features in the site vicinity include Puget Sound, the Nisqually River Delta, and Red Salmon Creek. The site area contains no streams, wetlands, or other surface water bodies.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No surface water bodies are located on the site and no work in, over, or adjacent to surface bodies would occur.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No surface water bodies are located on the project site and no fill of water bodies would occur.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No surface water withdrawals or diversions would result from the proposed development.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located within any mapped floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No surface waters exist on the site. During construction, TESC measures, as described in Earth, Item 1h above, would be implemented to prevent the risk of erosion.

Following construction, potential waste materials would be typical of residential development and would be primarily associated with vehicle runoff containing oil, grease, and other typical by-products. Stormwater from the developed areas of Hoffman Hills Village IV, Division 5 are treated in existing water quality ponds and infiltrated in accordance with City of DuPont Storm Drainage standards. With proposed stormwater quality treatment, no direct discharges of waste materials to surface water would occur.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn and no discharge to ground water is proposed. The stormwater drainage from site development will be controlled by existing stormwater facilities constructed for the Hoffman Hills Village IV, Division 5 project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material would be discharged into the ground or groundwater from development. The residential uses will be served by Pierce County public sewers.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this

water flow into other waters? If so, describe.

Stormwater would be generated by new impervious surfaces associated with residential homes and units. As under existing conditions, stormwater generated on the site would be infiltrated. Stormwater from the majority of Division 5 is collected, treated in water quality ponds, and infiltrated. Appropriate water quality treatment in accordance with City of DuPont and DOE standards would be provided prior to infiltration.

The permanent Hoffman Hills Village IV, Division 5 infiltration facility is located on the north side of Mounts Road and drains approximately 10 acres of Division 4 above and approximately 43 acres of the Hoffman Hills Village IV, Division 5 site. The infiltration pond has a 30 percent safety factor to handle storms above the 100-year event.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Following construction, there would be some potential for oil, grease, and chemicals associated with site traffic and lawn maintenance to enter ground or surface waters; however, water quality control measures would be implemented consistent with applicable City of DuPont and DOE stormwater standards. With required water quality control measures, the amount of waste materials entering surface waters or groundwater would not impact the quality of surface or groundwater.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

- Stormwater runoff from new impervious surfaces would be controlled by a stormwater control system consisting of collection and conveyance utilizing tight lined systems, water quality treatment via water quality ponds, and infiltration facilities designed to infiltrate the 100-year storm event.
- The infiltration facilities are designed with a 30 percent safety factor to accommodate storms greater than the 100-year event.
- The stormwater control system would be designed and managed consistent with applicable stormwater standards of the City of DuPont and DOE.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: Alder, Maple, Oregon White Oaks, Apple, Plum, Pear
 evergreen tree: Fir, Cedar, Pine
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site has been previously cleared. Grass and weeds will be removed for development.

c. List threatened or endangered species known to be on or near the site.

No threatened, endangered or candidate plant species have been observed or are known to occur on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Residential landscaping for each unit is expected to include grass and ornamental landscape materials.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: Songbirds

mammals: Rodents

fish: None

- b. List any threatened or endangered species known to be on or near the site.

The site itself contains no known threatened or endangered species.

- c. Is the site part of a migration route? If so, explain.

The Nisqually River Delta is located approximately 1 mile southwest of the Hoffman Hills Village IV, Division 5 site area and is a nesting and feeding area for migratory waterfowl. The site is within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

The site itself does not propose any measures to preserve/enhance wildlife. Wildlife habitat exists in the surrounding open space areas of Hoffman Hills Village IV, Division 5 as previously planned.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Residential uses will consume energy for lighting, heating, and air conditioning. Energy sources would be electric and natural gas. Electricity is also be utilized for street lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

The future homes will have a maximum height of 35 feet, which will not impact the use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The future homes will conform to the applicable provisions of the State of Washington Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards will result from the proposal.

1) Describe special emergency services that might be required.

No special emergency services would be required as a result of the residential development on the site. Required emergency services would be typical of residential development and would include fire, emergency medical, and police protection, which would be provided by the City of DuPont.

2) Proposed measures to reduce or control environmental health hazards, if any:

This item does not apply.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise sources in the area include vehicular traffic on I-5 and local residential roads, and noise sources associated with activities at JBLM. Noise levels are not expected to impact the proposed residential development.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Residential development would involve typical short-term noise associated with construction activity. Post-construction noise would be typical of residential developments and would primarily be related to traffic and outdoor recreational use.

3) Proposed measures to reduce or control noise impacts, if any:

No noise control measures are warranted or proposed.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently vacant and cleared. Adjacent properties are developed with residential uses. Eagles Pride Golf Course at Fort Lewis is east of Tract O.

b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture.

c. Describe any structures on the site.

There are no structures on the site.

d. Will any structures be demolished? If so, what?

No structures are currently located on the site and no structures would be demolished.

e. What is the current zoning classification of the site?

The current zoning classification is Residential 12 (R12).

- f. What is the current comprehensive plan designation of the site?
The current Comprehensive Land Use Plan designation is Residential 12.
- g. If applicable, what is the current shoreline master program designation of the site?
The site is not located within the Shoreline Master Program jurisdictional area
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No portions of Tract O have been classified as environmentally sensitive areas.
- i. Approximately how many people would reside or work in the completed project?
Based on the average household (2.71 people per household) and family (3.27 people per family) sizes for DuPont from the 2010 US Census, approximately 76 to 92 people could reside in the 28 homes to be constructed on Tract O.
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1
- j. Approximately how many people would the completed project displace?
No people would be displaced by the proposed development.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed 28 attached zero lot line single family units on fee simple lots are compatible with the adjacent single family homes that have been developed on Swan Loop and Hoffman Hill Boulevard. Single family development is allowed in the subject zone.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The project proposes 28 single family homes. The homes will be in the middle income level.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated by the proposed development.
- c. Proposed measures to reduce or control housing impacts, if any:
The proposed residential development would create new housing opportunities in the City as called for in the Comprehensive Land Use Plan.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The buildings are expected to have a maximum height of 35 to 45 feet. The principal exterior building material would be building materials consistent with the Northwest Landing Design Standards, such as

wood, hardi-siding, stone, brick, and/or similar materials.

b. What views in the immediate vicinity would be altered or obstructed?

The planned development of Tract O will not obstruct any views that were not contemplated with the original SEPA Determinations made for Hoffman Hills Village IV, Division 5.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Residential development would incorporate design standards under the CC&Rs established for Northwest Landing and other applicable design standards of the City of DuPont, as required.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Project generated light or glare could result from vehicle headlights, porch lights, and yard lights during evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light or glare resulting from the proposed development is unlikely to be a safety hazard or affect views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light that affect the site.

d. Proposed measures to reduce or control light and glare impacts, if any:

- Street lighting would be designed according to the applicable City of DuPont standards.
- Exterior lighting of residences would be designed according to the applicable City of DuPont standards.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Eagles Pride Golf Course at Fort Lewis and Nisqually National Wildlife Refuge are located in the immediate vicinity of the site. Other recreation facilities nearby include those associated with City Parks in Historic DuPont, Clock Tower Green, neighborhood parks in Yehle Park Village, a community park associated with Hoffman Hill Village IV Division 3, and several neighborhood greens throughout Northwest Landing, Chloe Clark Elementary School, and numerous trails throughout surrounding natural areas and within the Northwest Landing community.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed development will not displace any existing recreational uses as none currently exist on the site.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed development will provide some open space that will be landscaped. No recreation amenities are proposed as they exist for the overall Hoffman Hills project.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Prior environmental reviews have addressed historical and cultural resources for all of Hoffman Hill Village. No known archaeological artifacts or objects are present on the subject properties.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Prior environmental reviews have addressed historical and cultural resources for all of Hoffman Hill Village.

- c. Proposed measures to reduce or control impacts, if any:

Complying with the 1988 and 1989 Agreements and the Comprehensive Management Plan, as well as customary professional standards and applicable state and federal laws.

The site has been previously cleared and prepared for development. It is presumed that there are no cultural resources on the site; however, if cultural resources are identified during construction, all activity shall immediately cease and the owner and contractor shall contact the City of DuPont, local Tribes, and/or the Office of Archaeology and Historic Preservation as applicable.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is provided by Hoffman Hill Boulevard and Swan Loop.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not directly served by public transit. The closest transit stop is currently for regional express and is located in the Sound Transit facility in DuPont Station.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Residential development would provide parking capacity according to the City of DuPont Land Use Code, including two spaces per single-family unit.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A new private access lane will be provided.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The site is within 1 mile of I-5 and railroad lines. Air traffic exists at JBLM. The project will not impact air or rail transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 162.68 average daily trips will result from the proposed 28 zero lot line homes. Peak PM traffic is expected to generate approximately 14.56 trips.

- g. Proposed measures to reduce or control transportation impacts, if any:

The project will pay required impact fees if they apply.

15. Public Services

- a. Would the project result in an increase need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposed development would result in an increased incremental need for fire protection, police protection, and schools.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Applicable provisions of the 1999 Steilacoom Historical School District and Weyerhaeuser Real Estate Company School Mitigation Agreement (for impacts to the School District resulting from Northwest Landing development) would apply. School impact fees have already been paid for Hoffman Hill Village IV Division 5.

If required by City of DuPont regulations, residential buildings would include fire sprinkler systems.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Cable television

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Future residential development would include utility demands typical of residential use and would be provided by the City of DuPont (stormwater drainage and domestic water), Pierce County (sewer), Puget Sound Energy (electricity and natural gas), Lemay Inc. (solid waste removal), Qwest (telephone), and Comcast (cable). Pipes 8-inches in diameter or larger will be used for stormwater, sewer and potentially water mains, as needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Print your name: Ivana Halvorsen

Date Submitted: 2-11-2015

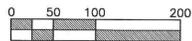
PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

RECEIVED
APR 28 2017
CITY OF DUPONT



1"=100'



DATUM: PIERCE COUNTY

VERTICAL DATUM IS BASED ON FILE NO. 15-104
NATIONAL GEODETIC VERTICAL DATUM, 1929.

HORIZONTAL DATUM IS BASED ON WASHINGTON STATE
PLANE COORDINATE SYSTEM SOUTH NAD 83

B.M.

#HDA-5, ELEVATION = 218.69 R.R. SPIKE IN
TWIN 30" FIRS 40' SOUTH OF E OF STEILACOOM-
DUPONT ROAD, AND 70' WEST OF E OF 7TH STREET.

T.B.M.

P.K. NAIL WITH E.S.M. CONTROL WASHER LOCATED
ALONG GRANT AVE. STATION 303+16.39 14.14' LT
NEAR LOT 15 ELEV.=332.44
ELEVATION=337.80

P.K. NAIL WITH E.S.M. CONTROL WASHER LOCATED
IN SE CORNER OF INTERSECTION OF HOFFMAN
HILL BLVD. AND GRANT AVE.
STATION 235+81.01, 22.42' RT. ELEV.=326.71

REFERENCE: N.W.L VILLAGE IV DIVISION 4 DESIGN PLANS
FOR ROAD STATIONING.

SOURCE OF TOPOGRAPHY:

FIELD SURVEY FEBRUARY, 2001 BY ESM CONSULTING
ENGINEERS, L.L.C.

CONTOUR INTERVALS = 2 FEET

LEGAL DESCRIPTION

TRACT O OF VILLAGE IV DIVISION 5 ACCORDING TO
THE PLAT THEREOF RECORDED UNDER RECORDING NO.
200810095003 RECORDS OF PIERCE COUNTY, WA

OWNER/DEVELOPER:

NOJACK4, LLC
1420-5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED MCCAUGHERTY
PHONE: 206-521-5979

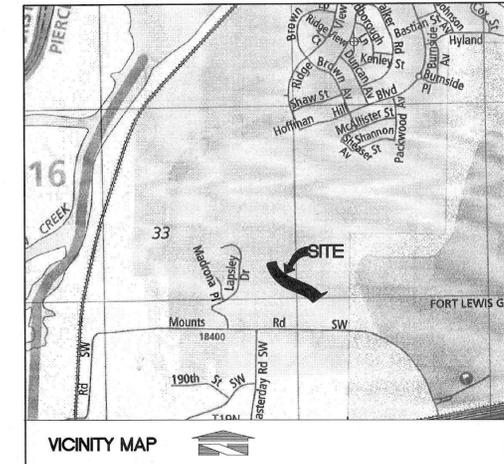
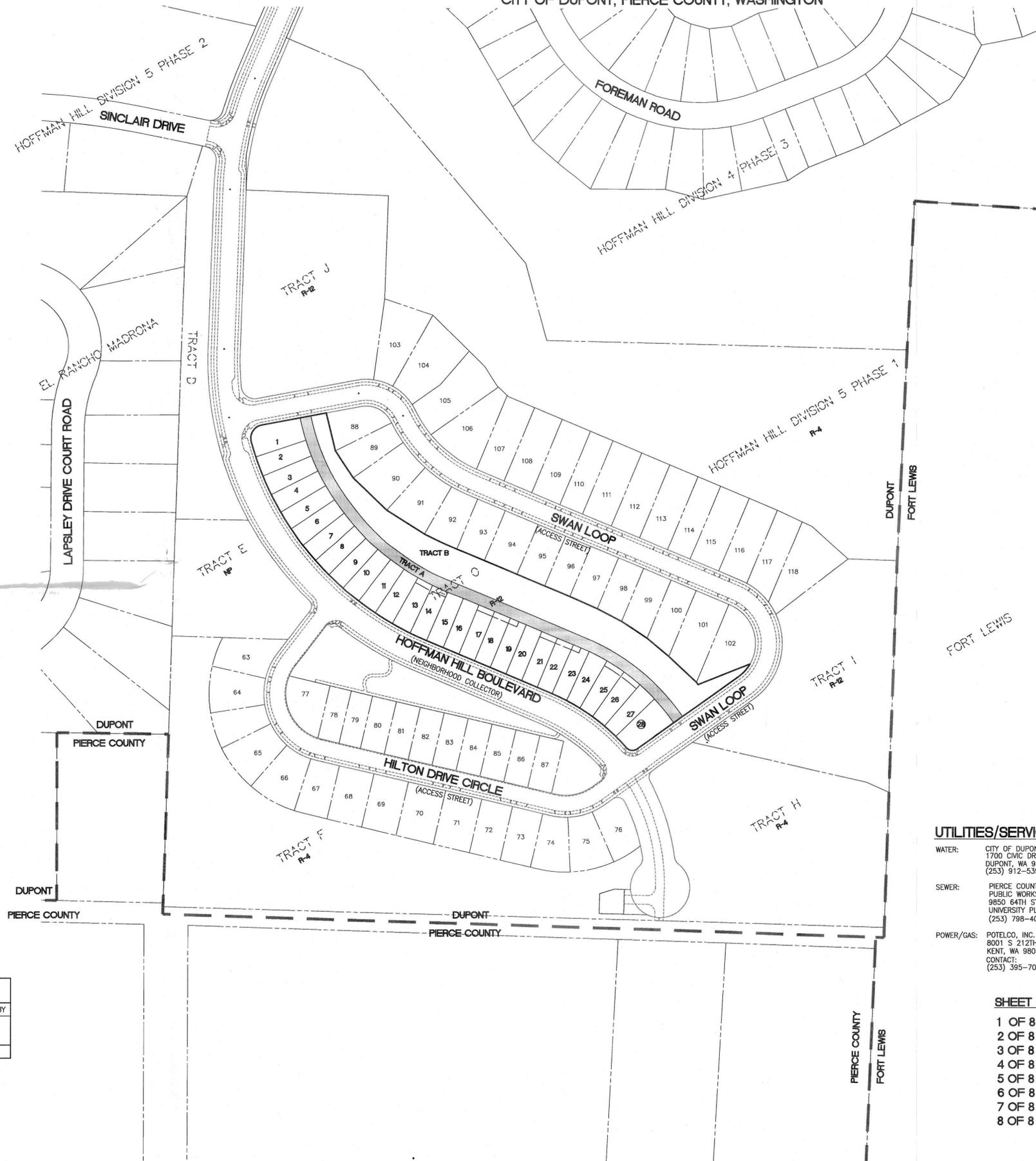
ENGINEER/PLANNER/LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: DON DAWES/IVANA HALVORSEN/JEFF VARLEY

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	4,591	15	3,079
2	3,230	16	3,011
3	3,224	17	3,013
4	3,196	18	3,037
5	3,193	19	3,039
6	3,221	20	3,020
7	3,220	21	3,023
8	3,169	22	2,975
9	3,165	23	2,991
10	3,223	24	3,203
11	3,227	25	3,240
12	3,214	26	3,258
13	3,216	27	3,231
14	3,073	28	4,760
TOTAL LOT AREA		91,043 SF	2.09 AC.
AVERAGE LOT AREA		3,252 SF	

TRACT	USE	AREA (S.F.)	OWNED BY
A	ACCESS/UTILITIES	18,324	H.O.A.
B	OPEN SPACE/UTILITIES	47,354	H.O.A.
TOTAL AREA		65,678 SF	1.51 AC.

PERVIOUS:	= 85,807 S.F.	1.97 AC.
IMPERVIOUS:	= 70,914 S.F.	1.63 AC.
TOTAL AREA = 156,721 S.F.		3.60 AC



NOTES

- TAX #: 300117-1291, 900934-0090, -0100, -0110, -0120, -0130, -0140, -0150, 900935-0010, -0020, -0030, -0040, -0050
- SITE AREA: 156,721 S.F. (3.60 AC)
- EXISTING USE: VACANT
- PROPOSED USE: 28 LOT SUBDIVISION
- EXISTING ZONING: R-12 (DU/ACRE)
- PROPOSED MIN. LOT WIDTH: 28 FEET
- PROJECT DENSITY: 7.8 DU/ACRE
- REQUIRED MIN. SETBACKS:
FRONT: 16 FEET
GARAGE: 20 FEET
SIDE STREET: 10 FEET
INTERIOR: 5 FEET
REAR: 15 FEET
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- MAX LOT COVERAGE: 45 PERCENT
- SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY ESM CONSULTING ENGINEERS, LLC, FEBRUARY 2001
- THIS PLAT SHALL BE DESIGNATED FOR ZERO LOT LINE DEVELOPMENT CONSISTENT WITH DUPONT MUNICIPAL CODE TITLE 25 FOLLOWING RECORDING OF FINAL PLAT WITH PIERCE COUNTY.
- ALL THE FRONT OF EACH HOME ON LOTS 1 THROUGH 28, INCLUSIVE, SHALL FACE HOFFMAN HILL BOULEVARD PER DUPONT MUNICIPAL CODE 25.20.040.
- THE FRONT BUILDING SETBACK OF EACH DUPLEX BUILDING ON LOTS 1 THROUGH 28, INCLUSIVE, SHALL STAGGER AT 16 OR 20 FEET FROM THE FRONT PROPERTY LINE AND SHALL VARY BETWEEN EACH BUILDING BY A MINIMUM OF TWO FEET PER DUPONT MUNICIPAL CODE 25.20.040.
- NO GARAGE ON LOTS 1 THROUGH 28, INCLUSIVE, SHALL FACE HOFFMAN HILL BOULEVARD.
- FIRE IMPACT FEES OF \$940.87 PER DWELLING UNIT SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE PER DUPONT MUNICIPAL CODE 26.05.040(4).

UTILITIES/SERVICES:

WATER: CITY OF DUPONT
1700 CIVIC DRIVE
DUPONT, WA 98327
(253) 912-5398

SEWER: PIERCE COUNTY DEPARTMENT OF
PUBLIC WORKS & UTILITIES
9850 64TH STREET WEST
UNIVERSITY PLACE, WA 98467
(253) 798-4050

POWER/GAS: POTELCO, INC.
8001 S 212TH ST
KENT, WA 98032
CONTACT:
(253) 395-7065

PHONE: CENTURY LINK
2510 SOUTH 84TH STREET, STE 18
LAKEWOOD, WA 98499
CONTACT:
(253) 597-5090

FIRE: DUPONT FIRE DEPARTMENT
303 LOUVIERS AVE
DUPONT, WA 98327
(253) 964-8414

SCHOOL: STEILACOOM SCHOOL DISTRICT
510 CHAMBERS DRIVE
STEILACOOM, WA 98388
(253) 983-2200

SHEET INDEX

- 1 OF 8 COVER SHEET
- 2 OF 8 PRELIMINARY PLAT MAP SITE PLAN
- 3 OF 8 PRELIMINARY GRADING PLAN-NORTH
- 4 OF 8 PRELIMINARY GRADING PLAN-SOUTH
- 5 OF 8 PRELIMINARY STORM DRAINAGE PLAN-NORTH
- 6 OF 8 PRELIMINARY STORM DRAINAGE PLAN-SOUTH
- 7 OF 8 PRELIMINARY UTILITIES PLAN-NORTH
- 8 OF 8 PRELIMINARY UTILITIES PLAN-SOUTH

CITY FILE NO. SUB14-02
TRACT O

Attachment 1C

COVER SHEET
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULTY-FAMILY

NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED MCCAUGHERTY

For: DON E. DAWES
REGISTERED PROFESSIONAL ENGINEER
04/28/17

Scale: Horizontal 1"=100' Vertical N/A

Designed: JH Draw: AL Checked: JH Approved: DD Date: 12/6/13

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-6782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 18311
Sheet: 1 of 8

18311
1 of 8

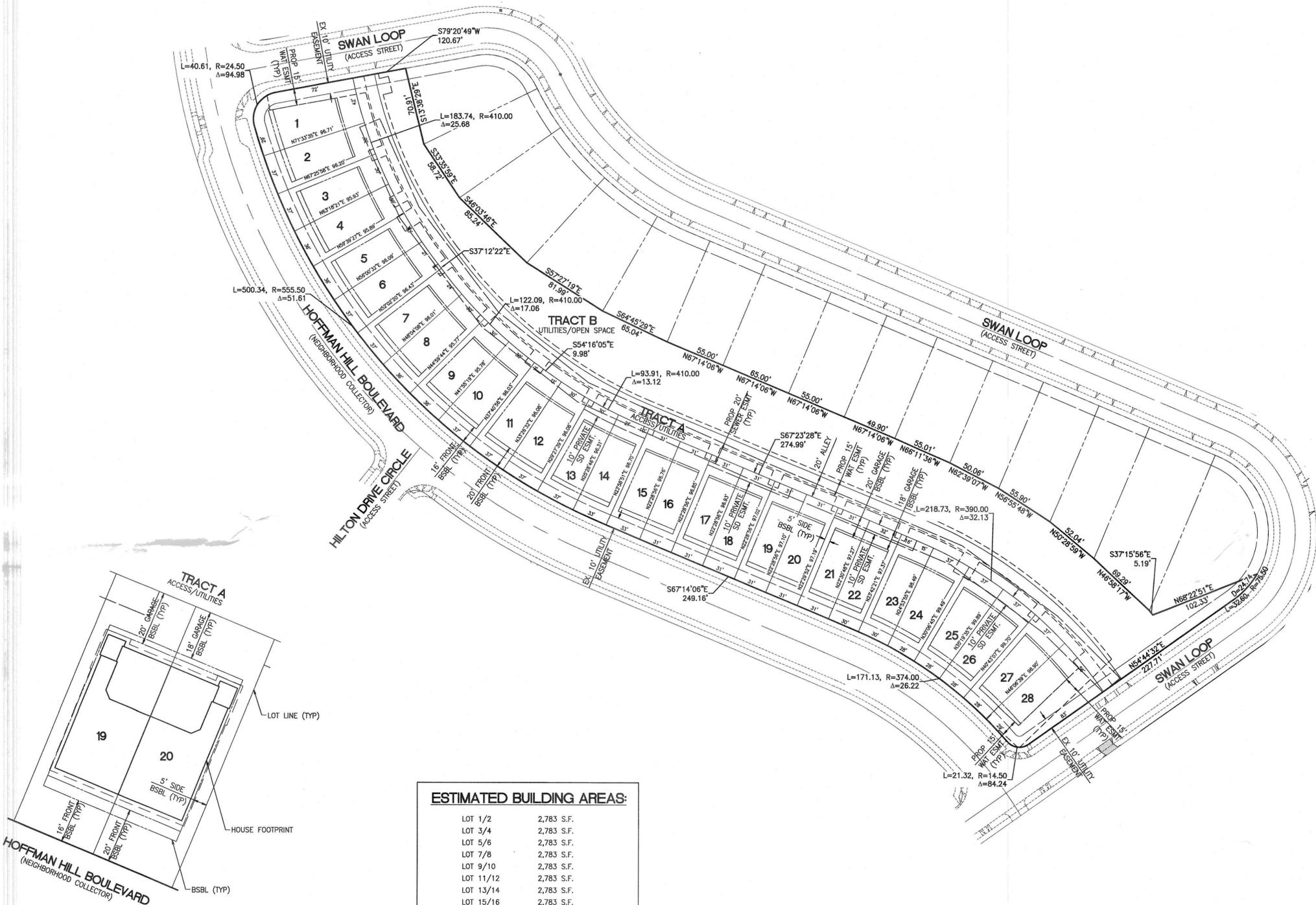
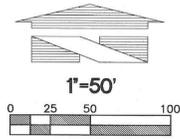
BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

REVISIONS

No.	Date	By	Appr.	Description
1	4/28/17	ZS		REVISED PER CITY COMMENTS DATED 4/2/15
	10/19/14	JH		PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



ESTIMATED BUILDING AREAS:

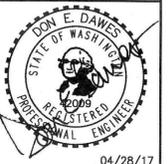
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LOT 3/4	2,783 S.F.
LOT 5/6	2,783 S.F.
LOT 7/8	2,783 S.F.
LOT 9/10	2,783 S.F.
LOT 11/12	2,783 S.F.
LOT 13/14	2,783 S.F.
LOT 15/16	2,783 S.F.
LOT 17/18	2,783 S.F.
LOT 19/20	2,783 S.F.
LOT 21/22	2,783 S.F.
LOT 23/24	2,783 S.F.
LOT 25/26	2,783 S.F.
LOT 27/28	2,783 S.F.

TYPICAL UNIT LAYOUT
HOUSE SHOWN IS FOR EXAMPLE PURPOSES ONLY.
NOT REPRESENTATIVE OF ANY ACTUAL PLAN OR STYLE.
NOTE:
UNIT SETBACKS WILL BE STAGGERED AS REQUIRED TO
MEET REQUIREMENTS OF DMC 25.20.040

No.	Date	By	Clk.	Appr.	Revision
1	4/28/17	ZS	IH	DD	REVISED PER CITY COMMENTS DATED 4/2/15
	10/8/14	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title:
PRELIMINARY PLAT MAP SITE PLAN
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULLITY-FAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED MCCAUGHERTY



Designed	Drawn	Checked	Approved	Date
IH	AL	IH	DD	12/6/13

Scale: Horizontal 1"=50', Vertical N/A

18215 72ND AVENUE SOUTH
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(425)251-6222
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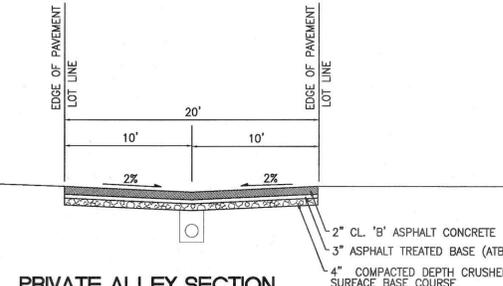
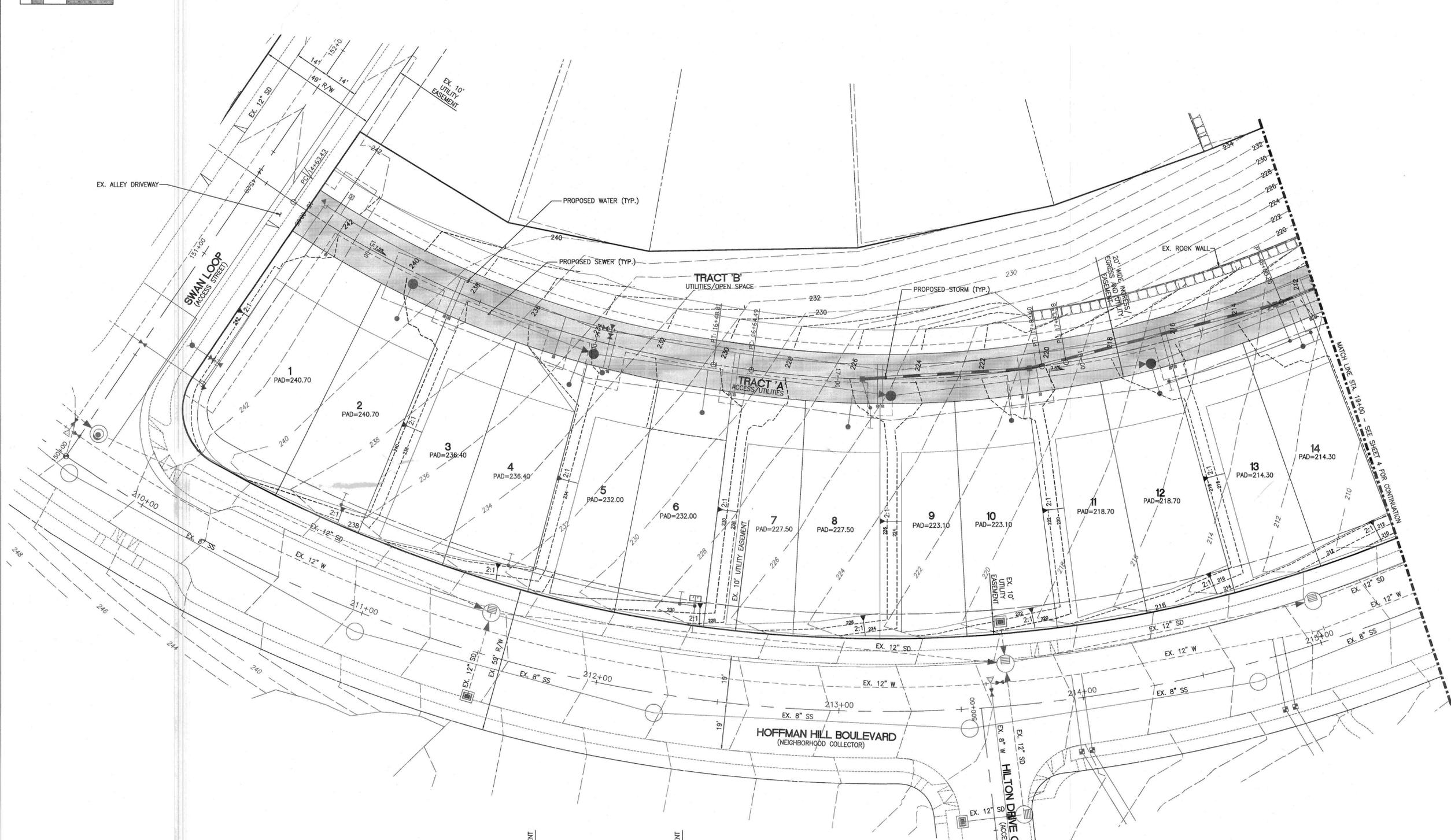
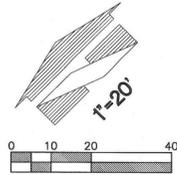
Job Number: 18311
Sheet: 2 of 8

CITY FILE NO. SUB14-02
TRACT O

BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



ESTIMATED EARTHWORK VOLUMES:

STRIPPING:	= 0 C.Y. (SITE PREVIOUSLY STRIPPED)
CUT:	= ± 3,600 C.Y.
FILL:	= ± 3,600 C.Y.

CITY FILE NO. SUB14-02
TRACT O

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No.	Date	By	Ckd.	Appr.
1	4/28/17	ZS	IH	DD
	10/6/14	AJ	IH	DD

REVISION PER CITY COMMENTS DATED 4/2/15
PRELIMINARY PLAT SUBMITTAL

Title:
PRELIMINARY GRADING PLAN - NORTH
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULITY-FAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED MCCAUGHERTY



04/28/17

Scale:
Horizontal 1"=20'
Vertical N/A

Designed: CES
Drawn: CES
Checked: DD
Approved: DD
Date: 12/6/13

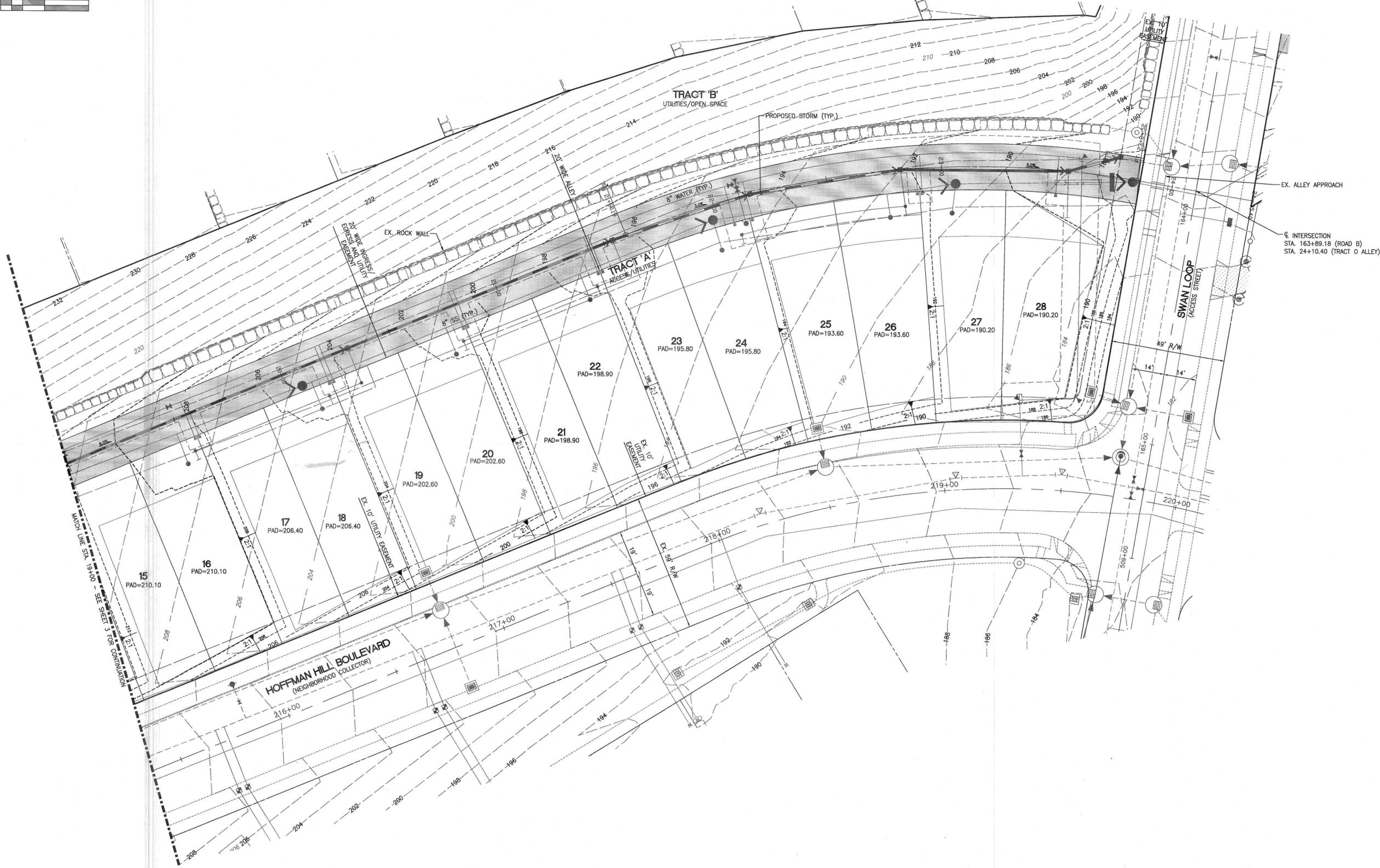
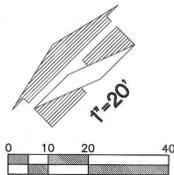
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number: 18311
Sheet: 3 of 8

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

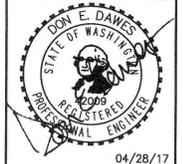
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



1	4/28/17	ZS	IH	DD	REVISED PER CITY COMMENTS DATED 4/21/15
	10/8/14	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL
					Revision

Title:
PRELIMINARY GRADING PLAN - SOUTH
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL, MULITY-FAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED McCAUGHERTY



Scale:	Horizontal	1"=20'
	Vertical	N/A
Designed	DES	
Drawn	DES	
Checked	DD	
Approved	DD	
Date	12/26/13	

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



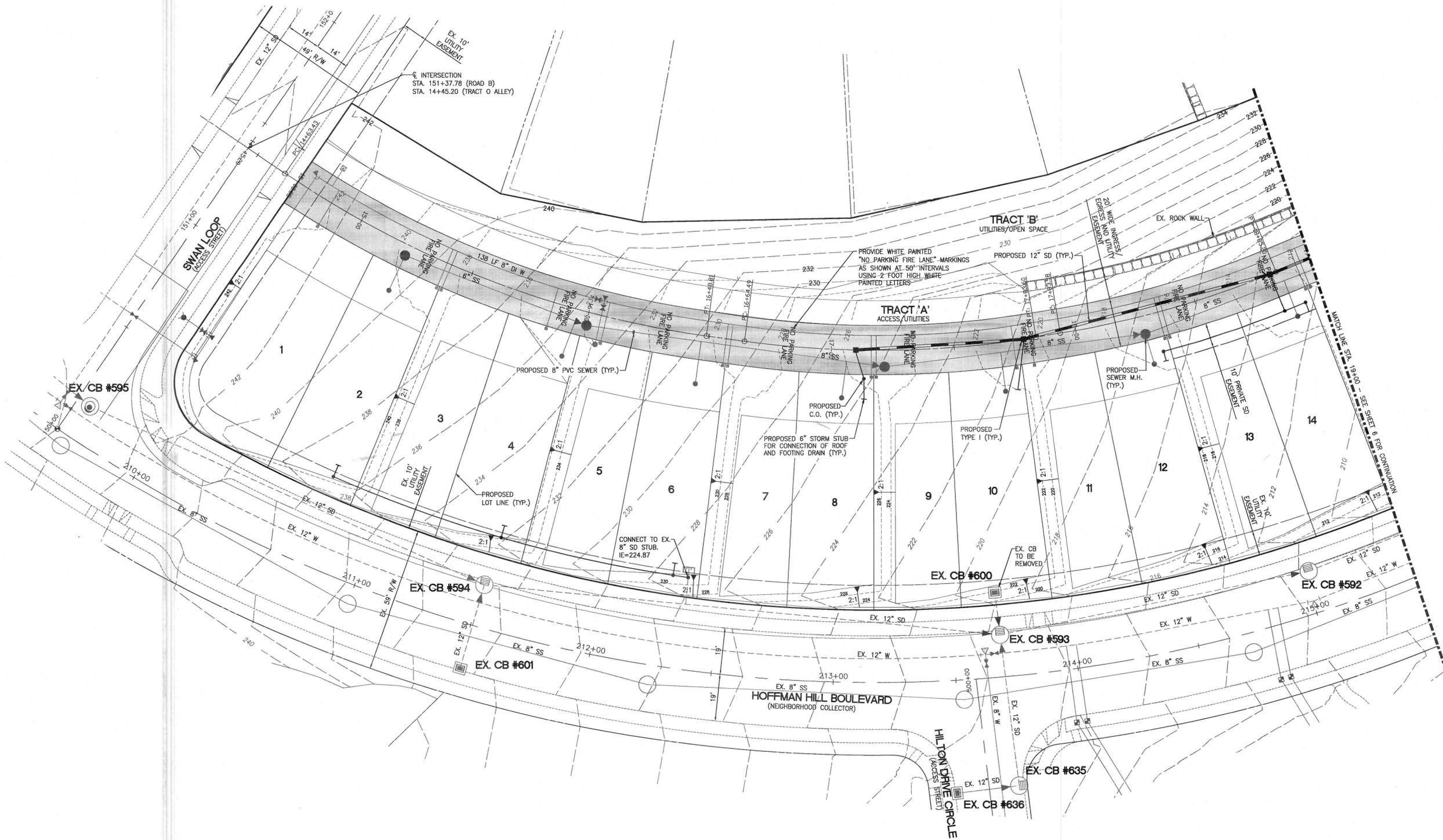
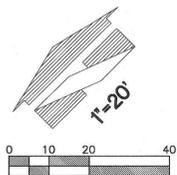
CITY FILE NO. SUB14-02
TRACT O

BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

Job Number	18311
Sheet	4 of 8

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

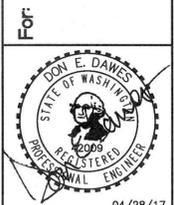
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Clk.	Appr.	Revision
1	4/28/17	ZS	IH	IH	REVISED PER CITY COMMENTS DATED 4/2/15
	10/8/14	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title:
 PRELIMINARY STORM DRAINAGE PLAN - NORTH
 PRELIMINARY PLAT OF TRACT O
 VILLAGE IV, DIVISION 5
 HOFFMAN HILL, MULLITY-FAMILY

For:
 NOJACK4, LLC
 1420 - 5TH AVENUE, SUITE 2200
 SEATTLE, WA 98101
 CONTACT: TED MCCAUGHERY



Scale:	Horizontal	Vertical
Scale:	1"=20'	N/A

Designed: CES
Drawn: CES
Checked: DD
Approved: DD
Date: 12/18/13



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

CITY FILE NO. SUB14-02
 TRACT O

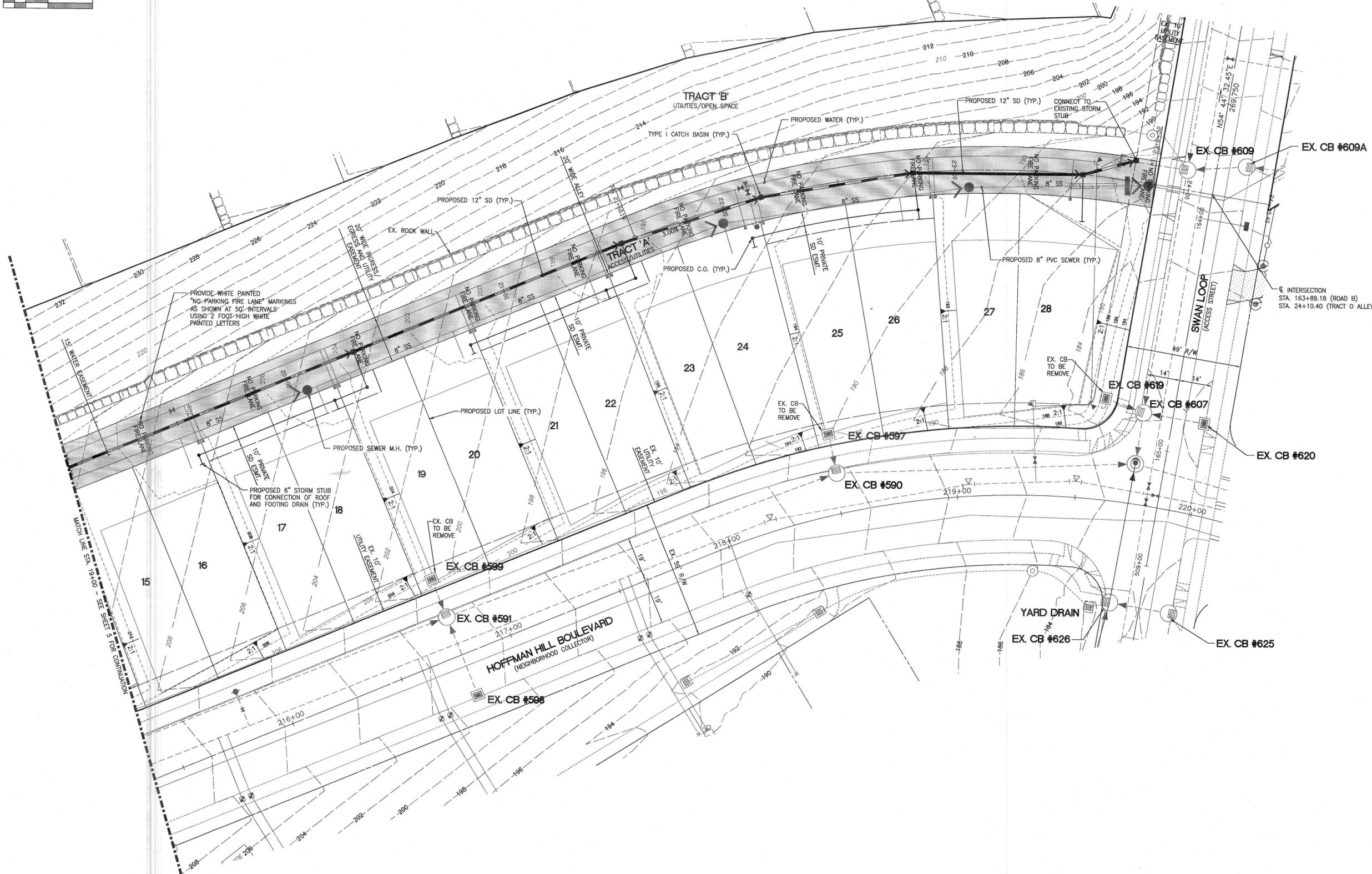
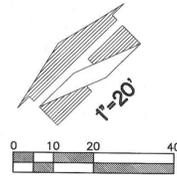
BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

Job Number: 18311
 Sheet: 5 of 8

File: P:\130006\13173\preliminary\13173 Tract O rmi.dwg Date: /time: 4/28/2017 11:58 AM Scale: 1" = 1' ZSE/ESS Xref: -----

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



No.	Date	By	Chk.	Appr.	Revision
1	4/28/17	ZS	JH	DD	REVISED PER CITY COMMENTS DATED 4/27/15
	10/6/14	AJ	JH	JH	PRELIMINARY PLAT SUBMITTAL

Title:
PRELIMINARY STORM DRAINAGE PLAN - SOUTH
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULLTY-FAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED McCAUGHERTY



Scale:	Horizontal	Vertical
	1"=20'	N/A
Designed_CES	Drawn_CES	Checked_DD
Approved_DD	Date	12/6/13

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



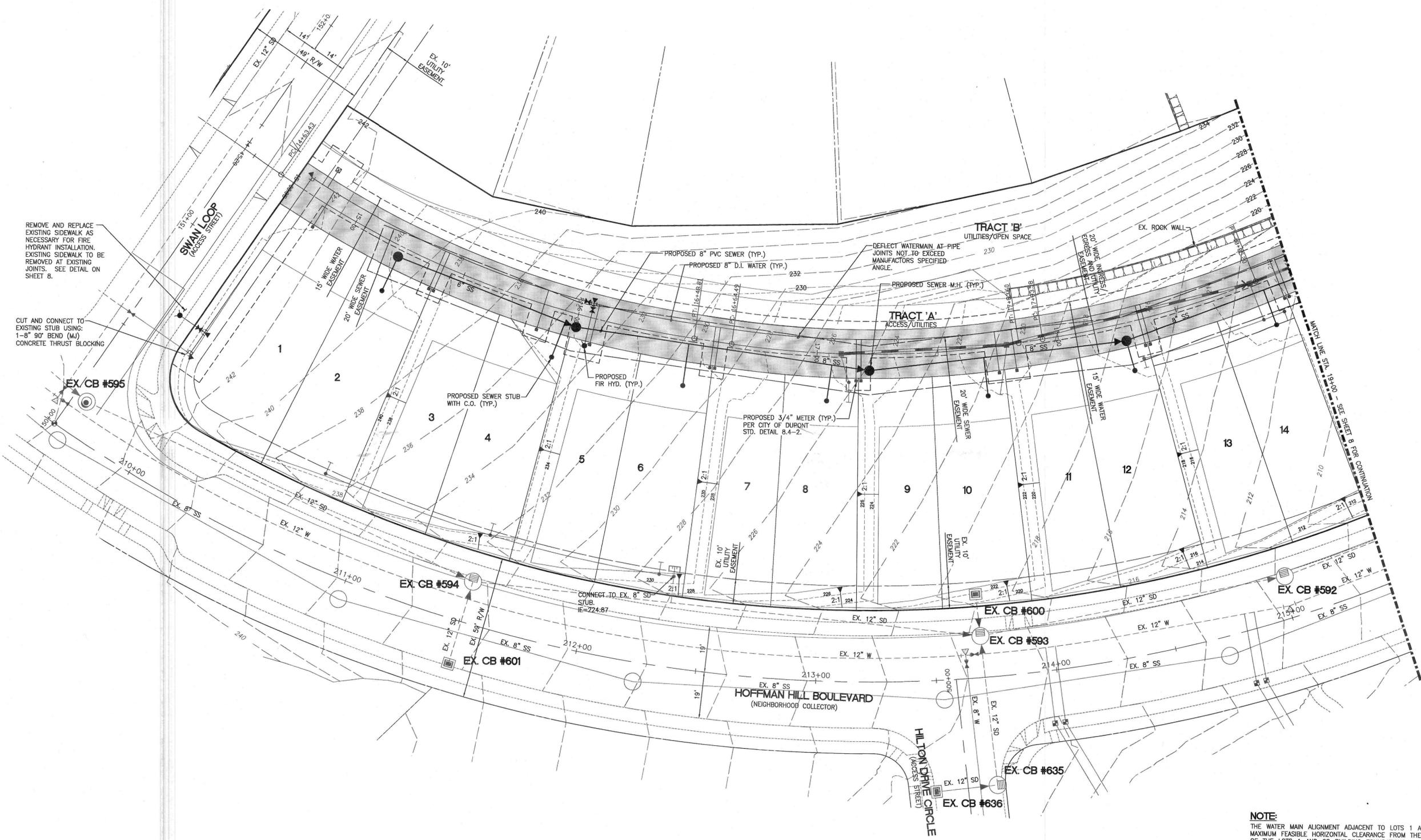
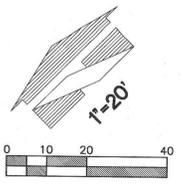
Job Number
18311
 Street
6 of 8

CITY FILE NO. SUB14-02
TRACT O

BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



REMOVE AND REPLACE EXISTING SIDEWALK AS NECESSARY FOR FIRE HYDRANT INSTALLATION. EXISTING SIDEWALK TO BE REMOVED AT EXISTING JOINTS. SEE DETAIL ON SHEET 8.

CUT AND CONNECT TO EXISTING STUB USING: 1-8" 90° BEND (M) CONCRETE THRUST BLOCKING

NOTE:
THE WATER MAIN ALIGNMENT ADJACENT TO LOTS 1 AND 28 WILL NEED TO PROVIDE THE MAXIMUM FEASIBLE HORIZONTAL CLEARANCE FROM THE BUILDING FOUNDATION. THE DEPTH OF THE LOTS 1 AND 28 BUILDING FOUNDATIONS SHALL BE DEEPER THAN THE ADJACENT WATER MAINS.

THE CITY ENCOURAGES THE NFPA 13R RESIDENTIAL SPRINKLER DESIGN STANDARD. THE APPLICANT SHALL CONFIRM THAT THE PROPOSED 3/4-INCH WATER METERS PROVIDE ADEQUATE WATER FOR THE RESIDENTIAL FIRE SPRINKLERS.

THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH WATER SYSTEM DESIGN AS PART OF THE SUBMITTAL OF THE SITE WORK/CIVIL PLAN REVIEW APPLICATION. WATER METER SIZING WILL BE DETERMINED AS PART OF THE SUBMITTAL OF THE SITE WORK/CIVIL PLAN REVIEW APPLICATION.

WATER METER NOTE:
WATER METER SIZE SHALL BE CONFIRMED AT FINAL ENGINEERING TO ENSURE THAT IT PROVIDES ADEQUATE WATER FOR THE REQUIRED SPRINKLER SYSTEM (CITY ENCOURAGES NFPA 13R)

CITY FILE NO. SUB14-02
TRACT O

BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

No.	Date	By	Clk.	Appr.	Revision
1	4/28/17	ZS	IH	DD	REVISED PER CITY COMMENTS DATED 4/2/15
	10/8/14	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title:
PRELIMINARY UTILITIES PLAN - NORTH
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULTY-FAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED McCAUGHERTY



Scale:	Horizontal	1"=20'	Vertical	N/A					
Designed	DES	Drawn	DES	Checked	DD	Approved	DD	Date	12/6/13

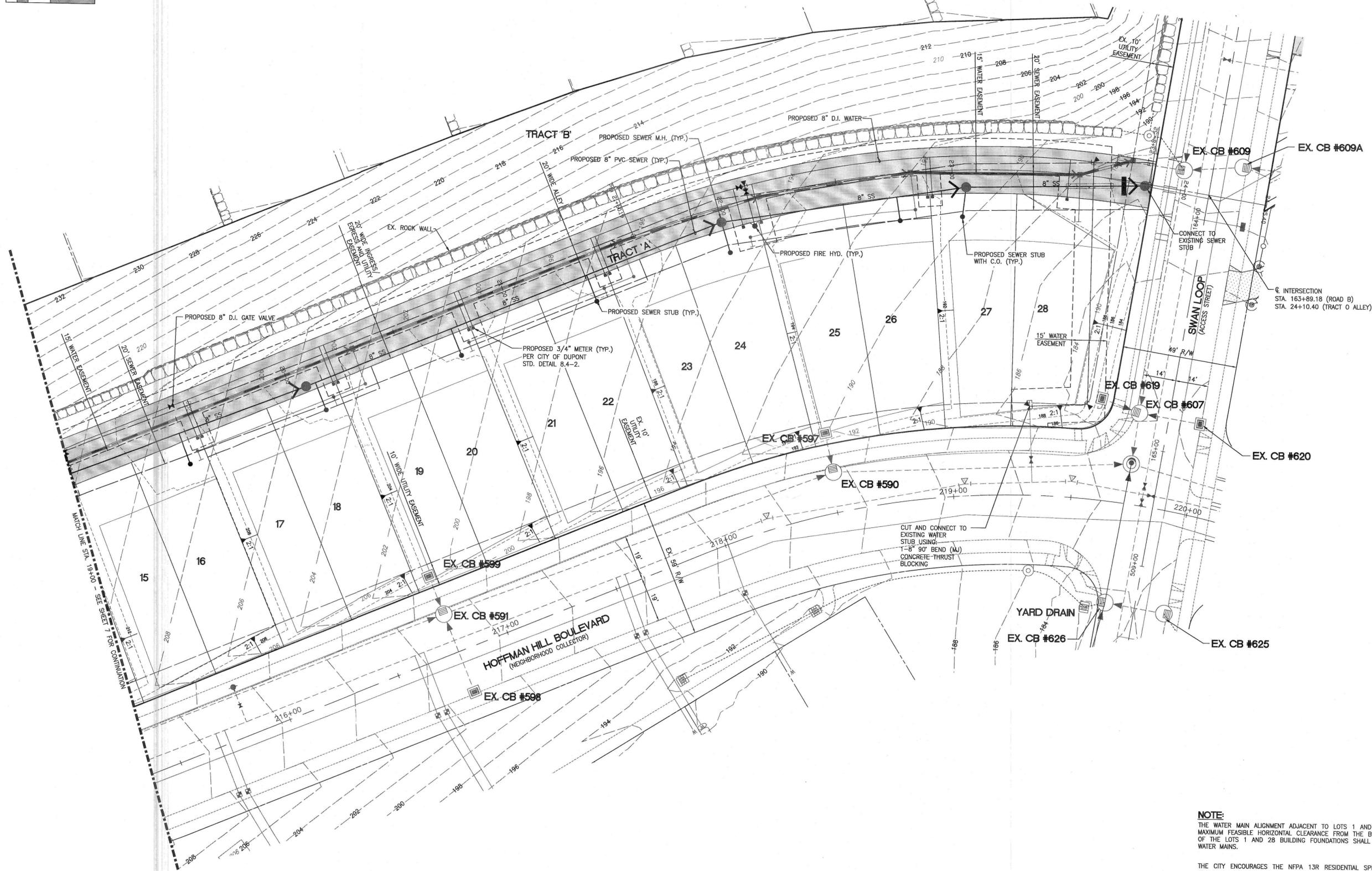
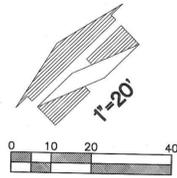
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number	18311
Sheet	7 of 8

PRELIMINARY PLAT OF TRACT O, HOFFMAN HILL, DIVISION 5

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 33, TOWNSHIP 19 N, RANGE 1 E, W.M
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE:
THE WATER MAIN ALIGNMENT ADJACENT TO LOTS 1 AND 28 WILL NEED TO PROVIDE THE MAXIMUM FEASIBLE HORIZONTAL CLEARANCE FROM THE BUILDING FOUNDATION. THE DEPTH OF THE LOTS 1 AND 28 BUILDING FOUNDATIONS SHALL BE DEEPER THAN THE ADJACENT WATER MAINS.

THE CITY ENCOURAGES THE NFPA 13R RESIDENTIAL SPRINKLER DESIGN STANDARD. THE APPLICANT SHALL CONFIRM THAT THE PROPOSED 3/4-INCH WATER METERS PROVIDE ADEQUATE WATER FOR THE RESIDENTIAL FIRE SPRINKLERS.

THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH WATER SYSTEM DESIGN AS PART OF THE SUBMITTAL OF THE SITE WORK/CIVIL PLAN REVIEW APPLICATION. WATER METER SIZING WILL BE DETERMINED AS PART OF THE SUBMITTAL OF THE SITE WORK/CIVIL PLAN REVIEW APPLICATION.

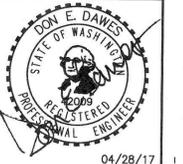
WATER METER NOTE:
WATER METER SIZE SHALL BE CONFIRMED AT FINAL ENGINEERING TO ENSURE THAT IT PROVIDES ADEQUATE WATER FOR THE REQUIRED SPRINKLER SYSTEM (CITY ENCOURAGES NFPA 13R)

CITY FILE NO. SUB14-02
TRACT O
BASE SHEETS PREPARED USING DESIGN AND AS-BUILT INFORMATION FOR VILLAGE IV PROVIDED BY ESM CONSULTING ENGINEERS IN BOTH HARD COPY AND AUTOCAD FORMAT

1	4/28/17	ZS	DD	RECEIVED PER CITY COMMENTS DATED 4/2/15
	10/29/14	AL	HH	PRELIMINARY PLAT SUBMITTAL
No.	Date	By	Clk.	Appr.

Title:
PRELIMINARY UTILITIES PLAN - SOUTH
PRELIMINARY PLAT OF TRACT O
VILLAGE IV, DIVISION 5
HOFFMAN HILL MULTIFAMILY

For:
NOJACK4, LLC
1420 - 5TH AVENUE, SUITE 2200
SEATTLE, WA 98101
CONTACT: TED MCCAUGHERTY



Scale:
Horizontal 1"=20'
Vertical N/A

Designed: CES
Drawn: CES
Checked: DD
Approved: DD
Date: 12/12/13

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



Job Number: 18311
Sheet: 8 of 8



NoJack4 LLC
1420 5th Ave #2200
Seattle WA 98101

REFERENCE NO: / MADERA

Order No.: 00615694
Liability: \$1000.00
Charge: \$ 450.00
Tax: \$ 42.75
Total: \$ 492.75

THIRD
SUBDIVISION GUARANTEE

Subject to the Exclusions from Coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Guarantee, and subject to the further exclusion and limitation that no guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

WFG National Title Insurance Company

a corporation herein called the Company,

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: February 6, 2015

WFG National Title Company of Washington, LLC, as agent for WFG National Title Insurance Company

WFG NATIONAL TITLE INSURANCE COMPANY

BY: [Signature]
President

ATTEST: [Signature]
Secretary



By: [Signature]
Authorized Signature
Lynn M. Riedel

Authorized Signature

1. Name of Assured:

NoJack4, LLC

2. Date of Guarantee:

December 27, 2013

3. The assurances referred to on the face page hereof are:

a. That according to those public records which, under the recording laws, impart constructive notice of matters affecting title to the following described land:

See Exhibit A attached hereto.

b. Title to the estate or interest in the land is vested in:

NoJack4, LLC, a Washington Limited Liability Company

c. The estate or interest in the land which is covered by this Guarantee is:

A fee simple estate

Subject to the Exceptions shown below, which are not necessarily shown in order of their priority.

EXCEPTIONS:

1. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360010 - UNIT I-1**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

2. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360020 - UNIT I-2**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

3. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360030 - UNIT I-3**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

4. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360040 - UNIT I-4**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

5. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360050 - UNIT I-5**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

6. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360060 - UNIT I-6**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

7. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009360070 - UNIT I-7**

YEAR	BILLED	PAID	BALANCE
2014	\$645.27	\$645.27	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$59,100.00

8. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340010 - UNIT J-1**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

9. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340020 - UNIT J-2**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

10. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340030 - UNIT J-3**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

11. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340040 - UNIT J-4**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

12. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340050 - UNIT J-5**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

13. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340060 - UNIT J-6**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

14. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340070 - UNIT J-7**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

15. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340080 - UNIT J-8**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

16. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340100 - UNIT O-2**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

17. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340110 - UNIT O-3**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

18. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340120 - UNIT O-4**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

19. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340130 - UNIT O-5**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

20. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340140 - UNIT O-6**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

21. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009340150 - UNIT O-7**

YEAR	BILLED	PAID	BALANCE
2014	\$632.09	\$632.09	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$57,800.00

22. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009350010 - UNIT O-8**

YEAR	BILLED	PAID	BALANCE
2014	\$671.63	\$671.63	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$616,000.00

23. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009350020 - UNIT O-9**

YEAR	BILLED	PAID	BALANCE
2014	\$671.63	\$671.63	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$616,00.00

24. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009350030 - UNIT O-10**

YEAR	BILLED	PAID	BALANCE
2014	\$671.63	\$671.63	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$616,00.00

25. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009350040 - UNIT O-11**

YEAR	BILLED	PAID	BALANCE
2014	\$671.63	\$671.63	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$616,00.00

26. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: **9009350050 - UNIT O-12**

YEAR	BILLED	PAID	BALANCE
2014	\$671.63	\$671.63	\$0.00
THE CURRENT LEVY CODE IS: 055			
LAND ASSESSED VALUE:			\$616,00.00

27. TAXES FOR THE YEAR 2015 ARE NOT YET AVAILABLE OR DUE, BUT ARE PAYABLE FEBRUARY 15, 2015.

28. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER TIMBER COMPANY, A WASHINGTON CORPORATION, RECORDED UNDER RECORDING NO. 9112090237, WHEREBY THE FIRST PARTY EXPRESSLY SAVES, EXCEPTS AND RESERVES OUT OF THE GRANT HEREBY MADE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER IN OR UPON SAID LANDS, INCLUDING COAL, OIL AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF EXPLORING THE SAME FOR SUCH ORES AND MINERALS, AND FOR THE PURPOSE OF DRILLING, OPENING, DEVELOPING AND WORKING MINES AND WELLS THEREON, AND TAKING OUT AND REMOVING THEREFROM ALL SUCH ORES AND MINERALS, AND TO OCCUPY AND MAKE USE OF SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE REASONABLY NECESSARY FOR SAID PURPOSE; PROVIDED THAT THE SECOND PARTY, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL BE PAID JUST AND REASONABLE COMPENSATION FOR ANY INJURY OR DAMAGE TO THE SURFACE OF SAID LAND, TO THE CROPS OR TO THE IMPROVEMENTS THEREON BY THE EXERCISE OF ANY RIGHTS HEREIN RESERVED; BUT PROVIDED FURTHER THAT THE EXERCISE OF SUCH RIGHT BY THE FIRST PARTY SHALL NOT BE POSTPONED OR DELAYED PENDING REASONABLE EFFORTS TO AGREE UPON OR HAVE DETERMINED SUCH JUST AND REASONABLE COMPENSATION.

SAID INSTRUMENT AMENDED BY RECORDING NO. 9405130746.

29. MATTERS SET FORTH BY SURVEY:

RECORDED: MARCH 5, 1993
RECORDING NO.: 9303050249
DISCLOSES: LOCATION OF FENCE LINES

30. PROVISIONS CONTAINED IN THE ARTICLES OF INCORPORATION AND BYLAWS OF NORTHWEST LANDING RESIDENTIAL OWNERS ASSOCIATION.

31. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY 9403150847.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

THIRTY-FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST LANDING RESIDENTIAL PROEPRTY (HOFFMAN HILL DIVISION 5 PHASE I VILLAGE IV) AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: OCTOBER 9, 2008
RECORDING NO.: 200810090245

32. SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: DECEMBER 1, 1999
RECORDING NO.: 99120103583

33. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JUNE 9, 2006
RECORDING NO.: 200606090282
34. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF HOFFMAN HILL DIVISION 5 PHASE 1 (VILLAGE IV) RECORDED UNDER RECORDING NO. 200810095003.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
35. AGREEMENT FOR RIGHT-OF-WAY AND LANDSCAPING MAINTENANCE AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: OCTOBER 9, 2008
RECORDING NO.: 200810090246
36. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY 200902260718.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
37. DEVELOPMENTAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: DECEMBER 8, 2009
RECORDING NO.: 200912080561
38. PROVISIONS SET FORTH ON THE SURVEY MAP AND PLANS AND AMENDMENTS THERETO, RECORDED UNDER COUNTY RECORDING NUMBER(S) 200912295001, MADERA V (NORTH) AT NORTHWEST LANDING, A CONDOMINIUM.
39. REGULATIONS AND REQUIREMENTS PROVIDED FOR IN THAT CERTAIN DECLARATION RECORDED UNDER COUNTY RECORDING NUMBER 200912290129, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY THE HOME OWNER'S ASSOCIATION AND OF CHAPTER 64.34 OF REVISED CODE OF WASHINGTON, DESIGNATED AS WASHINGTON CONDOMINIUM ACT AND AMENDMENTS THERETO.

- 40. PROVISIONS SET FORTH ON THE SURVEY MAP AND PLANS AND AMENDMENTS THERETO, RECORDED UNDER COUNTY RECORDING NUMBER(S) 200912295002, MADERA V (CENTRAL) AT NORTHWEST LANDING, A CONDOMINIUM.
- 41. REGULATIONS AND REQUIREMENTS PROVIDED FOR IN THAT CERTAIN DECLARATION RECORDED UNDER COUNTY RECORDING NUMBER 200912290130, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY THE HOME OWNER'S ASSOCIATION AND OF CHAPTER 64.34 OF REVISED CODE OF WASHINGTON, DESIGNATED AS WASHINGTON CONDOMINIUM ACT AND AMENDMENTS THERETO.
- 42. PROVISIONS SET FORTH ON THE SURVEY MAP AND PLANS AND AMENDMENTS THERETO, RECORDED UNDER COUNTY RECORDING NUMBER(S) 200912295003, MADERA V (SOUTH) AT NORTHWEST LANDING, A CONDOMINIUM.
- 43. REGULATIONS AND REQUIREMENTS PROVIDED FOR IN THAT CERTAIN DECLARATION RECORDED UNDER COUNTY RECORDING NUMBER 200912290131, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY THE HOME OWNER'S ASSOCIATION AND OF CHAPTER 64.34 OF REVISED CODE OF WASHINGTON, DESIGNATED AS WASHINGTON CONDOMINIUM ACT AND AMENDMENTS THERETO.
- 44. UNPAID CONDOMINIUM ASSESSMENTS, IF ANY, AS PROVIDED BY THE WASHINGTON CONDOMINIUM ACT (RCW 64.34).
- 45. SHORT FORM DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR:	NOJACK4, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE:	LAWYERS TITLE INSURANCE CORPORATION
BENEFICIARY:	THE QUADRANT CORPORATION
ORIGINAL AMOUNT:	SEE DOCUMENT
DATED:	JANUARY, 2009
RECORDED:	JANUARY 7, 2009
RECORDING NO.:	200901070223

CHICAGO TITLE WAS APPOINTED SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST.

RECORDED:	OCTOBER 2, 2013
RECORDING NO.:	201310020450
- 46. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR:	NOJACK4, LLC
TRUSTEE:	CHICAGO TITLE INSURANCE COMPANY
BENEFICIARY:	U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY
ORIGINAL AMOUNT:	\$750,00.00
DATED:	AUGUST 27, 2013
RECORDED:	SEPTEMBER 12, 2013
RECORDING NO.:	201309120563
- 47. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

NOTE 1: WHEN SENDING DOCUMENTS FOR RECORDING, VIA U.S. MAIL OR SPECIAL COURIER SERVICE, PLEASE SEND TO THE FOLLOWING ADDRESS, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH YOUR TITLE UNIT:

WFG NATIONAL TITLE COMPANY
2300 EASTLAKE AVENUE EAST, STE 100
SEATTLE, WA 98102
ATTN: RECORDING DEPT.

SP8

Enclosures:
Sketch
Vesting Deed
Paragraphs ALL

EXHIBIT "A"

UNITS J-1 THROUGH J-8, INCLUSIVE AND O-1 THROUGH O-7, INCLUSIVE, OF MADERA V (NORTH) AT NORTHWEST LANDING, A CONDOMINIUM RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912295001, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912290129, AND ANY AMENDMENTS THERETO;

UNITS O-8 THROUGH O-12, INCLUSIVE, OF MADERA V (CENTRAL) AT NORTHWEST LANDING, A CONDOMINIUM RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912295002, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912290130, AND ANY AMENDMENTS THERETO;

UNITS I-1 THROUGH I-7, INCLUSIVE, OF MADERA V (SOUTH) AT NORTHWEST LANDING, A CONDOMINIUM RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912295003, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER PIERCE COUNTY RECORDING NO. 200912290131, AND ANY AMENDMENTS THERETO;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. **Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:**
- Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (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.
 - (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 Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:**
- Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of 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.
 - 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.
 - The identity of any party shown or referred to in Schedule A.
 - 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:

- "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- "land": the land described or referred to in Schedule (A), (C) or in Part 2, 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 Schedule (A), (C) or in Part 2. nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- "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.
- "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:

- 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.
- 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.
- 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.
- 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.

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:

- 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.
- 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:

- the amount of liability stated in Schedule A or in Part 2;
- 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
- 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.

- 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.

CONDITIONS AND STIPULATIONS CONTINUED

- (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: WFG National Title Insurance Company, 340 Oswego Pointe Drive, Suite 100, Lake Oswego, OR 97034, Attention: Claims Department.



WFG National Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of WFG.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from our affiliates or others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

If you have any questions about this Privacy Policy Notice, please contact us by writing to:

WFG National Title Insurance Company
340 Oswego Pointe Drive,
Suite 100
Lake Oswego, OR 97034



MEMORANDUM

DATE: October 14, 2014

TO: Bill Kingman, City of DuPont

FROM: Don E. Dawes, Barghausen Consulting Engineers, Inc.

CC: Ted McCaugherty, Nojack4, LLC
Ivana Halverson, Barghausen Consulting Engineers, Inc.
Hal P. Grubb, Barghausen Consulting Engineers, Inc.

RE: Drainage Compliance for Tract O
Hoffman Hills, Village IV, Division 5
Our Job No. 13173



I have reviewed the drainage calculations provided to our office by ESM Consulting Engineers, L.L.C. as it relates to the Hoffman Hills Division 5, Tract O project (14 duplex buildings for a total of 28 units) and found that storm drainage water quality treatment and retention/detention are being provided by the plat infrastructure of the Northwest Landing project. Storm drainage stub-outs have been designed or provided to each of the tracts for Hoffman Hill Division 5. I was provided with ESM's approved Stormwater Calculations for Village IV – Division 5. Tract O drains to the existing Village IV, Division 5 Stormwater Facility located east of Hoffman Hill Boulevard. The approved calculations allow up to 75% of the multi-family tract area to be impervious. The following outline provides a summary of the Village IV, Division 5 design impervious area vs. the proposed impervious area of the multi-family tracts. The proposed duplex development will not exceed the allowed impervious area.

Tract Description	Tract Total Area (SF)	Tract Impervious Area Allowed (SF) (75% of total area)	Tract Impervious Area Proposed (SF)	Drainage Pond
Tract O, Village IV Div. 5	156,721	117,540	71,251	Village IV, Div. 5 Stormwater Facility

This memorandum is provided for purposes of the Design Review submittal to the City of DuPont. Please let me know if you have questions regarding this summary.



MEMORANDUM

DATE: October 10, 2014

TO: Bill Kingman, City of DuPont

FROM: Don E. Dawes, Barghausen Consulting Engineers, Inc.

RE: ITE Traffic Generation for Single-Family Development
Proposed Plat of **Tract "O"** of Hoffman Hills Village IV, Division 5
Our Job No. 13173

Based on the *Institute of Transportation Engineers Trip Generation Manual Volume, 9th Edition* (hereafter ITE Manual) Land Use 230, the proposed subdivision of **Tract O** to create 28 lots for 28 single-family zero lot line homes is expected to generate approximately 5.81 average trips per day (ADT) per lot and 0.52 average PM peak hour trips per lot.

$28 \text{ lots} \times 5.81 \text{ ADT/Lot} = 162.68 \text{ Average Vehicle Trips per Day}$

$28 \text{ lots} \times 0.52 \text{ PM Peak/Lot} = 14.56 \text{ PM Peak Hour Trips per Day}$

The impacts of traffic and trip generation were previously evaluated for **Tract O** as part of Hoffman Hills Village IV, Division 5.

$36 \text{ units} \times 5.81 \text{ ADT/Lot} = 209.16 \text{ Average Vehicle Trips per Day}$

$36 \text{ units} \times 0.52 \text{ PM Peak Trips/Lot} = 18.72 \text{ PM Peak Hour Trips per Day}$

The current subdivision project for **Tract O** has fewer development units (28) than the originally planned 36 condominium units. As shown by the calculations above, the traffic generation for the proposed 28-lot zero lot line preliminary plat of **Tract O** can be expected to generate approximately 46.48 fewer ADT and 4.16 fewer PM peak hour trips than the originally contemplated development of the parcel.



CITY OF DuPONT
1700 Civic Drive • DuPont, WA 98327
Phone: (253) 912-5381 • Fax: (253) 964-1455
www.ci.dupont.wa.us

Water Availability Form

Part A

To Be Completed By Applicant

Project Address Not assigned Application Number SUB14-02 / SEPA 14-03

Subdivision/Project Name Tract O of Hoffman Hills Village IV, Division 5 Parcel Please see attached list

Proposed Water Usage 8,400 gpd (300 gpd/lot) Commercial Residential # of Units 28

Customer Type (circle one) Rural Residential Residential Multi-family Commercial Industrial

I, the undersigned, or my appointed representative have requested the following purveyor to certify willingness and ability to provide the indicated service. I have read and understand the information provided by the water purveyor on this Certificate, and acknowledge that the proposed project may require improvements to the water system which would incur my financial obligation. Prior to final approval for water service, operational responsibility, and financial obligation may be required.

Printed Name Ted McCaugherty Signature Ted McCaugherty

Address 1420 - 5th Avenue #2200 City Seattle State WA Zip 98101

Part B

To Be Completed by Water Purveyor

Water system to provide service: City of DuPont State ID#: 20500P

The proposed development is is not within our approved service area (circle one).

This water utility will will not be providing service (circle one).

Approved number of connections UNSPECIFIED Existing Source Capacity 5,100 GPM

Number of current/existing users 3,125 Existing Storage 4,000,000 GALLONS

Water service will be provided by:

Direct connection to approved, existing water main

Extension of existing water main(s)

New water system in accordance with WAC 246-290

[Signature]
Water Purveyor Signature

SCOTT HEIN
Printed Name

3-27-15
Date

*****NOTE: Completion of page 2 and water purveyor signature are required*****



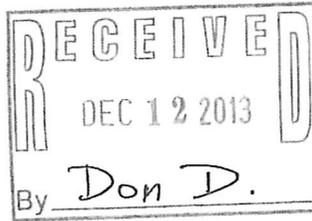
Pierce County

Public Works and Utilities

9850 64th Street West
University Place, Washington 98467-1078
(253) 798-4050 Fax (253) 798-4637

December 6, 2013
U-108801

City of Dupont
Planning Department
ATTN: Bill Kingman
1700 Civic Drive
Dupont, WA 98327



Brian J. Ziegler, P.E.
Director

Brian.Ziegler@co.pierce.wa.us

Subject: Hoffman Hill, Village IV Division 5 Condos Preliminary Plat Review
Located in Section 33, Township 19 N, Range 01 E, W.M.
Application Number: 766681
Site Address: 3300 Hoffman Hills Boulevard
Parcel Number: 9009340010

Dear Mr. Kingman:

The Pierce County Public Works, Sewer Utility has reviewed the subject land use application and has the following two comments for inclusion in the regulatory requirements of your departments report to the hearing examiner:

1. The applicant shall connect the subject development to the Pierce County public sanitary sewer system.
2. All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant's expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the Pierce County Unified Sewer Plan, and the Pierce County Sewer Utility Division's comprehensive sewerage strategies, as defined by the Pierce County Wastewater Utility Manager.

The developer will be required to submit final plat documents for Pierce County's review once the sewer line extension has been constructed and accepted by the County. Additional comments and specific notes will be required on final plat documents. Public Works and Utilities cannot approve the proposed formal plat prior to final acceptance of the construction of sanitary sewers and pending any other Public Works and Utilities requirements.

If you have any questions, please contact me at 798-2119, or jroscoe@co.pierce.wa.us. The sewer utility has reviewed the site plan provided with the subject permit application.

Sincerely,

Jeff Roscoe, P.E.
Civil Engineer 2

JSR:dr
Cors\U108801-JSR

cc: NOJACK4 LLC, 1420 - 5th Avenue, Suite 2200, Seattle, WA 98101
Barghausen Consulting Engineers, 18215 - 72nd Avenue S., Kent, WA 98032





AFFIDAVIT OF POSTING

1700 Civic Drive Phone (253) 964-8121
DuPont, WA 98327 Fax (253) 964-1455
www.dupontwa.gov

Application # SUB 15-01 & SEPA 15-01 and/or Case # _____

I, William Anderson, DuPont Building Official applicant/applicant's agent for the above
referenced project number, being duly sworn on oath, deposes and says: That on the 13th day of
March, 20 15 I posted a notice, prominently displayed, at the site.

Site/Project Description: Hoffman Hill Division 5 Phase 1, Tract O

William Anderson
Signed By

Notarization/Certification

State of Washington, County of Pierce
Signed or attested before me this 13th day of
March, 20 15.



Tiffany Graves
Signature of notary public
Tiffany Graves
Printed or stamped name of notary public

CITY OF DUPONT

1700 Civic Drive
DuPont, Washington 98327
Phone: 253-912-5393 FAX: 253-964-1455

Notice of Preliminary Plat Application

Hoffman Hill Tract O of Village IV, Division 5

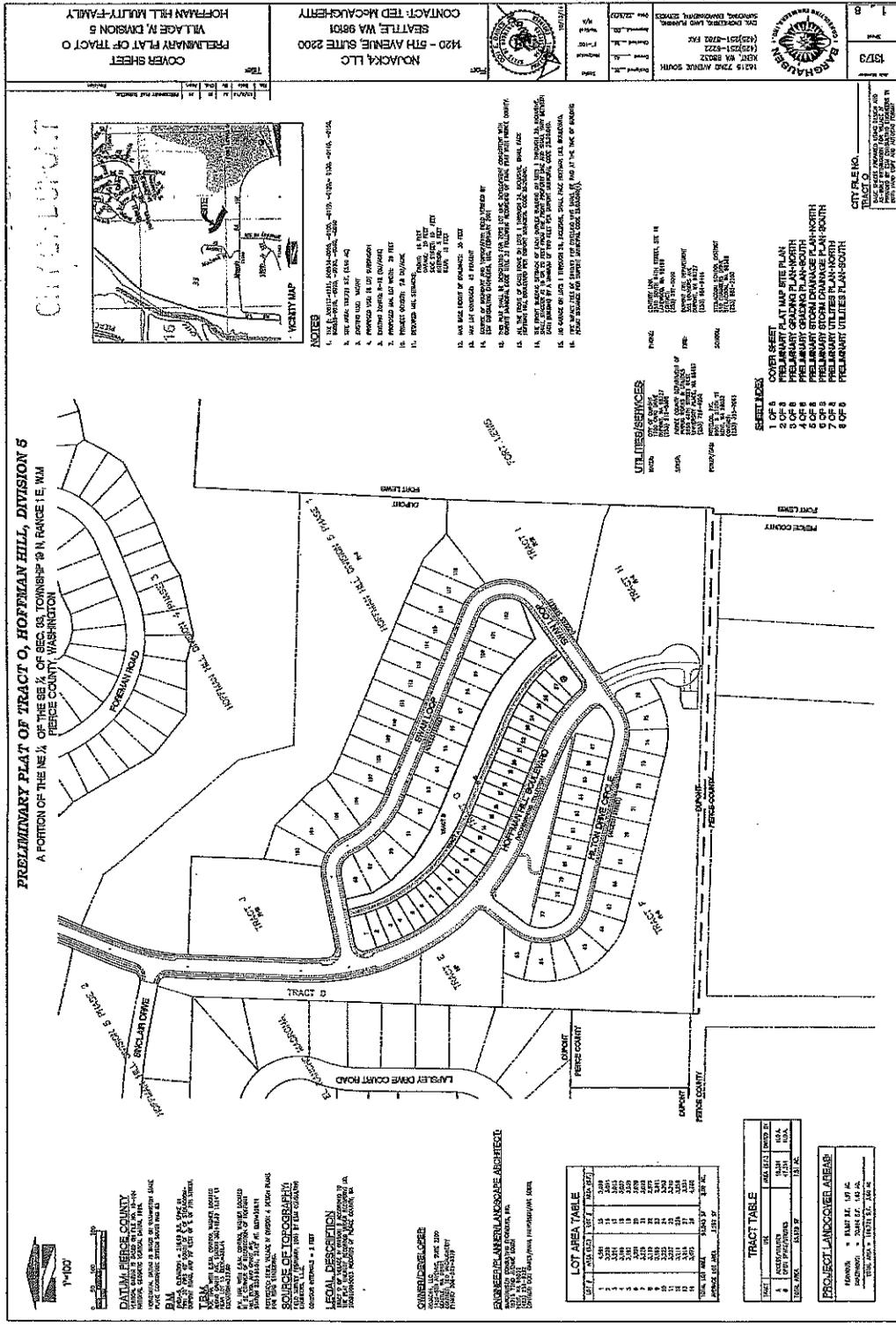
Barghausen Consulting Engineers, on the behalf of NoJack4 LLC, filed a Type III preliminary plat application with the City of DuPont on February 12, 2015, to develop a 2.12 acre area identified as Hoffman Hill Tract O of Village IV, Division 5 into a 28-lot zero lot line subdivision with utilities and private access, utilities and open space. The application was deemed technically complete on March 11, 2015.

The site is bounded by residential uses. The site is located in portions of Section 27, Township 19 North, Range 1 East, W.M. in DuPont, Washington, Pierce County, Pierce County Parcel Numbers 9009340090, 9009340100, 9009340110, 9009340120, 9009340130, 9009340140, 9009340150, 900935010, 900935020, 900935030, 900935040, 900935050, 3001171251 and 3001171291.

A Type III preliminary plat decision and Type 1 environmental decision must be obtained from the City of DuPont. The DuPont File Numbers are SUB 15-01 and SEPA 15-01. The public may comment on this notice of Type III preliminary plat application by submitting written comments to the City of DuPont no later than 4 p.m., April 14, 2015. Further noticing and comment periods will apply related to the SEPA environmental determination and public hearing.

Please contact Lisa Klein, AICP, contract planner for the City of DuPont at 253-383-2422 (phone), or 253-383-2572 (fax), for additional information. Copies of all application plans and documents may be viewed at City Hall.

Date of Notice: March 13, 2015



RECEIVED

APR 08 2015

City of Dupont
Building Services

Attachment 3

6 April 2015

City of DuPont
1700 Civic Drive
DuPont, WA 98327

Subject: Hoffman Hill Tract O of Village IV, Division 5 Preliminary Plat Application.

As the home owner at 1183 Swan Loop, I'm deeply concern over the subject application, bulling 28 multifamily homes in 2.12 acre land. Simply said, too many homes in a tiny land that will jam packed back to back with no privacy for sure. Definitely, this project would not only negatively impact to the home owners bounded with the project, but also to the entire DuPont community as well in a long run.

Here is my justification why I'm against with the plan and recommendation for better use of the land:

Justification: The City of DuPont is a great town that is uniquely developed putting a quality life as the top priority/agenda that evidenced the town is surrounded by many parks/trails with the pedestrian friendly streets. However, I've noticed that this town is more focused on young families rather than old generations. As a military retiree and current Department of the Army Civilian, I've purchased my current two level homes in DuPont in year 2012 although I was favored to having one level Rambler. Simply, there is not enough one level home in DuPont. The fact is DuPont will turn into retirees' town next 10 years since most the home owners I know rented out their property upon their PCS move planning to return to DuPont and retire for good. The most of old generation favors/needs one level home with a generous open space but the City of DuPont and Home Builders seems like do not see that demands. Military or civil service and local company retirees are more financially secured, and most of these people are willing to pay more money for the quality homes. Also, these category people are well takes care of their properties compared to tenants, and obviously, the frequent in/out moving prevents the tenants from the taking care of their properties as situation dictates.

Recommendation: The existing home ratio comparing with two level home and one level home is imbalanced in DuPont. We need more one level single family home or one level duplex just like located at Ridge View Place than two level single family homes or multifamily homes which we already have too many in DuPont. The plan building 28 residences in 2.12 acre will decrease property value in DuPont in general, especially, to the home owners that bounded with the new project. To claim DuPont is well established town in all aspect, meeting expectation for the quality home seekers cannot be underestimated. Unfortunately, the City of DuPont has a reputation as a cheap town because of the too cloudy home boundary and tiny boxlike home structure/design. We need an attractive home structure/design/space, and the good example is McLeod Circle setting. I don't mind to pay more money for the quality home but there are not enough properties meeting my searches in DuPont. I'm sure many home buyers in my age have the same views as mine and wishes the City of DuPont makes a smart decision on the subject application by changing current building plan to one level single family home or one level duplex to safeguard DuPont residence interest as well as the City of DuPont as a whole.

Conclusions: JBLM lost about 5,000 soldiers to a previous round of Army downsizing, and it appears that second round force cut is inevitable, and in worst case, JBLM would lose as many as 11,000 more soldiers and civilian position due to congressional demanding budget cuts. As per the local news paper article, Pat Brewer, a representative from the Tacoma-Pierce County Association of Realtors, told Senator Murray that uncertainty over defense spending has already led some military families to put off buying homes near JBLM at recent gathering in Lakewood.

Building homes that are attractive to the retirees or other mid-aged people who are more financially responsible can make the local economy stronger that can prevent many "For Rent" signs on the street as many military family moves average every 2-3 years. Again, this city will turn into retirees' town within 10 years, so if the city official plans accordingly in meeting that trend, the City of DuPont will financially more stable/secure that will enhance to an endless prosperity for many years to come. Let's make this great city more secure and attractive than ever, and we can do it all together with the sincere combined efforts.

I appreciate the opportunity expressing my opinion, and respectfully request for your considerations.

Very respectfully,



Haeng M. Chong
1183 Swan Loop DuPont, WA 98327
Ph: (253) 279-9281
Email: chonghm34@gmail.com

Alex Campbell

From: Barber, Eva (ECY) <evba461@ECY.WA.GOV>
Sent: Monday, March 16, 2015 1:08 PM
To: Alex Campbell
Subject: Notice of Application - Hoffman Hills Tract O, Division 5

Alex,

Thank you for asking Ecology's Toxic Cleanup Program to provide comments on the Hoffman Hills Tract O of Village IV, Division 5. Ecology appreciates the City of DuPont effort to protect their residents from Tacoma Smelter Plume contamination.

The comments below are only related to the Tacoma Smelter Plume contamination. Once Ecology receives your SEPA decision, Ecology will send you their combined comments.

Our comments are based on Notice of Application and Site Plan received by e-mail on March 13, 2015.

The applicant is proposing an 28-lot zero lot line residential subdivision with utilities and private access, utilities and open space on Tract O (2.12 acres) of the Hoffman Hills Development.

Hoffman Hills Tract O is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/smeltersearch/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Washington State Department of Ecology (Ecology) recommends that the City of DuPont include the following as conditions of approval:

- Sample the soil and analyze for arsenic and lead.
 - Follow the [Tacoma Smelter Plume Model Remedies Guidance](#) (hyperlink), Chapter 1, Characterization Soil Sampling
 - Collect soil at a depth of 0 to 6 inches at 24 sampling locations.
 - Collect soil at a depth of 6 to 12 inches at 6 of those 24 sampling locations.

Please contact Eva Barber with the Southwest Regional Office (SWRO), Toxics Cleanup Program at 360-407-7094 or via email at eva.barber@ecy.wa.gov for additional guidance about soil sampling within Tacoma Smelter Plume. The soil sampling results shall be sent to the City of DuPont and Ecology for review.

- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

1) Enter into the Voluntary Cleanup Program with - Ecology prior to issuance of the clearing and grading permit and the initiation of any grading, filling, or clearing activities. For more information on the Voluntary Cleanup Program, visit Ecology website at <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.

2) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under - MTCA prior to the issuance of any clearing and grading permit and the initiation of any grading, filling, or clearing activities. The City-issued clearing and grading plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.

3) Prior to the issuance of any City building permits, the applicant shall provide to the City of DuPont a "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

If Ecology determines this project should not be part of the Voluntary Cleanup Program, Ecology will contact the lead agency and discuss possible options.

- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

The link below provides information on how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:

http://www.ecy.wa.gov/programs/tcp/sites_brochure/dirt_alert/2011/health-effects.html

For more assistance and information about Tacoma Smelter Plume and soils contamination, please give me a call.

Thank you

Eva Barber

Technical Assistance Coordinator

[Toxics Cleanup Program](#), Southwest Regional Office

Washington State Department of Ecology

 360-407-7094

 eva.barber@ecy.wa.gov

From: Alex Campbell [mailto:ACampbell@AHBL.com]

Sent: Friday, March 13, 2015 4:15 PM

Subject: Notice of Application

Hello –



**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

March 17, 2015

Alex Campbell
City of Dupont
1700 Civic Drive
Dupont, WA 98327

Dear Mr. Campbell,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Hoffman Hill Tract O of Village IV, Division 5

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe requests a Cultural Resource Survey be done by a qualified Archaeologist before there are any ground disturbing activities. The Nisqually Indian Tribe also requests that an Inadvertent Discovery Plan be put in place for this project. Please keep me informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Jackie Wall
THPO
Nisqually Indian Tribe
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov

City of DuPont
SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
Hoffman Hill Division 5 Phase 1 (Village IV) Tract O Subdivision
DuPont File No SEPA 15-01

DESCRIPTION OF PROPOSAL: Subdivide Tract O of Hoffman Hill Division 5 Phase 1 plat, totaling 3.60 acres, into 28 residential lots for zero lot line common wall homes, including utilities, landscaping and private alley access.

PROPONENT: NoJack4 LLC, Seattle, WA.

LOCATION OF PROPOSAL: Hoffman Hill Boulevard and Swan Loop in the City of DuPont, Washington. It is located in Section 33, Township 19 North, Range 1 East, W.M. in DuPont, Pierce County, Washington. Comprised of tax parcel numbers : 3001171251, 3001171291, 9009340090, -100, -110, -120, -130, -140, -150, and 9009350-010, -020, -030, -040, -050.

LEAD AGENCY: City of DuPont

RESPONSIBLE OFFICIAL: Jeffrey S. Wilson, AICP
 Planning Director and City SEPA Official
 City of DuPont
 1700 Civic Drive
 DuPont, WA 98327
 (253) 912-5393
 jwilson@dupontwa.gov

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments; other information on file with the City; and the policies, plans, and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060.

FINDINGS

1. Earth - Soils consist of Nisqually loamy sand and Alderwood gravelly sandy loam. The site was previously rough graded. Tract O has a downward slope to the southeast of approximately 10 percent, with a slope of approximately 40 percent to the north. Approximately 8,500 CY of cut and fill for pad grading and road construction is anticipated. Impervious surface coverage will be approximately 42 percent.
2. Air - Air emissions will occur from construction equipment and operation of private vehicles owned by residents. All applicable US Environmental Protection Agency and Washington State Department of Ecology standards governing air quality will be implemented with construction of the project and operation of private vehicles.
3. Water - The site is not located within 200 feet of a water body and is not located within a floodplain. No groundwater will be withdrawn or waste materials discharged into the ground.

Stormwater will be collected and conveyed to the permanent Hoffman Hill Village IV, Division 5 infiltration facility where it will be treated in water quality ponds, and infiltrated. The projects is required to meet the current adopted manual (Ecology 2012 with 2014 amendments), per DMC 22.01.090.

4. Plants & Animals - All existing vegetation was removed with rough grading and construction of the underlying plat, Hoffman Hill Division 5 Phase 1. The site provides little habitat for animals other than songbirds and rodents. Wildlife habitat exists in the surrounding open space areas of Hoffman Hills Village IV, Division 5. The site is in the Pacific Flyway, and is within 1.5 miles of the Nisqually River Delta. The Washington Department of Fish and Wildlife data indicate the site contains no priority habitats or species.
5. Environmental Health - A soil sampling report was not submitted. The Department of Ecology examined the Checklist and recommended mitigation measures for sampling and, if contaminated soils are found, cleanup, based on the site's location within the Asarco plume boundary and potential for arsenic or lead contamination.
6. Land Use - State Office of Financial Management sets 2.70 as the DuPont duplex people per household rate, which would allow for 76 new residents.

The DuPont Comprehensive Plan designates the site as Residential 12 in the Hoffman Hill Village. The City Zoning Map designates the site as Residential-12. The maximum density allowed is 12.5 units per gross acre. The proposed development density is 7.77units per gross acre (28 dwelling units /3.6 gross acres).

7. Recreation - The property is located near the Eagles Pride Golf Course owned by JBLM. It is also located near other City and regional parks. All park requirements for the subject development were met with the previous underlying plat of Hoffman Hill Division 5 Phase 1.
8. Historic and Cultural Preservation – The site was previously cleared; however the proposal will require excavation that may unearth historic or cultural resources. The Checklist states there are no known archaeological or culturally important sites on or next to the site. A Cultural Resource Assessment was not submitted for the proposal but will be required. Weyerhaeuser Real Estate entered into two Memorandums of Agreement (MOA). The first MOA, dated August 7, 1989, is between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont.
9. Transportation - The applicant submitted a Trip Generation Memo which states the proposal is expected to generate approximately 5.81 average trips per day per lot and 0.52 average PM peak hour trips per lot, or 162.68 Average Vehicle Trips per Day and 14.56 PM Peak Hour Trips per Day for the subject plat. Vehicle trip generation and traffic impacts were previously evaluated as part of the underlying Hoffman Hill Division 5 plat, which anticipated 36 condominium dwelling units on Tract 0, for 209.16 Average Vehicle Trips per Day and 18.72 PM Peak Hour Trips per Day for the subject plat. The subject development represents a decrease of approximately 46.48 Average Vehicle Trips per day and a decrease of approximately 4.16 PM Peak Hour Trips per day. DuPont Engineering examined the memo, subject application and previous traffic impact analysis for the underlying

Hoffman Hill Division 5 preliminary plat and concluded that mitigation is not necessary for the subject development.

10. Public Services - The proposal will result in an increased incremental need for fire protection, police protection, and schools. DMC 26.05.050 requires fire impact fees be paid at time of building permit issuance. Also, DuPont Municipal Code (DMC) 21.05 regarding the water permit fees states a water meter permit fee, meter connection fee, water service installation fee and system development charge is assessed against each parcel of land and paid at the time the property connects to the city water system per DMC 21.05.022. Also, DuPont Municipal Code (DMC) 22.04 regarding the storm sewer system utility states service charges and system development charges are assessed against each parcel of land and must be paid before a building or construction permit may be issued per DMC 22.04.060.
11. The previous DuPont SEPA decision for the same parcel, File No. SEPA 08-06, references an email dated July 17, 2008, from Quadrant Corporation which mitigates all school impacts for 80 multifamily units on the three multifamily tracts, Tract I, J and O of Hoffman Hill Division 5 Phase 1 plat via their School Funding Certificates account with the Steilacoom Historical School District. As such, all school impacts from the proposed development have been mitigated.
12. All services are available to the site. The providers are:
 - a. Water: City of DuPont
 - b. Sewer: Pierce County Public Utilities
 - c. Electricity & Natural Gas: Puget Sound Energy
 - d. Cable/Internet: Comcast or CenturyLink

Conclusions

The lead agency has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The file may be examined during regular City business hours at DuPont City Hall, 1700 Civic Drive, DuPont WA, 98327.

MITIGATION MEASURES

1. The site grading, paving and buildings shall be designed in accordance with the requirements of the Preliminary Geologic Hazards and Geotechnical Engineering Assessment, prepared by Associated Earth Sciences dated August 2004, or as updated.

The following mitigation measures shall be in place prior to issuance of site development permits:

2. Type III preliminary plat, Type II Site Plan Review and Type 1 Design Review approvals shall be granted by the City of DuPont.
3. The projects is required to meet the current adopted manual (Ecology 2012 with 2014 amendments), per DMC 22.01.090.
4. The source of fill material will be approved by the City in advance of filling the site.

5. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sedimentation Control (TESC) plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.
6. The project will be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

The following mitigation measures shall be in place during construction:

7. Best Management Practices to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site as needed.
8. The site soil shall be sampled and analyze for arsenic and lead. Follow the Tacoma Smelter Plume Model Remedies Guidance, Chapter 1, Characterization Soil Sampling. Contact Eva Barber with the Southwest Regional Office (SWRO), Toxic Cleanup Program at 360-407-7094 or via email at Eva.Barber@ecy.wa.gov for additional guidance about soil sampling within Tacoma Smelter Plume. The soil sampling results shall be sent to the City of DuPont and Ecology for review.
9. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
10. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - a) Enter into the Voluntary Cleanup Program with - Ecology prior to issuance of the clearing and grading permit and the initiation of any grading, filling, or clearing activities. For more information on the Voluntary Cleanup Program, visit Ecology website at: <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.
 - b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under - MTCA prior to the issuance of any clearing and grading permit and the initiation of any grading, filling, or clearing activities. The City-issued clearing and grading plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
 - c) If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

11. The Applicant shall fully implement the Memorandum of Agreement dated August 7, 1989, between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.
 - a. The Applicant shall provide a professional archaeologist to monitor onsite soil disturbance activities.
 - b. The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.
 - c. The Project Archaeologist shall notify the Nisqually Indian Tribal representative if Native American cultural resources are discovered during any soil disturbance activities. Construction activities that might disturb or affect such resources are to stop until the Tribal representative has had the opportunity to examine the find.
 - d. If the Tribal representative cannot be reached through reasonable efforts or does not come to the construction site within a reasonable period of time after being notified, construction does not need to stop. However, archaeological work shall follow the 1989 Memo of Agreement, customary professional standards for archaeology, and applicable state and federal laws.
 - e. The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum.
 - f. The Project Archaeologist shall forward a closing report to the City of DuPont. The report shall discuss contact with the Nisqually Indian Tribe, implemented procedures and observed conditions and be submitted prior to issuance of any permanent Certificate of Occupancy for the project.

The following mitigation measures shall be in place prior to issuance of a building permit:

12. The Applicant shall pay DuPont a fire impact fee per dwelling unit at time of building permit issuance to mitigate impacts to fire safety services per DMC 26.05.050.
13. The Applicant shall pay DuPont the water meter permit fee, meter connection fee, water service installation fee and system development charge at time of connection to the DuPont water system per DMC 21.05.022.
14. The Applicant shall pay DuPont the storm water system development charge prior to issuance of a DuPont building or construction permit per DMC 22.04.060.
15. Prior to the issuance of any City building permits, the applicant shall provide to the City of DuPont a "No Further Action" determination from Ecology indicating that the soil meets the cleanup standards under MTCA.

16. The Applicant will be required to submit a Temporary Erosion and Sedimentation Control Plan with the plat civil construction permit and building permits, per the requirements of the DuPont standards.
17. In accordance with DMC 26.05.050 fire impact fees are to be paid at time of building permit issuance at the rate in effect at that time.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

PUBLIC COMMENT: Copies of the documents pertaining to this SEPA Determination are available for review during regular business hours at City Hall at the address of the SEPA Official listed above. Comments will be accepted until 5:00 pm on July 28, 2017. This determination may be appealed to the City Hearing Examiner by submitting an appeal in writing and paying the fee. An appellant should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for appeals. The deadline for submitting an appeal of the project is July 28, 2017.

SEPA Responsible Official Signature:



Jeffrey S. Wilson, AICP
Planning Director, City of DuPont

July 14, 2017

XX Notice Mailed to the following:

DIST.	AGENCY/CONTACT		DIST.	AGENCY/CONTACT
XX	Department of Ecology Environmental Review Section SEPAunit@ecy.wa.gov		XX	DNR SEPA Center SEPACENTER@dnr.wa.gov
	Dept. of Ecology SW Regional Office Toxic Clean-up Program Marian Abbett Marian.abbett@ecy.wa.gov			Dept. of Natural Resources South Puget Sound Region Southpuget.region@dnr.wa.gov
	Department of Ecology SW Regional Office Toxic Clean-up Program Eva Barber Eva.barber@ECY.WA.GOV			WDFW Michele Culver Regional Director Teammontesano@dfw.wa.gov
	Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Zachary Meyer ZMEY461@ECY.WA.GOV		XX	WDFW SEPA Coordinator SEPAdesk@dfw.wa.gov
XX	Parks and Recreation Commission P.O. Box 42650 Olympia, WA 98504-0917		XX	DAHP Gretchen Kaehler Gretchen.Kaehler@DAHP.wa.gov
XX	State Department of Labor and Industries P.O. Box 44000 Olympia, WA 98504		XX	Washington State Dept. of Health Division of Drinking Water P.O. Box 47822 Olympia, WA 98504-7822
XX	Puget Sound Partnership Heather Saunders Benson Environmental Planner Heather.benson@psp.wa.gov			National Marine Fisheries Service Northwest Regional Office 7600 Sand Point Way NE Seattle, WA 98115-0070
XX	LeMay Cust2180@wcnx.org			Recreation and Conservation Office Lorinda Anderson Outdoor Planner Lorinda.anderson@rco.wa.gov
XX	Clover Park School District 10903 Gravelly Lake Dr. SW Lakewood, WA 98499		XX	PSE Jeff Payne Jeff.payne@pse.com
	Lakewood Community & Economic Development Frank Fiori Planning Manager ffiori@cityoflakewood.us			Washington State Dept. of Commerce Anne Fritz, AICP Anne.fritz@commerce.wa.gov
XX	Steilacoom Historical School District Celeste Johnston		XX	DSHS Lands & Bldg Div Elizabeth McNagny

	cjohnston@steilacoom.k12.wa.us		P.O. Box 45848 Olympia, WA 98504-5848
XX	Steilacoom Community Development Doug Fortner Town Planner Doug.fortner@ci.steilacoom.wa.us		BNSF Railway General Manager 2454 Occidental Ave. South, Ste 1A Seattle, WA 98134-1451
XX	Land Use Review Capital Development-Pierce Transit P.O. Box 99070 Lakewood, WA 98499-0070	XX	Nisqually Nat'l Wildlife Refuge Glynnis Nakai Glynnis.Nakai@fws.gov
XX	Pierce Co. PALS Adonais Clark aclark@co.pierce.wa.us	XX	FEMA John Graves John.graves1@dhs.gov
XX	Pierce County Public Works Debbie Germer dgermer@co.pierce.wa.us		CalPortland Pete Stoltz Pstoltz@calportland.com
XX	Pierce Co. Assessor/Treasurer- Commercial Dept. Darci Brandvold dbrand@co.pierce.wa.us	XX	Tacoma Pierce Co. Health Dept. Frank DiBiase fdibiase@tpchd.org
XX	Pierce Co. Environmental Services Bldg Public Works Kip Julin 9850 64 th St. West University Place, WA 98467	XX	USDA-Natural Resources Conservation Service 941 Powell Ave SW. Ste 102 Renton, WA 98057
XX	Environmental Official-Pierce County Kathleen Larrabee Klarrab@co.pierce.wa.us		Dept. of Social and Health Services Robert J. Hubenthal hubenbj@dshs.wa.gov
	Puget Sound Regional Council Michael Hubner Mhubner@psrc.org		US Army Corps of Engineers (Regulatory Branch) Suzanne Anderson Suzanne.l.anderson@usace.army.mil
XX	Puget Sound Clean Air Agency Claude Williams claudew@pscleanair.org	XX	Nisqually Indian Tribe Joe Cushman Cushman.joe@nisqually-nsn.gov
XX	WSDOT OR-SEPA-REVIEW@wsdot.wa.gov	XX	Yakama Nation Environmental Mgmt. Program Cialita G. Keys ckeys@yakama.com
	Richard Weinman Richardw-llc@comcast.net	XX	JBLM Public Works Charles Markham Deputy for Programs and Operations Charles.s.markham2.civ@mail.mil
XX	Geri Reinart, P.E. greinart@msn.com	XX	JBLM Steven Perrenot Director Public Works Steven.t.perrenot.civ@mail.mil

XX	DuPont City Clerk Karri Muir Kmuir@dupontwa.gov		XX	WA St Dept of Ecology SEPA Unit separegister@ecy.wa.gov
XX	DuPont Post Office Attn: Post Master 1313 Thompson Circle DuPont, WA 98327		XX	NWL Association Emily Griffith Emily.griffith@reachone.com
XX	Gray & Osborne Dominic Miller, PE dmiller@g-o.com		XX	NWL Associates Larry Ackerman larryack@reachone.com
	Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Donna Joblonski dmca461@ECY.WA.GOV			Dept of Ecology SW Regional Office Sonia Mendoza SEPA Coord Sonia.mendoza@ecy.wa.gov
XX	NoJack 4 LLC Ted McCaugherty 1420 -5 th Avenue, Ste 2200 Seattle, WA 98101 		XX	Barghausen Consulting Engineers Don Dawes 18215 72 nd Avenue South Kent, WA 98032
XX	Barghausen Consulting Engineers Ivana Halvorsen 18215 72 nd Avenue South Kent, WA 98032 ihalvorsen@barghausen.com			

CITY OF DUPONT
1700 Civic Drive
DuPont, Washington 98327
Phone: 253-912-5393 FAX: 253-964-1455

Notice of Public Hearing

Hoffman Hill Division 5 Phase 1 Tract O Preliminary Plat

Description of Proposal: Subdivide Tract O of Hoffman Hill Division 5 Phase 1 plat, totaling 3.60 acres, into 28 residential lots for zero lot line common wall homes, including utilities, landscaping and private alley access.

Applicant: NoJack4 LLC, Seattle, WA

City File No: SUB 15-01

Date of Application: February 12, 2015

Date of Notice of Application: March 13, 2015

Hearing Date and Time: August 11, 2017 at 9:00 a.m.

Hearing Location: DuPont City Hall, Council Chambers, 1700 Civic Drive, DuPont, Washington.

A public hearing will be held with the City of DuPont Hearing Examiner on August 11, 2017 at 9:00 am. All interested persons are invited to attend and provide testimony. The public may comment on the application by submitting written comments to the City of DuPont prior to the close of the public hearing. This hearing may also address any SEPA appeals filed by 5:00 pm on July 28, 2017.

A determination of consistency per DMC 25.175.040(1) and 24.03.040 will be summarized in a staff report available for review seven days prior to the public hearing. For questions on the application contact Jeff Wilson, AICP, Planning Director for the City of DuPont, at (253) 912-5393 or jwilson@dupontwa.gov. Copies of the application are available at City Hall.

FILE NO.: SUB 15-01

APPLICANT: Barghausen Consulting Engineers, Inc.

**DECLARATION OF MAILING NOTICE OF
PUBLIC HEARING**

On the **27** day of **July 2017**, the attached Notice of Public Hearing was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, **Janet Howald**, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this date day of month year at DuPont, Washington.

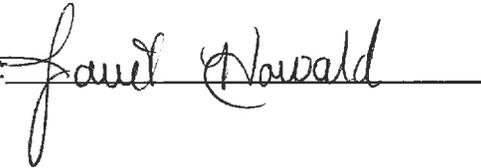
Signed: Janet Howald

FILE NO.: SUB 15-01
APPLICANT: NoJack4LLC

AFFIDAVIT OF POSTING
CITY HALL NOTICE BOARD

On the 25th of July, **2017**, the attached Notice of Hoffman Hill Division 5 Phase 1 Tract O Preliminary Plat Related to City of DuPont File No. SUB 15-01, was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 25 of July ,2017 at DuPont, Washington.

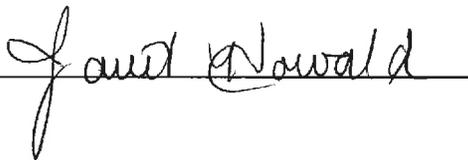
Signed:  _____

FILE NO.:SEPA 15-01
NoJack 4 LLC:

**AFFIDAVIT OF POSTING
CITY HALL NOTICE BOARD**

On the 13th of July, **2017**, the SEPA (MDNS) Hoffman Hill Division 5 Tract O Related to City of DuPont File No SEPA 15-01 was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 13th of July, **2017** at DuPont, Washington.

Signed: 



**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

July 19, 2017

Jeff Wilson
City of Dupont
1700 Civic Drive
Dupont, WA 98327

Dear Mr. Wilson,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Hoffman Hill Tract O of Village IV, Division 5

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe requests a Cultural Resource Survey be done by a qualified Archaeologist before there are any ground disturbing activities. According to the WISAARD data base, there is a prehistoric site adjacent to the project area. The Nisqually Tribe worked at that site. The Nisqually Indian Tribe also requests that an Inadvertent Discovery Plan be put in place for this project. Please notify me when the Cultural Resource Survey is done so that we can participate. Please keep me informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Jackie Wall
THPO
Nisqually Indian Tribe
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov



July 28, 2017

VIA EMAIL

jwilson@dupontwa.gov

Jeffrey S. Wilson, AICP
Community Development Director
City SEPA Official
City of DuPont
1700 Civic DR
DuPont, WA 98327-9603

RE: Hoffman Hill Division 5 Phase 1 (Village IV) Tract I Subdivision (DuPont File No. SEPA 14-03) and Hoffman Hill Division 5 Phase 1 (Village IV) Tract O Subdivision (DuPont File No. SEPA 15-01)

Dear Mr. Wilson:

Please accept the following comments from the Steilacoom Historical School District (the "District") regarding the SEPA Mitigated Determinations of Nonsignificance for the above-referenced projects (the "Projects").

As you know, the District is a party to the 1999 School Mitigation Agreement with Weyerhaeuser Real Estate Company which provided for school mitigation credits (in consideration of property conveyed to the District) for up to 3,500 dwelling units in Northwest Landing. We understand from a March 31, 2017, email from Ted Danek, the City Administrator, that the City has permitted the construction of 3,541 units in Northwest Landing. This means that, as of the date of that email, 41 units were not subject to school mitigation. As we have discussed with the City, this oversight is a significant concern to the District. The District is continuing to explore its options related to this matter.

We understand that Finding 11 in both of the Mitigated Determinations of Nonsignificance identifies that mitigation in the form of 80 School Funding Certificates were applied to Tracts I, J, and O of Hoffman Hill Division 5 Phase 1 (Village IV) per City of DuPont File No. SEPA 08-06. This is the basis in the MDNS for each project that no further school mitigation is required. Please confirm the following for us:

- (1) That the units in the Projects are the same as and not in addition to the 80 units mitigated as a part of the plat approved under File No. SEPA 08-06;
- (2) That the units in the Projects are within the first 3,500 units in Northwest Landing; and
- (3) That Tract J, if already approved and/or constructed, is limited to 36 units and those 36 units are within the first 3,500 units in Northwest Landing.

If the City is unable to confirm any of the above items, the City must provide a mitigation condition for each project requiring the payment of school mitigation.

We look forward to your prompt response. Please let me know if you have any questions.

Sincerely,

K. Weight

Kathi Weight, Superintendent

cc: Board of Directors, SHSD
Jim Brittain, SHSD
Denise Stiffarm, Pacifica Law Group

From: [Jeff Wilson](#)
To: [Weight, Kathi](#)
Cc: [Scott, Samuel at Steilacoom SD](#); [Forbes, Bob at Steilacoom SD](#); [Denning, Don at Steilacoom SD](#); [Pierce, Jason](#); [Schenk, Steve](#); [Brittain, James](#); [Denise Stiffarm \(Denise.Stiffarm@pacificallawgroup.com\)](#); [Lisa Klein](#)
Subject: RE: Comments from SHSD regarding SEPA Mitigated Determinations of Nonsignificance 7-28-17
Date: Friday, July 28, 2017 3:05:40 PM
Attachments: [School Certificates Tally.pdf](#)

Superintendent Weight,

Thank you for your comment letter. Since today is the end of the appeal period I would like to respond quickly to the 3 questions raised at the bottom of page one of your letter, asking me to confirm the following:

- 1.** That the units in the Projects are the same as and not in addition to the 80 units mitigated as a part of the plat approved under File No. SEPA 08-06. ***Hoffman Hills Tracts I, O & J were all considered in the SEPA File you referenced. The projects under review now are in fact these same tracts of Hoffman Hills Division 5 Phase 1 (Village IV). These 3 tracts are referenced as the Hoffman Hills Village IV, Division 5, Phase 1 (multifamily), which means they are covered by the original agreement with Weyerhaeuser (see attached). Tracts I & O are only proposed for a total of 44 units.***
- 2.** That these units in the Projects are within the first 3500 units in Northwest Landing. ***See attached tally of units and certificates.***
- 3.** That Tract J, if already approved and/or constructed, is limited to 36 units and those 36 units are within the first 3,500 units in Northwest Landing. ***See attached tally of units and certificates. Actually, Tract J as it is being developed will only contain 18 units, even though it was credited for 36 units.***

All 3 tracts together only total 62 of the 80 credits approved on the attached tally.

Please contact me if you have any additional questions.

V/R,
Jeff

JEFFREY S. WILSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF DUPONT
1700 CIVIC DR
DUPONT, WA 98327-9603

Office: (253) 912-5393

Cell: (253) 433-4238

Fax: (253) 964-1455

jwilson@dupontwa.gov

www.dupontwa.gov

From: Weight, Kathi [mailto:kweight@steilacoom.k12.wa.us]

Sent: Friday, July 28, 2017 12:49 PM

To: Jeff Wilson <JWilson@dupontwa.gov>

Cc: Scott, Samuel at Steilacoom SD <SScott@steilacoom.k12.wa.us>; Forbes, Bob at Steilacoom SD <bforbes@steilacoom.k12.wa.us>; Denning, Don at Steilacoom SD <ddenning@steilacoom.k12.wa.us>; Pierce, Jason <jpierce@steilacoom.k12.wa.us>; Schenk, Steve <sschenk@steilacoom.k12.wa.us>; Brittain, James <jbrittain@steilacoom.k12.wa.us>; Denise Stiffarm (Denise.Stiffarm@pacificallawgroup.com) <Denise.Stiffarm@pacificallawgroup.com>
Subject: Comments from SHSD regarding SEPA Mitigated Determinations of Nonsignificance 7-28-17

Please see attached comment letter from the Steilacoom Historical School District regarding the SEPA Mitigated Determinations of Nonsignificance for DuPont File No. SEPA 14-03 and DuPont File No. SEPA 15-01.

Thank you.

Kathi Weight, Superintendent
Steilacoom Historical School District
253-983-2215



City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 • Fax 253.912.5240 • www.ci.dupont.wa.us

July 26, 2017

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Hoffman Hill Div 5 Tract O Pre-16-10 (28 Dwelling Units)

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

1. Prior to Fire Department approval for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13D Standard for Automatic Fire Sprinkler Systems. Three (3) sets of plans, hydraulic calculations, and material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. *Separate Permit required.*

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



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: Hoffman Hill, Village IV, Division 5 Tract O Multi-Family Preliminary Plat review for 28 Lot subdivision (14 Duplex structures 28 Dwelling Units)

DATE: July 26, 2017

I have reviewed the plan sheets submitted on April 28, 2017 for Preliminary Plat application review on the Hoffman Hill Tract O residential project for preliminary design and criteria applicable through the building and related code standards, and have the following comments:

1. The structures, at the time of their Building Permit submittal, must be designed to meet the requirements of the building construction codes in effect at that time. 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 (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code..
2. The project must receive all land use and civil construction approvals prior to issuance of building permits.
3. Prior to issuance of building permits for the structures, the applicant shall provide a copy of Pierce County Sewer Service Permit for each lot, for city record.
4. Provisions for collection and removal of drainage at the property lines and elevation changes must be incorporated into the design. (Note: the provisions of the IRC pertaining to site drainage away from the structure foundations must also be met in the design.)
5. The design must ensure that access to existing utility easements is maintained, or provided with the design.
6. Fire Suppression systems, in conformance with NFPA 13D, shall be installed within the structures per DuPont Municipal Code (DMC) Section 12.04.040. Permits for the structures fire suppression systems must be obtained through DuPont Fire Department prior to initiating any such work. Fire System permit applications are available on the City web site.

7. Fire flow requirements and on –site hydrant adequacy will be determined by the DuPont Fire Chief or designee as the project design is submitted.
8. Although not required by code, the building department encourages the applicant to consider providing accessible/adaptable dwelling units into the project to assist the city in providing accessible housing opportunities within the community.
9. Other requirements, conditions, and recommendations may be determined to be applicable to the project as it progresses through the land use and civil review processes.
10. Permit application forms may be obtained either at city hall, or may be downloaded through the city’s website. Assistance in completing applications is available by calling the permitting staff.

If there are any questions pertaining to these review comments, please do not hesitate to contact me at your convenience at 253-912-5216, or via email at banderson@dupontwa.gov