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CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

PLANNING DIVISION

REPORT & RECOMMENDATION TO THE HEARING EXAMINER

Project: Major Site Plan Amendment – CRG DuPont Corporate Center

File Number: PLN2018-014 & 015

Date of Report: May 13, 2018

From: Lisa Klein, AHBL (planning consultant to the City)

Via:

Jeffrey S. Wilson, AICP
Director / SEPA Responsible Official

Public Hearing: May 16, 2018 at 1:00 P.M.
City of DuPont Council Chambers
1700 Civic Drive. DuPont, WA 98327

SUMMARY OF REQUEST: City approval is required for a Type III Major Site Plan Amendment (PLNG2018-014).

PROJECT DESCRIPTION: A proposed modification to a previously approved site plan to consolidate building space and re-configure building footprints. The application does not result in an increase in building area from that which was previously approved. The primary purpose of the Type III Major Site Plan Amendment is to review the re-orientation of the buildings. Only the changed aspects of the proposal are up for review. There are two site plan options to be reviewed, Options A and B, under this Amendment. Both options are consistent with the following project details previously reviewed and approved:

- Retain the existing 340,000 square foot warehouse/office building on the north portion of the site.
- Retain driveway locations onto Center Drive and one existing driveway onto Wharf Road.
- Demolish two existing office buildings and existing parking and internal circulation areas.
- Provide parking lot and perimeter landscaping.
- Perform grading activities and construct new paved parking, loading docks and truck maneuvering areas, storm water facilities, water and sanitary sewer extensions, and franchise utility improvements.

Current Proposal Option A: Two new buildings are proposed that will total approximately 1,250,000 square feet and provide approximately 874 vehicular parking stalls and 468 truck trailer stalls. The two new buildings are oriented north/south on the site with parking located around all sides of the buildings. The proposed uses are high cube fulfillment center or high cube transload/short term.

Current Proposal Option B: Three new buildings are proposed that will total approximately 1,313,500 square feet and provide 585 vehicle parking stalls, 132 tractor stalls and 607 trailer stalls. Two buildings will be oriented north/south and would be connected at the south end by an enclosed corridor. A third "service bay"

building would be located on the north portion of the site. The proposed uses are high cube warehouse, high cube transload/short term storage use and high cube cold storage use.

May 2017 Approved Proposal (PLNG2017-006): Construct three new buildings totaling 1,355,000 square feet. One larger building was located on the south half of the site and oriented east/west parallel with Center Drive. Two smaller buildings were planned for the northeast portion of the site and oriented north/south. Approximately 966 parking spaces for both vehicles and trucks/trailers were provided. The proposed use was high-cube warehouse/distribution and office.

December 2017 Approved Minor Site Plan Amendment (PLNG2017-038): A Minor Site Plan Amendment was submitted and approved, which retained the details of the approved May 2017 proposal with the exception of a minor reduction of new building size (to 1,250,000 square feet) and reduction of parking to 955 spaces. The proposed use was fulfillment center.

LOCATION: 2800 to 2980 Center Drive. A portion of the NW 1/4 of Section 25, Township 19N, Range 1E, W.M. in DuPont, Pierce County, Washington. The site is commonly known as the "Intel Corporate Park".

APPLICANT: Ted Knapp, Center Drive, LLC

APPLICANT'S AGENT: Dan Balmelli, Barghausen Consulting Engineers, Inc.

CITY CONTACT: Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont
1700 Civic Drive
DuPont, WA 98327-9603
Phone: (253) 912-5393
jwilson@dupontwa.gov
www.dupontwa.gov

SUMMARY OF RECOMMENDATION: Staff Recommends approval of the application subject to conditions listed in Section E.

A. SUMMARY OF RECORD

1. The following plans and documents were submitted for City review:
   a. Land Use Application Form dated April 3, 2018.
   b. Cover Letters from Barghausen Consulting Engineers dated March 12, April 4, and April 9, 2018.
   c. Vicinity Map dated March 6, 2018.
   d. Building Elevations of Option "A"/Building "A" prepared by Forum Architects dated February 16, 2018.
   e. Building Elevations of Option "A"/Building "B" prepared by Forum Architects Dec. 5, 2017, received April 3, 2018.
   f. Proposed Concept Site Plan SK-1 (Option A) prepared by CRG dated April 3, 2018.
   g. Proposed Concept Site Plan SK-2 (Option B) prepared by CRG dated March 8, 2018.
   h. Revised Preliminary Civil Engineering Design Plans (Option A) prepared by Barghausen Consulting Engineers dated April 3, 2018, including TESC and Grading Plans.

i. Revised Preliminary Landscape Plan (Option A) prepared by Barghausen Consulting Engineers plotted April 3, 2018.
j. Preliminary Tree Retention Plan (Option A) prepared by Washington Forestry Consultants, Inc. dated March12, 2018.
k. Title Report prepared by First American Title Insurance Company dated March 14, 2018.
l. Preliminary Stormwater Site Plan (Option A) prepared by Barghausen Consulting Engineers dated March 12, 2018.
m. Request to LeMay, Inc. for Refuse Enclosure Design Approval dated March 12, 2018.
n. Trip Generation Report prepared by TENW dated March 16, 2018.
o. Water Availability Form, prepared by Barghausen Consulting Engineers, undated.
p. Authorization to Act as Agent Affidavit dated March 8, 2018.
q. Aerial Rendering Perspective (Option A) untitled and undated.
r. Building Rendering prepared by CRG/Clayco/Forum (Option A) from two perspectives dated December 11, 2017.
s. Building Rendering prepared by CRG/Clayco/Forum (Option B) south perspective, dated March 12, 2018.
t. CRG Sewer Service Letter dated April 3, 2018, with March 30, 2017, Pierce County sewer service approval.
u. Revised Environmental Checklist dated April 2, 2018.

2. The following Notices and comments were issued/received during application review;

a. Notice of Complete Application dated April 10, 2018.
b. Notice of Application dated April 11, 2018, including affidavit of posting.
c. Adoption of SEPA MDNS dated May 1, 2018.
d. Nisqually Tribe Comment letter dated May 3, 2018.
e. Notice of Public Hearing published and posted May 1, 2018, with affidavit of posting.
f. Gray & Osborne comment letter dated April 23, 2018.
g. Building Services Division Memorandum dated April 3, 2018.
h. City of DuPont Fire Department Comment Memorandum dated March 27, 2018.

3. The following applicable historical information is provided to supplement the record regarding the Type III Site Plan Review application approved May 30, 2017:

a. SEPA Mitigated Determination of Nonsignificance (MDNS) issued April 10, 2017.
b. Final Decision Type III Site Plan Review dated May 30, 2017.
c. Site Plan prepared by Craft Architects dated March 3, 2017.

4. The following applicable historical information is provided to supplement the record regarding the Type I Minor Site Plan Amendment application approved December 12, 2017:

a. SEPA Addendum issued December 12, 2017.
b. Final Decision Type I Minor Site Plan Amendment dated December 12, 2017.
c. Site Plan prepared by Craft Architects dated October 25, 2017.

B. FINDINGS OF FACT

1. A Notice of Complete Application was issued dated April 10, 2018.

2. A Notice of Application was issued on April 11, 2018. The site was posted and the Notice was published in the News Tribune. The end of the comment period was April 25, 2018. No comments were received during the comment period.

3. The City previously issued three prior SEPA Determinations for the same site, with new proposed Options A and B being very similar to the SEPA Mitigated Determination of Non-significance (MDNS) issued April 10, 2017 and SEPA Addendum issued December 12, 2017. The City of DuPont reviewed the current proposal for probable adverse environmental impacts and issued a Notice of Adoption of Existing Environmental Document on May 1, 2018. There is no public comment or appeal period for a SEPA Adoption Notice.

4. Subsequent to the SEPA Adoption Notice, the City received a comment from the Nisqually Tribe dated May 3, 2018. The Tribe requested monitoring by a qualified archaeologist during all ground disturbing activities. The requested monitoring is SEPA Mitigation Measure #22 in the SEPA MDNS dated April 10, 2017, which was adopted for this application; therefore no additional mitigation is required.

5. Notice of Public Hearing was published in the News Tribune and posted onsite on May 1, 2018.

6. The site was previously developed with approximately 1,010,000 square feet of industrial and warehouse uses in three buildings, including parking, drive aisles, and landscaping. A SEPA Mitigated Determination of Nonsignificance (MDNS) and Conditional Use Permit were issued in 1995 for the Intel Corporate Park, to include four buildings for a total of 1,710,000 square feet of gross floor area for office and manufacturing uses. Subsequently, the property was segregated and one of the parcels/ buildings is no longer part of the existing Intel Corporate Park. Two of the existing Intel Corporate Park office buildings are currently under demolition.

7. In 2017 two different site plan review applications were approved. See *Project Description* above.

8. The site is located within the Manufacturing and Research Park (MRP) District. The City's Comprehensive Plan Land Use Map Designates the property as Manufacturing and Research. The described uses of the property for Option A and B are described as either (A) high-cube fulfillment center or high cube transload/short term storage warehouse or (B) high-cube warehouse, high cube transload/short term storage use and high cube cold storage use. These use types were proposed under the previous applications.

9. DMC 25.10.190(S) defines Site Plan Amendments as follows:

   "Site plan amendment, major" means an amendment to an approved and valid site plan that substantially changes the character, basic design, density, open space or other requirements and conditions of the approved and valid site plan.

   "Site plan amendment, minor" means an amendment to an approved and valid site plan that affects only the precise dimensions or siting of building (i.e., lot coverage, height, setbacks) but does not affect the basic character or arrangement and number of buildings approved in the plan, the density of the development or the amount and quality of open space and landscaping. Proposed dimensional amendments shall not vary more than 10 percent from the original, but shall not exceed the standards of the applicable district.

The proposal requires a major site plan amendment because the revised building orientation substantially changes the character and basic design of the site. However, the requested amendment does not increase the building size or impact. Per DMC 25.150.050, a major site plan amendment in the Manufacturing and Research Park District is a Type III process requiring approval from the hearing examiner.

10. DMC Chapter 25.150 Site Plan Review states that in order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied in addition to any general development requirements in DMC Chapters 25.75 through 25.95 and 25.105 through 254.125.

    The previous Type III Site Plan Review process approved in May 2017 (PLNG2017-006) included review of the project to ensure it is carried out in a manner consistent with the DMC and site plan review criteria. Only the changed aspects of the proposal are up for review with this Major Site Plan Amendment. The changed aspects of the proposal to be reviewed are regulated by the following chapters shown in **bold** type:

    - **Chapter 25.45 Manufacturing/Research Park District**
    - Chapter 25.75 Commute Trip Reduction
    - Chapter 25.80 Cultural, Historical and Archaeological Resources
    - Chapter 25.85 Affordable Housing Incentives Program
    - **Chapter 25.90 Landscaping**
    - **Chapter 25.95 Off-Street Parking**
    - Chapter 25.105 Sensitive Areas
    - Chapter 25.110 Setbacks – Street corners
    - Chapter 25.115 Transportation Concurrency Review
    - Chapter 25.116 Sign Code
    - **Chapter 25.120 Tree Retention**
    - Chapter 25.125 Wireless Communication Facilities

C. CONSISTENCY WITH CITY OF DUPONT DEVELOPMENT REGULATIONS

As described in Finding #10, the proposed Major Site Plan Amendment is to be reviewed for consistency with Chapters 25.45 Manufacturing/Research Park District; Chapter 25.90 Landscaping; Chapter 25.95 Off-Street Parking; and Chapter 25.120 Tree Retention. The following presents staff consistency review and analysis with these Chapters.

1. PLANNING DEPARTMENT REVIEW

a. Chapter 25.45 Manufacturing/Research Park District

i. The described uses of the property for Option A and B are described as either (A) high cube fulfillment center or high cube transload/short term storage warehouse with office space or (B) high cube warehouse, high cube transload/short term storage use and high cube cold storage use with office space. These use types were

proposed under the previous applications and determined to be allowed in the MRP District. DMC 25.45.020 restricts uses to those that do not crease significant noise, risk of explosion, or radioactive release, or air or water pollution.

Staff Analysis: The proposed uses are allowed in the MRP District. Each application for building permit should be reviewed to ensure that the use does not create significant noise, a risk of explosion or radioactive release, or air or water pollution. (Condition 52)

ii. DMC 25.45.020(ii) requires the proposal to be designed for a campus-like setting with architectural detailing, as required by DMC 25.45.030(5) (see below), and landscaping.

Option A: Buildings A and B will be visible to the public as they are oriented more closely to Center Drive; whereas the existing building to remain will be located behind (to the north of) Building B. Buildings A and B will also be screened from view by a landscape buffer adjacent to Center Drive, which varies from 35 to 120 feet in width. The landscaped buffer, parking lot landscaping and design elements will help unify the project into a campus-like setting.

The building elevations and renderings for Option A depict a building that is white with large gray and red accents. The existing building to remain is largely a light gray color with little accent color. SEPA Mitigation Measure #17 in the April 10, 2017 MDNS requires that building colors and materials blend in with the natural environment. While some corporate identity/branding may be allowed, the red color should be minimized greater than the current proposal in order to complement the existing building, provide a campus-like feel, and meet the SEPA mitigation requirement. The inclusion of building elements such as clear anodized aluminum window systems, similar color glazing, reveal patterns and layouts will all help to unify the existing development with the proposed development.

Staff Analysis: Option "A" building colors and details should be revised to blend in with the natural environment. A minor amount of corporate colors as accent elements may be allowed. (Condition 51)

Option B: Option B is oriented similar as Option A, with the exception of an enclosed corridor that connects the two buildings. As viewed from Center Drive, the corridor will have a lower height providing an appearance of building modulation. The connecting corridor provides more opportunities for additional landscaping along the building south elevation to soften the size/mass of what appears to be one large structure from the street. The building renderings appear to indicate that white and light gray colors are anticipated. No building elevations were provided.

Staff Analysis: Building colors and details should blend in with the natural environment. A minor amount of corporate colors as accent elements may be allowed. Landscaping along the south side of the building with trees will help to break up the large mass of the building. (Conditions 51, 82 and 83)

iii. Lot Area/Lot Coverage: The DMC has no minimum lot area or maximum lot area coverage requirement.

Staff Analysis: This requirement is met.

iv. Building Front Setbacks: DMC 25.45.030 (3) requires a front yard setback of 25 feet. For Option "A," Buildings "A" and "B" are setback more than 150 and 175 feet from Center Drive, respectively. For Option "B", the setbacks are not labeled; however, it is clear that the new building is setback similarly as Option "A."

Staff Analysis: The front setback requirement is met.

v. Building Side Setbacks: Side yard setbacks are 15 feet, which applies to the west and east property lines. For Option "A", Building "A" is setback 130 feet from the east side property line and Building "B" is setback approximately 230 feet from the west property line. For Option "B", the site plan labeled SK-2 indicates a 130-foot side yard setback for Building "A" from the east property line and a 185-foot side yard setback for Building "B" from the west property line.

Staff Analysis: The side setback requirement is met.

vi. Building Rear Setbacks: Rear yard setbacks are 15 feet, which applies to the north property line. For Option "A," new Building "A" is setback more than 400 feet from the rear property line and Building "B" is setback behind the existing building. For Option "B," Buildings "A" and "B" are setback with similar distances, clearly exceeding the setback requirement.

Staff Analysis: The side setback requirement is met.

vii. Setbacks from Center Drive: DMC 25.45.030(3)(d) requires, notwithstanding the other setback provisions described above, buildings shall be set back the "lesser of 50 feet from Center Drive or 15 feet from the existing meandering sidewalk/path along Center Drive". Options "A" and "B" do not meet this setback requirement, nor did either of the previously approved 2017 site plans or the original circa 1995 Intel Campus Site Plan.

Staff Analysis: Staff finds this set back requirement to be in conflict with other code requirements discussed further in this staff report that supersede it, such as:

- *DMC 25.45.020(ii) - provide a "campus-like setting"*
- *DMC 25.45.030(17) - prohibit warehouses from abutting Center Drive;*
- *DMC 25.90.030(3) - provide a moderate screening buffer between parking and public rights of way; and*
- *DMC 25.120.030(2) - provide tree retention along street boundaries.*

Staff also finds that the existing landscape buffer and meandering sidewalk along Center Drive has been established for several decades and provides an aesthetic amenity that has been accepted and enjoyed by the community as well as a needed light and noise buffer between the proposed use and the residential properties to the south. The SEPA Determination issued April 10, 2017 requires that there be no reduction in the landscape buffer and that the buffer be augmented post construction with plantings, berming or walls to further protect residents from light impacts. This setback requirement is in conflict with other City code and SEPA mitigation requirements and is, therefore not enforceable. The current proposal is closer to meeting the stated setback requirement than the existing development on the site and on adjacent proposals.

viii. Building Height: Shall not exceed 65 feet within 100 feet of a public street and no taller than 70 feet when set back 100 feet or more from a public street. The buildings are set back more than 100 feet from a public street and are therefore allowed to be the maximum of 70 feet in height. The elevations shown for Option "A" indicate a building height of approximately 40 feet from grade. Building elevations were not provided for Option "B."

Staff Analysis: The building height requirement is met for Option "A." Building height details for Option "B" should be provided at the time of site development permit and demonstrate that it is below the maximum for the MRP District. (Condition 82)

ix. Blank walls (DMC 25.45.030.3(5)): Blank walls greater than 50 feet in length along the front and side of a building shall be softened with one or more of the following design options (i) large caliper trees of 10 through 14 feet tall adjacent to the building, (ii) large-scale trees planted 10 to 20 feet away, (iii) wood trellises on the building, or (iv) by similar means. Entrances shall be emphasized with architecturally distinctive materials, such as a covered walk, gabled roof, landscaping, or similar means. Earth-berming at the base of the façade is encouraged for large-scale structures. Building designs for multiphase campuses are encouraged to be of similar character.

Option "A" includes two new buildings ("A" and "B"). For both buildings the south elevation constitutes the building front and the two exterior sides that face the parcel's east and west parcel boundaries constitute the building sides. These three building walls are where the blank wall requirements apply. The interior facing walls (east wall of Building "B" and west wall of Building "A") do not face a side yard or interior lot line and therefore the blank wall requirements do not apply.

Building "A" South Facade – The main building entrances appear to be located near each corner of the south street-facing elevation. The western corner has window elements that extend +/- 54 linear feet along the façade (sections A – B) and the eastern corner has windows and a trim element that extends +/- 80 linear feet along the façade (elevation sections L – N). The rest of the south façade is a blank wall (sections C – L); there are no wood trellises or other similar architectural features on this portion of the wall. The landscape plan shows 11 vine maples at 8' – 10' height along the south façade and seven Japanese zelkva at 2-inch caliper within 20-ft of the south facade.

Building "A" East Facade – The east façade has a similar design. Window elements extend intermittently 28 linear feet from each corner of the building (sections 1 – 2 & 16 – 17). The central façade portion is mostly blank concrete walls with evenly distributed dock doors (sections 2 – 16); there are no wood trellises or other similar architectural features on this portion of the wall. There is no landscaping along the length of the facades.

Building "B" South Facade – The main building entrances appear to be located near each corner of the south street-facing elevation. The western corner has window elements that extend +/- 65 linear feet along the façade (sections A – C) and the eastern corner has windows and a trim element that extends +/- 45 linear feet along the façade (elevation sections M – N). The rest of the south facade is a

blank wall (sections C – L); there are no wood trellises or other similar architectural features on this portion of the wall. The landscape plan shows 11 vine maples at 8' – 10' height along the south façade and seven Japanese zelkva at 2-inch caliper within 20-ft of the south facade.

Building "B" West Facade – The west façade is designed similarly. Window elements extend intermittently 28 linear feet from each corner of the building (sections 1 – 2 & 16 – 17). The central facade is mostly blank concrete walls with evenly distributed dock doors (sections 2 – 16). There are no wood trellises or other similar architectural features on this portion of the wall.

Staff Analysis: Buildings "A" and "B" of Option "A" do not comply with the blank wall standard on the south, east (Building "A") and west (Building "B") elevations. For the south facades, the landscape plan shows trees along the blank wall portions that do not meet the minimize size. For the two side facades, the blank portions do not include architectural elements, and/or landscaping to meet code. Potential methods to avoid blank walls include changes in color, texture, patterns, and/or adding a trellis to the building face. The landscaping and/or architectural elevations should be revised to meet the blank wall performance standards. (Condition 3)

Option "B" will be reviewed similarly during the site development and building permit application for compliance with the blank wall standards. (Condition 82)

x. Parking and loading: Parking and loading areas shall be provided, as required by DMC Chapter 25.95. Parking and loading shall be located at the rear of buildings or separated from public rights-of-way by a moderate screen. Parking and loading are located in the front, sides and rear of buildings, but are separated by a densely planted and mature screen from Center Drive that exceeds the moderate screen requirements.

Staff Analysis: This requirement is met.

xi. Landscaping: See Landscaping DMC 25.90, below.

xii. Exterior Mechanical Devices: All HVAC equipment, pumps, heaters, and other mechanical equipment shall be fully screened from view from all public rights-of-way. No exterior mechanical equipment is shown on the submitted plans.

Staff Analysis: Building permit applications shall be assessed for compliance with the provisions for screening mechanical equipment. (Condition 53 and 47)

xiii. Outdoor Storage: Outdoor storage shall not cover more than 2 percent of the total site area and shall be screened from the street by a 100 percent sight obscuring fence or wall. There are no outdoor storage areas shown on the plans.

Staff Analysis: Building permit applications shall be assessed for compliance with the provisions for size and screening of outdoor storage, if provided. (Condition 15)

xiv. Trash Enclosures: Trash enclosures are required to comply with DMC Chapter 25.100 Recycling. The applicant submitted an email dated March 12, 2018 indicating that LeMay (the service provider) has reviewed and approved the design

of the trash enclosures. Trash enclosure locations, however, are not shown on the submitted site plans.

Staff Analysis: The design requirements for trash enclosures will be reviewed at the time of site development and building permit application for compliance with DMC 25.100. (Condition 31)

xv. Signage: Signage shall comply with the requirements of DMC Chapter 25.115 (see below). No application or details was submitted for review.

Staff Analysis: Applications for sign permits shall be assessed for compliance with DMC Chapter 25.115. (Condition 4)

xvi. Noise: Noise levels shall not exceed the maximum allowed in DMC Chapter 9.09 (Sound and Vibration) for Class B (commercial environmental designations). A noise study is required to be submitted per the SEPA MDNS dated April 10, 2017.

Staff Analysis: Noise levels will be reviewed upon submittal of the SEPA-required Noise Study. (Condition 2)

xvii. Air and Odors: Air emissions shall meet applicable regulations of the Puget Sound Air Pollution Control Authority, and no visible, frequent smoke, dust, or gases shall be emitted. Emission of offensive gases or vapors shall not be permitted to exceed the odor threshold, as measured at any point along the lot or lots on which the use or structure is located. The SEPA checklist submitted with the application indicates that long term air emissions are not anticipated to increase from current conditions.

Staff Analysis: Each user will be assessed at the time of building permit for compliance with this requirement. (Condition 5 and 52)

xviii. Lighting: Outdoor lighting shall be designed to minimize light escapement beyond the site. A Photometric Analysis was not included with the application materials and is needed to assess light spill at the property boundaries. In order to mitigate light spill from trucks maneuvering onsite, the April 10, 2017 SEPA MDNS requires that the density of the landscape buffer adjacent to Center Drive be assessed post construction, and augmentation in the way of supplemental plantings, berming, or a solid wall may be required.

Staff Analysis: A Photometric Analysis is needed to fully evaluate lighting impacts to adjacent properties and should be required to be submitted for review at the time of site development permit. (Condition 2 and 32)

xix. Hazardous Substances or Waste Storage: No more than 20,000 pounds of hazardous substances or hazardous wastes may be stored onsite, and no hazardous substances or wastes may be stored onsite, except that which is delivered for onsite operations or produced onsite. The SEPA Checklist submitted with the application did not identify the potential for storage of hazardous substances or waste.

Staff Analysis: Each user should be assessed at the time of building permit for compliance with this requirement. (Condition 52)

xx. Abutting a Main Street: Warehouses shall not be located abutting a main street, including Center Drive. The warehouse buildings are not abutting Center Drive; Buildings A and B are setback from Center Drive between 150 and 175 feet and

separated by parking and a significant landscape buffer that exceeds the City's moderate buffer planting standards.

Staff Analysis: This requirement is met.

xxi. DMC 25.45.040 requires site plan approval for all development projects in the MRP District following the procedures in DMC 25.175.010.

Staff Analysis: This requirement is met.

b. Chapter 25.90 Landscaping

i. Substantive Requirement-Proportion of landscape areas - DMC 25.90.020(2) requires that 20 percent of the site be landscaped. The Landscape Plan and Civil Plans provide the following calculation demonstrating how the project proposes to exceed the requirement as follows:

- Landscaping required (20% of overall site area) = 811,610 SF
- Landscaping provided (20.995% of overall site area) = 851,988 SF

The areas of future vehicle and trailer parking are not shown on the civil plans as impervious surface and they are shown as planting area on the landscape plans. It is not clear if the landscaping area calculations included the future parking areas as landscaping or impervious surface in the landscaping area calculation.

The landscape area calculation was not provided for Option "B".

Staff Analysis: At the time of site development permit the landscape area calculation should be clarified and demonstrate that the total landscape area under the future/final condition is met. If the calculation did not include the future parking areas as impervious area, the site plan may need to be revised to remove the future parking areas. Alternatively, other areas planned for impervious area may be converted to landscaped area to meet the 20 percent landscaping area requirement. (Condition 21)

ii. Substantive Requirement-Landscaping Interior Parking Lots - DMC 25.90.030(2) requires that the interior of surface parking lots with 10 or more stalls be landscaped with at least one tree per six stalls. The Landscape Plan for Option "A" indicates that 1,338 parking stalls are proposed, of which 874 are standard parking stalls and 464 are truck trailer stalls. The calculation results in a requirement for 223 parking lot trees and Sheet L-1states that 223 trees are provided. The planting plan on Sheet L-4, however, does not provide quantities. The parking lot landscaping is prevalent in the standard parking areas and minimized in the trailer parking areas to avoid conflicts with the larger turning radii and size of the trailers. Neither a Landscape Plan nor Tree Retention Plan for Option "B" was provided.

Staff Analysis: The parking lot tree quantities should be added to the Planting Plan. The northernmost trailer parking row located north of Building "A" (Option A) should include landscaping islands on the east and west end to soften the large expanse of trailer parking as viewed by users of the north/south driveways. (Condition 19 and 22)

The landscape plan for Option "B" will be reviewed for similar parking lot landscaping requirements at the time of site development permit. (Condition #82)

iii. Substantive Requirement-Landscaping Buffers – DMC 25.90.030(3) requires that a moderate buffer be provided between parking lots and any adjacent public right-of-way. Center Drive is a public right-of-way and the site plan features a parking lot between Center Drive and the new Buildings "A" and "B", therefore a moderate buffer is required.

A moderate buffer is defined in DMC 25.10.020 as follows:

""Buffer" means a strip of trees, shrubs, and ground cover of sufficient height, width, and density to screen, within three years of planting, an unsightly or nuisance-generating land use from a more sensitive land use, even in the winter months. The minimum visual screening is .....50 percent for moderate buffers....Berms, grade separation, walls, and fences may be incorporated to achieve up to 50 percent of the minimum screening."

The area adjacent to Center Drive currently contains a buffer that varies from 115 feet to 255 feet in width and is comprised of a combination of open lawn area, meandering sidewalk, and mature, evergreen trees that are, in areas, densely planted. The two site plans approved in May and December 2017 depicted a reduction to the buffer width of 39 to 115 feet in width. The current proposal for Option "A" provides a buffer width that is essentially the same as the 2017 site plans. The buffer for Option "B" appears to be the same as Option "A" with the exception of the southwest corner where it is reduced by at least 30-40 feet.

Mitigation Measure #2 of the SEPA MDNS issued April 10, 2017, incorporated herein by reference and included as a condition of approval, requires that the density of the buffer be evaluated after construction is complete and be augmented by supplemental plantings, berming, or a solid wall to mitigate for light spill emanating from trucks maneuvering onsite.

Condition #4 of the May 30, 2017 Site Plan Review Decision requires that all existing trees within the perimeter buffers be retained on an ongoing basis unless deemed unsafe or unhealthy by an arborist. The landscape plans indicate that the proposed Center Drive buffer will remain in its existing condition within the widths proposed. The civil grading plans are in conflict with the landscaping plans in that they indicate that grading will occur within the buffer. The Washington Forestry Consultants Tree Retention Plan is not consistent with the landscaping plan in the southwest corner.

Wharf Road to the north is a private road. While there is adjacent mature, dense vegetation between the road and the proposed parking area, the moderate buffer requirement is not applicable.

Staff Analysis: The civil plans should be revised to remove all grading within the Center Drive landscape buffer. The WCF Tree Retention Plan should be revised to be consistent with the "area to remain" shown on the Landscape Plans. SEPA Mitigation Measure #2 of the SEPA MNDS dated April 10, 2017 should be enforced to ensure that the buffer be augmented as needed for both mitigation of light spill but also to ensure the buffer is planted to the moderate buffer standards. An arborist should be present onsite to monitor construction activities in the area of Tree Retention Area B to monitor protection of trees during construction. (Condition #6, 7, 16, 17, and 18)

The landscape buffer for Option B will be reviewed for similar moderate buffer requirements at the time of site development permit. (Condition 82)

iv. Trash receptacles are required to be screened. The locations of the trash receptacles are not shown on the Option "A" and "B" plans.

Staff Analysis: The civil and landscape plans should be revised to provide the locations of the trash receptacles and screening as required (Condition 20 and 31).

v. DMC 25.90.040 requires that the landscaping require minimal irrigation. A statement is required as to the techniques proposed to conserve water and the amount of irrigation required in gallons per square foot of landscaping (excluding retained). The irrigation projection shall not exceed 11.6 inches, or 7.2 gallons per square foot, or 313,632 gallons per acre. Irrigation plans were not provided for Option A or B.

Staff Analysis: An irrigation plan meeting the requirements of DMC 25.90.040 will be required at the time of site development permit. (Condition 48)

c. Chapter 25.95 Off-Street Parking

i. DMC 25.95.030 requires a minimum of 0.3 and a maximum of 1 parking space per worker at maximum shift. In addition to standard vehicle parking, trailer parking spaces are proposed. Option "A" proposes to provide 468 trailer parking spaces and Option "B" proposes 500 trailer spaces plus 132 tractor spaces. The City does not include trailer or tractor parking spaces in the required parking calculation.

- Option "A" Vehicle Parking Spaces: 874 car parking spaces
- Option "B" Vehicle Parking Spaces: 420 car parking spaces

The SEPA checklist submitted with the application in April 2018 indicates that 874 employees are anticipated, which would require from 262 to 874 parking spaces.

Staff Analysis: The parking quantity requirement is met for Option "A" and Option "B." Each building permit application should be required to identify the uses and employee forecast to ensure compliance with DMC 25.95.030. *(Condition 54)*

ii. DMC 25.95.040 requires that off-street parking be located within a 500-foot walking distance from an entrance to the building served, and that it not be located in required front yard or within 5 feet of any property line. An Entry Point Exhibit was included for Option "A" that depicts entry point locations on each building and a 500-foot radius for each entry point. All vehicular parking spaces associated with the new proposed buildings are located within 500 feet of an entry point.

Staff Analysis: The parking distance requirement is met for Option "A." A similar exhibit will be required to be submitted for review for Option "B" at the time of site development permit that demonstrates compliance with DMC 25.95.040. (Condition 82)

iii. DMC 25.05.050 provides dimensional requirements for parking lots and spaces. Parking aisle widths are noted at 26 feet; however, stall dimensions are not provided.

Staff Analysis: Parking aisle and stall dimensions will be reviewed for compliance at the time of site development or building permit application. (Condition 24)

iv. DMC 25.95.060 requires that at least one of every 20 employee parking spaces be reserved for high-occupancy vehicles.

Staff Analysis: High-occupancy vehicle spaces are not noted on the civil site plan. Quantities and locations will be reviewed for compliance with the site development permit. (Condition 24)

v. DMC 25.95.070 pertains to loading area requirements. The project provides numerous loading spaces for each building, however dimensions are not provided.

Staff Analysis: Loading areas will be reviewed at the time of civil and building permit application for compliance with the City requirements for loading areas (DMC 25.95.070). (Condition 24)

d. Chapter 25.120 Tree Retention

i. DMC 25.120.030(2) requires that all landmark Oregon white oak trees be retained, along with any native understory within a protection zone 1.5 times the radius of the oak's canopy. In the MRP district, landmark trees that are in the building footprint, parking lot, or storm retention area may be removed, provided that tree retention is achieved along street boundaries and when abutting a residential district. In addition, within the MRP district, a total of 1.5 trees per acre shall be retained (other than oak and street trees), which, at 93.16 acres, requires 140 retained trees.

The property's trees have been assessed by Washington Forestry Consultants and described in their Tree Retention Plan report (WFC Plan) dated March 12, 2018. The study found that the site currently has 2,895 healthy trees, of which one is a landmark Oregon white oak tree with a diameter at breast height (DBH) of 28 inches. This oak tree is located in the northwestern portion of the property and will be retained in Tree Retention Area "A".

The tree retention requirement of 1.5 trees per acre requires the retention onsite of 140 trees. The WFC Plan provides a site plan for Option A which indicates that a total of 319 trees will be retained exceeding the code retention requirements by 179 trees. Attachment 2 of the WFC Plan depicts two tree retention areas for Option A. Area A contains the one Oregon white oak tree in the northern portion and Area B is comprised of the southerly landscape buffer adjacent to Center Drive.

The landscape plan depicts the two tree retention areas as "existing landscaping to remain, protect during construction." The Grading Plan (Sheet C15) depicts grading within Tree Retention Area B, however and is inconsistent with the WCF Plan and the landscape plans. It is unknown how many trees would be removed as a result of the grading.

Staff Analysis: The WCF Tree Retention Plan should be revised to expand Tree Retention Area B in the southwest corner to match the "area to remain" on the landscape plan. The civil grading plans should be revised so that all site grading should be located outside the boundaries of the tree retention areas. An arborist should monitor construction activities in the vicinity of Tree Retention Area B to

ensure tree protection. The construction methods for tree protection outlined in the WCF Tree Retention Plan should be followed for protection of the trees that are intended to remain and the tree protection details in the WCF Plan and in DMC 25.120.030(5) should be listed on the landscape plans. (Condition #6, 7, 16, 17, and 18)

For Option "B," the size and configuration of the Tree Retention Area B will need to be revised to be consistent with the Option "A" area depicted on the landscape plan as "area to remain". (Condition #16 and 82)

2. ENGINEERING DEPARTMENT REVIEW

The City Engineer has reviewed the application and provided comments and condition in the letter dated April 23, 2018, which have been incorporated in the summary of record and made conditions of approval, where warranted.

3. FIRE DEPARTMENT REVIEW

The City Fire Marshal has reviewed the application and provided comments and condition in the memorandum dated March 27, 2018, which have been incorporated in the summary of record and made conditions of approval, where warranted.

4. BUILDING DEPARTMENT REVIEW

The City Building Official has reviewed the application and provided comments and condition in the memorandum dated April 3, 2018, which have been incorporated in the summary of record and made conditions of approval, where warranted.

D. CONCLUSIONS

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

E. RECOMMENDATION

Based on the findings and conclusions in this report, DuPont staff recommends approval of the Major Site Plan Amendment for the CRG DuPont Corporate Center, PLNG 2018-014, -015, subject to the following conditions. The Conditions of Approval listed in the May 30, 2017 and December 12, 2017 Site Plan Review Decisions have been reviewed and either restated, modified or deleted as necessary herein for the current CRG DuPont Corporate Center Options "A" and "B" proposals. **The following conditions apply to both Options "A" and "B", unless specifically stated otherwise.**

1. All conditions apply to both Options "A" and "B", unless noted otherwise.
2. All Mitigation Measures, numbered 1-31, included in the MDNS issued for the proposal on April 10, 2017 (attachment A.3.a), and the SEPA Addendum issued December 12, 2017(attachment A.4.a), are hereby adopted in full, incorporated by reference, and included as Conditions of Approval for the Site Plan approved by this Decision.

3. The applicant shall redesign the building exterior to meet the requirements of DMC 25.45.030(3)(5) to address the City's blank wall treatment requirements. See C.1.a.ix for potential options.

4. A sign permit will be required that meets the requirements of DMC 25.116.

5. Per DMC 25.45.030.3(13), air emissions shall meet applicable regulations of the Puget Sound Air Pollution Control Authority, and no visible, frequent smoke, dust, or gases shall be emitted.

6. All existing trees within the tree retention areas shall be retained on an ongoing basis unless deemed unsafe or unhealthy by an arborist. Any unhealthy or unsafe trees that are removed are to be replaced.

7. A certified arborist shall monitor construction activities in the vicinity of the tree protection areas. The City may elect to also require the City arborist to monitor construction in these areas. The applicant will be responsible for payment of the fees should the City arborist also be onsite to monitor construction activities.

8. Construction of the development proposal must commence within 24 months from the date of the City's final decision on the site plan, otherwise the site plan approval expires.

9. Per DMC 25.75, at the time an individual business meets or exceeds 100 employees, the County CTR Department is to be notified within 30 days. The employer shall make a good faith effort, as defined in RCW 70.94.534(2) and DMC Chapter 25.75, to develop and implement a CTR program that will encourage their employees to reduce vehicle miles traveled per employee and single occupancy vehicle trips. The requirements of the CTR program are provided in DMC Chapter 25.75.

10. This project is subject to the Geographic Information System (GIS) requirements, as stated in DMC Chapter 24.09 and Ordinance 97-559.

11. Trucks and vehicles are prohibited from parking on all public rights of way while waiting to access the property, unless temporary approval is granted by the City.

Prior to issuance of Site Development Permits

12. This project shall be coordinated with the best available information on the proposed project improvements from current or recently completed plats adjacent to the project site.

13. A current Geotechnical Report shall be submitted for the proposed site improvements.

14. Proposed site improvements within the easements on the project site shall comply with the conditions of said easements.

15. Per 25.45.030.3(9), if outdoor storage is proposed, it shall not cover more than 2 percent of the total site area and shall be screened from street by a 100 percent sight obscuring fence or wall. Provide the details on the landscape plan.

16. Tree Retention Area B, as depicted in the WFC Tree Retention Plan, shall be revised to incorporate all of the Center Drive buffer area, consistent with the area depicted on the Option "A" Landscape Plans as "existing area to remain". The Tree Retention Area for Site Plan Option "B" shall be the same as Option "A."

17. The Civil grading plans shall be revised so that no grading is occurring in the Center Drive landscape buffer, consistent with the Landscape Plan area shown as "existing area to remain".

18. The Landscape Plans shall be amended to add the tree protection requirements described in DMC 25.120.030(5) and the WCF Tree Retention Plan.

19. The landscape plan submitted with the site development permit applications is required to demonstrate that adequate tree quantities are provided in the interior parking lot demonstrating compliance with DMC 25.90.030(2).

20. The landscape plan submitted with the site development permit applications shall demonstrate compliance with DMC 25.90.030(3), including trash receptacles screening with a moderate buffer.

21. The calculation of landscape area shall be clarified at the time of site development permit application to demonstrate that all future parking locations are included in the calculation. If the calculation provided with the application did not include the future parking areas as impervious area, the site plan may be revised to remove the future parking areas. Alternatively, other areas planned for impervious area may be converted to landscaped area to meet the 20 percent landscaping area requirement.

22. Additional parking lot landscape islands shall be provided on the east and west ends of the northerly trailer parking located north of Building "A" (Option "A").

23. The Landscape Plans shall locate trees outside of sewer and water easements.

24. Parking aisle and stall dimensions, loading areas and the number of high-occupancy vehicle parking spaces shall be reviewed for compliance with DMC Chapter 25.95 at the time of site development permit.

25. The site plan shall reflect all easements, site restrictions, and encumbrances from the pending or modified short plat and any other recorded documents. Callouts with numbers corresponding with the Title Report Exception Numbers should be provided.

26. Turning movement drawings are required. The site plan shall include supplemental exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site (lane width, radius), including access to fire department connections and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

27. The revised entrances from Center Drive at Hamilton Avenue and Manchester Place will require alterations to City right-of-way improvements, including curbs, curb ramps, sidewalks, crosswalks, signal heads, and pushbuttons. The revised entrances include elimination of existing traffic islands and the reduction of travel lanes. The alterations shall be included on the civil construction plans.

28. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be prepared for the project. The project activities shall comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity, which will be required for this project prior to issuance of a grading permit.

29. All comments on the Stormwater Site Plan provided in the Gray & Osborne letter dated April 23, 2018 shall be addressed prior to issuance of a site development permit.

30. Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required.

31. Refuse and Recycling enclosures shall be provided as required by DMC 25.100, and shall be surfaced with concrete with a concrete apron, and at the same grade as the service vehicle access. Recycling and refuse receptacles may not be located in landscape buffers.

32. DMC 25.70.070 allows 25-foot-tall lighting fixtures in parking lots, except at entries and for parking adjacent to buildings, where lighting remains restricted to 15 feet in height. A photometric exhibit shall be submitted with site development permit application to replace the 28-foot-tall lighting fixtures with code-compliant fixtures. The photometric exhibit shall demonstrate compliance with the SEPA MDNS dated April 10, 2017.

33. The preliminary utility plan shall include the pipe sizes, routing, proposed points of connection for the utilities, and locations for the fire department connections and hydrants.

34. The existing Pierce County Utilities Sewer Pump Station near the southwest corner of the site includes aboveground electrical components. A proposed parking area and landscaping appears to be in conflict with the pump station. Provisions shall be made for modifications to the pump station to ensure access for operation and maintenance, as approved by Pierce County Utilities.

35. A Construction Sequence and a TESC Plan shall be added to the plans, including details and City of DuPont Standard TESC notes.

36. All water mains and appurtenances to be owned and operated by the City, up to and including water meters and backflow assemblies, shall be included within 15-foot-wide easements to the City of DuPont.

37. Separate water connections with backflow prevention devices will be required for domestic, fire, and irrigation. Such devices shall be located in underground vaults, with easements granted to the City of DuPont for access. The locations of meters and backflow devices for the water service connections (i.e., domestic, fire, and irrigation) should be shown and labeled for review of site feasibility. Meter sizing calculations will be required for domestic and fire water services.

38. The Applicant shall furnish meter sizing calculations for domestic and fire water services. The sprinkler system design, including confirmation of the provided sizing for the fire line components shall be reviewed and approved by the City Building Department and Fire Department as part of the building permit process. Each fire line connection to a City water main will require a double detector check valve assembly (DDCVA) in an underground vaults and a Fire Department Connection (FCD) within 50 feet of a fire hydrant.

39. Cross-connection control, in accordance with WAC 246-290-490, shall be provided by installation of an approved backflow preventer commensurate with the degree of hazard for protection of the public water system. The level of protection is dependent on the building use. The Applicant should state the building use type, if known, and provide the appropriate premises isolation backflow preventers. In the event the warehouse use type is classified as a severe or high health cross-connection hazard, as defined in WAC 246-290-490 Table 9, aboveground reduced pressure (RP) type backflow prevention will be required.

40. The City's Cross-Control Specialist (CCCS) shall be granted access for plumbing and fixture inspection during construction and annual hazard evaluations thereafter. The CCCS is the approving authority for evaluation of the premises hazard protection for the building official (e.g., water used for forklift battery maintenance).

41. Show gate valve symbols at the main for the irrigation, fire, and domestic services.

42. Water vaults and meter boxes shall include provisions for drainage.

43. The proposed development shall be provided with fire lanes, as required by the City of DuPont Fire Department.

44. The construction plans shall include profiles for storm drains and for water mains, to include proposed utility crossings. The water main profile shall include air-vacuum assemblies at high points and blow off assemblies at low points.

45. The utility crossings of the water, storm, and sewer systems shall be provided to demonstrate compliance with the City's 1-foot minimum vertical clearance requirement.

46. Clearances around fire hydrants, in accordance with City standards, will be reviewed for compliance during construction review. A minimum 3-foot clearance and level area is required around all fire hydrants.

47. All outdoor mechanical equipment shall be screened to reduce noise impacts to residential areas. Alternatively, the applicant can provide a sound study that demonstrates that the equipment when in operation will not exceed acceptable noise levels on receiving residential properties during nighttime hours.

48. Irrigation plans that demonstrate compliance with DuPont PWS shall be submitted for review and approval. The Applicant will be required to demonstrate compliance with the substantive requirements identified in DMC 25.90, Landscaping.

49. Accessible parking spaces shall be provided for each building in conformance with International Building Code (IBC) Section 1106 and accessible routes of travel shall conform to IBC Sections 1104 and 1105. Conformance with the IBC accessible provisions will be reviewed at the final Site configuration.

50. Applicant shall obtain all necessary demolition permits in accordance with City requirements prior to site development.

Prior to issuance of Building Permits

51. Building materials and colors shall be earth tones to blend into the natural environment. There shall be some similarities to the existing building in use of color or material types to provide a unified campus design. Trim colors and building materials may deviate from earth tones no more than 10 percent as needed for corporate identity.

52. Each application for building permit will specify the use and be assessed for its compliance with DMC 25.45.020(1)(a)(i) to ensure that the use does not create significant noise, a risk of explosion or radioactive release, or air or water pollution. Each application for building permit will be assessed for compliance with the hazardous waste or waste storage requirements of DMC 25.45.030.3(16)

53. Per DMC 25.45.030.3(8), all HVAC equipment, pumps, heaters, and other mechanical equipment shall be fully screened from view from all public rights-of-way.

54. Each application for building permit will be required to identify the uses and employee forecast to ensure compliance with DMC 25.95.030.

55. Per DMC 25.100, the recycling and refuse enclosure locations shall be approved by the solid waste utility purveyor prior to obtaining a building permit. Elevations and building material details shall be provided at the time of building permit to ensure compliance with DMC 25.100.050.

56. A building permit issued by the City is required when gates are installed on commercial developments. In order for the City to issue the building permit, the following requirements must be met:

    a. Gates shall have an Opticom activation system or an equivalent and compatible system that is approved by the Fire Chief.
    b. Gates shall have rapid-entry key capabilities compatible with the local fire department, per IFC Section 506.
    c. All electrically-activated gates shall have default capabilities to the unlocked position.
    d. The minimum clear width of a gate shall be compatible with the required street width.
    e. Gates that might be obstructed by the accumulation of snow shall not be installed.
    f. A vehicular turnaround must be provided in front of the gate.

57. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three sets of plans, hydraulic calculations, and material specification 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. A separate permit is required.

58. If a fire pump is required, the system shall comply with NFPA 20. Three sets of plans and material specification 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. A separate permit is required.

59. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three sets of plans 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. A separate permit is required.

60. A standpipe system shall be installed. The system shall comply with NFPA 14 Standard for Standpipe Systems. Three sets of plans, hydraulic calculations, and material specification 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. A hose connection shall be required to serve the top landing of the stairs for roof operation, per 905.4 #5 of the 2012 IFC. A separate permit is required.

61. If an emergency generator is installed, the system shall comply with NFPA 110 and 111. The generator shall be listed in accordance with UL 220. Three sets of plans and material specification sheets for all equipment used in the system shall be submitted for review, approval, and permits used prior to commencing work. A separate permit is required.

62. Make sure you meet the exit access travel distance for this project. The maximum for S-1 is 250 feet, per Table 1017.2. This can be extended to 400 feet per Section 1017.2.2 if all of the following conditions are met:

    a. The portion of the building classified as Group S-1 is limited to one story in height.
    b. The minimum height from the finished floor to the bottom of the ceiling, roof slab, or deck is 24 feet.
    c. The building is equipped throughout with an automatic sprinkler system, in accordance with Section 903.3.1.1

63. Prior to Fire Department approval for occupancy, High-Piled Combustible Storage shall comply with Chapter 32 of the 2015 IFC.

64. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive, DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

65. Fire extinguishers are required to be installed, as directed by City of DuPont Fire Department. Prior to installation, the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

66. All new buildings shall have approved emergency responder radio coverage per Section 510 of the 2015 IFC.

67. The structures must be designed to meet the requirements of the building construction codes in effect at the time of Building Permit submittal. The following codes are currently enforced by the City of DuPont: 2015 International Building Code, 2015 International Residential Code, 2015 International Fire Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington), and 2015 Washington State Energy Code.

68. The project must receive all land use and civil construction approvals prior to issuance of building permits for the structures, related walls, fences, etc.

69. Prior to issuance of a building permit, the applicant shall provide a copy of the Pierce County Sewer Service Permit for City record. **Please note**: Pierce County Sewer Utility requires a pre-treatment review and approval to be completed prior to their issuance of a service connection permit. Each subsequent tenant modification of the building requiring sanitary waste must also complete a pre-treatment review and provide a copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.

70. Per DMC 26.05.050, the City imposes fire impact fees on development applications. The fee is approved and paid prior to issuance of the building permit. The amount of the impact fee will be based on the current rates and City formula described in DMC 26.05 at that time.

71. Information and specifications for all commodity storage and rack storage systems must be submitted for review and approval by the City fire and building departments to determine code compliance.

72. Fire Suppression and Fire Alarm permits must be obtained through the City of DuPont Fire Department prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the City; forms may be obtained at City Hall.

73. Fire flow requirements, fire department connection location, and adequacy of onsite hydrant provisions will be determined by the DuPont Fire Chief or his designee.

74. Adequate dimensioning must be provided on the plans to ensure Code compliance with fire separation distances and exterior wall, structural frame and opening protection requirements. A Washington State Licensed Architect should be consulted to assist with Code requirements and existing building conditions (exterior wall fire resistance and window and door opening ratings) that may affect building placement. The following has been obtained from City records and is provided for building placement assistance. However, all information must be field verified for accuracy:

- Existing Building (Intel DP-1): Construction Type II-N Sprinkled, Occupancy Group B/S-1/F-1, 2 Stories, Ground Floor Area = 339,830 SF, Second Floor Area = 31,335 SF (Total area = 371,165 SF). The existing building was constructed under the Unlimited Area provisions of the Uniform Building Code Section 505.2. Minimum sixty (60) foot yards must be maintained around the entire building.

75. Preliminary addresses will be assigned for the project site and may be obtained from the building department, as needed.

76. All required plan review fees shall be paid at the time of permit submittal.

77. Coordination must be made to provide continued utility services to the existing warehouse building during demolition of the existing office buildings and construction of the new buildings.

78. Pursuant to RCW 19.122.033, the applicant shall consult with all utility and pipeline companies.

Prior to the issuance of a Certificate of Occupancy

79. Following construction, a City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite stormwater system.

80. The site has an approved short plat application (SP15-01), which has not been recorded. The boundaries may need to be modified so that all development shown on Options "A" and "B" conforms to city setback and other requirements prior to recording.

81. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.10. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the building, or portions thereof.

Option B Conditions (in addition to the Conditions listed above)

82. A significant level of detail for Option "B" was not provided, including civil plans, landscape plans, tree retention plan and building elevations. At the time of site development permit these plans shall be provided for City review for consistency with DMC Chapters 25.45, 25.90 Landscaping, 25.95 Off-Street Parking, and 25.120 Tree Retention.

83. Trees shall be provided along the south elevation to break up the massing and scale of the building. The applicant shall submit a landscape plan for approval that meets the blank wall requirements of DMC 24.45.030(5).

84. The applicant shall meet with the City Fire Department to review the code requirements for Fire piping underneath the structures. The piping requirements shall be resolved prior to issuance of site development permits.

Cc: File Nos. PLNG2018-014 & 015
Applicant: CRG
Dan Balmelli, PE, Barghausen Consulting Engineering, Inc.

Attachments: Summary of Record

City of DuPont
Planning Division
Land Use Application

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

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

City File Number: _____

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

General Information:

Project name: DuPont Corporate Center

Applicant name: Center Drive LLC, c/o CRG Services Management, LLC

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

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

Applicant's representative: Dan Balmelli / Barghausen Consulting Engineers

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

Phone number: (425) 251-6222 Fax number: (425) 251-8782 / dbalmelli@barghausen.com

Description of proposal. Be specific.

Construction of two office/warehouse buildings totaling approximately 1,245,100 square feet along with associated grading, paved parking and truck maneuvering areas, storm water facility, water and sanitary sewer extensions, landscaping and franchise utility improvements. Two existing buildings totaling 181,500 sq. ft. will be removed. A major site plan amendment will be processed as part of the review.

Site Information:

Assessor's Parcel Number(s): 011923-4023

Area of site in square feet: 4,058,050 sf

Area of streets and alleys: N/A

Area of storm drainage improvements and conveyance lines: 435,600 sf (10-acres)

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

Area of critical areas and buffers: N/A

Area of building floors: Bldg A - 494,900 sf / Bldg B - 750,200 sf

Area of impervious surfaces: 3,270,000 (75.07-acres)

Area of landscaping: 851,988 sf

Building height: not to exceed 70-foot

Number of dwelling units: N/A

Number of employees: approximately 650 per shift

Number of disabled, compact and standard parking stalls: 874-car / 468-trailer (Option B 585-car/607-trailer/132-tractor)

Description and area of all proposed tracts: N/A

Attachment 1a - Land Use Application Form

Required Plans, Information and Fee:

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

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

Note:

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

Daniel K. Balmelli 4/3/2018 — Dan Balmelli, Agent

(Applicant Signature) (Date) (Print name)

March 12, 2018

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

RE: Process III Major Site Plan Amendment Application for
DuPont Corporate Center located at
2800 to 2980 Center Drive, DuPont, Pierce County, Washington
Tax Parcel No: 011923-4023
Our Job No. 18713

On behalf of Center Drive, LLC, Barghausen Consulting Engineers, Inc. is submitting the Land Use application documents to process a Major Site Plan Amendment for the proposed DuPont Corporate Center project located on an approximate 93-acre site along Center Drive between International Place and Powerline Road. The proposed development consists of the construction of two new warehouse distribution buildings along with the associated site development improvements. The site currently contains one warehouse building to remain and two office use buildings which will be removed as part of the proposed development. A pre-application meeting for the project was held with the City of DuPont on January 23, 2018 under City of DuPont Application No. PLNG18-004.

The city previously issued a SEPA determination and site approval for the site on April 10, 2017. A SEPA Amendment was subsequently issued in December 12, 2017. The major site plan amendment currently being submitted is primarily to address the change in the orientation of the buildings as shown on the two site plan options included.

The following plans and documents are enclosed for review:

1. Eight (8) each Vicinity Map
2. Eight (8) each Architectural Site Plan – Option 1
3. Eight (3) each Architectural Site Plan – Option 2
4. Eight (8) sets Landscape Planting Plans
5. Eight (8) sets Civil Engineering Design Plans
6. Three (3) each Stormwater Site Plan
7. One (1) each Plan Sheet Reductions to 8-1/2 x 11
8. Two (2) each Trip Generation Memo
9. Two (2) each Preliminary Tree Retention Plan
10. Eight (8) each Preliminary Building Elevations
11. Two (2) each Title Report

Attachment 1b - Cover Letters dated March 12, April 4, and April 9, 2018

12. Two (2) each copy of request to Pierce County for Sewer Service Availability

13. Two (2) each City of DuPont Water Availability Form

14. One (1) each copy of request to Lemay, Inc. for Trash Enclosure Location Approval

15. Two (2) each Updated SEPA Environmental Checklist with changes and additions in **Bold Text**

16. One (1) each Land Use Application

17. One (1) each Authorization to Act as Agent Affidavit

18. One (1) each CD Containing PDF Document Files

19. One (1) each Check in the Amount of $3,000 for Type III Application Fee for Major Site Plan Amendment

We believe that the enclosed plans and documents compile a complete application package to begin the Process III Major Site Plan Amendment review for DuPont Corporate Center project. Please review at your earliest convenience and please feel free to contact me if you have any questions or need any additional information. Thank you.

Sincerely,

Daniel K. Balmelli

Daniel K. Balmelli, P.E.
Executive Vice President

BSD/bd
18713c.010.doc
enc: As Noted
cc: Ted Knapp, CRG
Mike Wurtsbaugh, CRG
Costa Philippides, Barghausen Consulting Engineers, Inc.
Betsy Dyer, Barghausen Consulting Engineers, Inc.

April 4, 2018

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

RE: Responses to Comments for DuPont Corporate Center
Type III Major Amendment to Site Plan and SEPA Environmental Review
City of DuPont File Nos. PLNG2018-014 and -015
Our Job No. 18713

Dear Mr. Wilson:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter for DuPont Corporate Center Type III Major Amendment and SEPA applications dated March 29, 2018. Enclosed are the following documents for your review and approval:

1. Eight (8) each revised Architectural Site Plan (SK-1)
2. Eight (8) each revised Preliminary Building Elevations
3. Eight (8) each Warehouse Design Narrative
4. Eight (8) sets revised Civil Engineering Design Plans
5. Eight (8) sets revised Landscape Planting Plans
6. Eight (8) each Entry Point Exhibit showing parking areas within 500-foot of building entrances
7. One (1) each revised Land Use Application
8. Two (2) each revised SEPA Environmental Checklist
9. Two (2) each current Title Report
10. One (1) each Letter Requesting use of previous Pierce County Sewer Service Letter
11. Two (2) each Pierce County Sewer Service Letter dated March 30, 2017
12. One (1) each CD containing PDF Files
13. One (1) each Check for additional Site Plan Review Fee in the amount of $1,500

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

The following items are required to be submitted for the application to be deemed complete:

1. *The Site Plan Review application fee is $3,000, not $1,500. Please submit an additional $1,500.*

   Response: A check for the additional Site Plan Review fee in the amount of $1,500 is enclosed.

2. *As indicated on the Land Use Application Checklist, an approval with signature from LeMay is required for a complete application.*

   Response: Per our discussion with Jeff Wilson, the previously submitted email from Ric Thompson at LeMay will be acceptable for dumpster location approval.

3. *The Preliminary Landscape Plan does not include the complete development footprint of the proposal. The Preliminary Landscape Plan is required to show the complete development footprint and any landmarks trees within the proposal or in the vicinity of the proposal.*

   Response: The Preliminary Landscape Plan now includes the entire development footprint area and identifies the one landmark tree within the vicinity of the proposal to be retained.

4. *Pursuant to the February 6, 2018, Pre-Application Meeting Comment Letter, Comment 6c, the Preliminary Landscape Plan is required to show the parking lot interior tree requirement calculations with at least one tree per six stalls.*

   Response: The parking lot tree requirement is met and tabulated on the revised Preliminary Landscape Plans.

5. *Pursuant to the February 6, 2018, Pre-Application Meeting Comment Letter, Comment 6a, the modified site application is required to provide the provided landscape area calculations demonstrating compliance with the requirement for 20 percent. The landscape area provided on the land use application form equated to only approximately 10 percent.*

   Response: The Land Use application has been updated to reflect a landscape area of at least 20 percent and the values on the site plan and landscape plans both match.

6. *Pursuant to the February 6, 2018, Pre-Application Meeting Comment Letter, Comment 6i, the modified Site Plan shall include the parking quantities and calculation with estimated employee count at maximum shift, including employees/drivers associated with the parked trailers. The application and SEPA Checklist indicate 600 to 1,000 employees are anticipated. Per DMC 25.95.030, the required number of parking spaces for the proposed use is 0.3 to 1 parking space per worker at maximum shift. Without the requested information, we cannot determine if the proposal meets the City parking code.*

   Response: The anticipated employee count is 650 employees per shift. As 874 car parking stall are proposed, the parking requirement is met through this development.

7. *Pursuant to the February 6, 2018, Pre-Application Meeting Comment Letter, Comment 6k, parking for each building is to be located within a 500-foot walking distance from a building entrance. Please provide an exhibit that demonstrates the locational requirements are met. Without the exhibit, we cannot determine if the parking locations meet City parking code.*

Response: An exhibit titled Entry Point Exhibit showing a 500-foot radius at each building entry is included in this resubmittal.

8. *We have found discrepancies in the project details. Please clarify which numbers are correct for permit processing:*

	Application Form	*Civil Plans*	*SEPA Checklist*	*Option SK-1 Concept Plan*	*Option SK-2 Concept Plan*
Parking Quantities (combined totals)	*SK-1: 796* *SK-2: 902*	*N/A*	*Project Description:* *Option A: 1,107* *Option B: 1,055* *Parking Section: 1,373*	*1,355*	*1,324*
Cut/Fill Quantities	*N/A*	*Cut: 90,250 cy* *Fill: 132,900 cy*	*Cut: 40,000 cy* *Fill: 180,000 cy* *Stripping: 20,000 cy*	*N/A*	*N/A*

Response: The revised preliminary architectural and civil plans, SEPA checklist and Land Use application have been revised to be consistent with one another on all items listed in the above table. Copies of all revised documents are enclosed with this package.

We have the following additional comments on the application that will need to be addressed prior to finalizing approval of the Major Site Plan Amendment:

1. *The copy of the receipt requesting Pierce County for Sewer Service Availability is not sufficient for processing the approval. It will be required prior to completion of the staff report on the project. Alternatively, you can provide a letter requesting we use the previous Sewer Service Availability from Pierce County. We would need either the updated and signed Sewer Service Availability from Pierce County or the alternative letter on or before May 7, 2018 so it can be incorporated into the staff report to the hearing examiner.*

   Response: A letter requesting the use of the previously issued Pierce County Sewer Service letter and two copies of the Sewer Service letter dated March 30, 2017 are enclosed for the processing of this application.

2. *Transportation Concurrency. The City has adopted a new process for evaluating concurrency requirements, as required by the State Growth Management Act (DMC 15.115). The trip generation data submitted indicates that the project exceeds 50 or more average trips per day, and is therefore required to meet concurrency requirements. The City will forward the trip generation and project information to our traffic consultant for review and determination of concurrency. The determination is required at the time of building application. DMC 25.114.030(1)(b) states that the applicant shall provide the City with all information necessary to complete the concurrency evaluation on the proposed development, and it is the responsibility of the applicant to provide studies, surveys, traffic counts, engineering review, or any other items determined to be necessary for the concurrency evaluation. If you would prefer to submit an additional traffic study or other information to support the concurrency evaluation, include that with your resubmittal items.*

   Response: This comment is acknowledged. At this time an additional traffic study is not included, but may be completed and submitted prior to the building application if required by the city.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your comment letter dated March 29, 2018. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

Daniel K. Balmelli

Daniel K. Balmelli, P.E.
Executive Vice President

DKB/dm
18713c.002.doc
enc: As Noted
cc: Mr. Ted Knapp, CRG
Mr. Mike Wurtsbaugh, CRG
Ms. Whitney Dunlap, Barghausen Consulting Engineers, Inc.
Ms. Betsy Dyer, Barghausen Consulting Engineers, Inc.

April 9, 2018

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

RE: DuPont Corporate Center
Clarification for Type III Major Amendment to Site Plan and SEPA Environmental Review
City of DuPont File Nos. PLNG2018-014 and -015
Our Job No. 18713

Dear Mr. Wilson:

This letter is to clarify a couple of SEPA and Land Use issues related to the recently submitted Major Site Plan Review submittal for the DuPont Corporate Park Project.

The two issues are 1) clarification on the notation of the anticipated uses for the buildings as indicated in the Traffic Study and the SEPA checklist and 2) clarification on the building areas that were analyzed in the Traffic Impact Study compared to the building areas listed in the SEPA checklist.

1. The Traffic Impact Study (TIA) identifies the anticipated uses of the project site under scenario A as high cube fulfillment center or high cube transload/short term storage warehouse use. For scenario B, the TIA analyzed anticipated uses of the project site as high cube warehouse, high cube transload/short term storage use and high cube cold storage use. The SEPA checklist identifies the use of the project site under both options as warehouse/distribution uses with some office space. Although all of these uses are allowed uses within the current zoning code, the Traffic Impact Study has provided a more specific breakdown of the potential highest uses of the buildings so that a more accurate worst case analysis of the traffic generated by the project can be provided.

2. The Traffic Impact Study analyzed a total new building area of 1,250,000 square feet for scenario A and 1,313,500 square feet of new building area for scenario B. The SEPA checklist indicates an approximate new building area of 1,245,100 square feet for scenario A and 1,282,127 square feet of new building area for scenario B. Although the building areas are still approximate and subject to some potential slight changes based on the specific tenants and uses that ultimately occupy the buildings, the intent of the Traffic Impact Study through the Land Use Process is to analyze the anticipated largest amount of new building area that will be developed on the site so that the greatest extent of traffic impacts can be identified. Even though the estimated building areas do not exactly match between the TIA and the SEPA checklist, the TIA has analyzed a slightly higher building area to be slightly more conservative.

For purposes of the major site plan amendment, CRG would like the city to complete their review using the proposed building uses and building areas outlined in the traffic impact analysis which was submitted with the application package.

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

Sincerely,

Daniel K. Balmelli

Daniel K. Balmelli, P.E.
Executive Vice President

DKB/dm/mf
18713c.003.doc
enc: As Noted
cc: Mr. Ted Knapp, CRG
Mr. Mike Wurtsbaugh, CRG

REFERENCE: Rand McNally (2015)

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

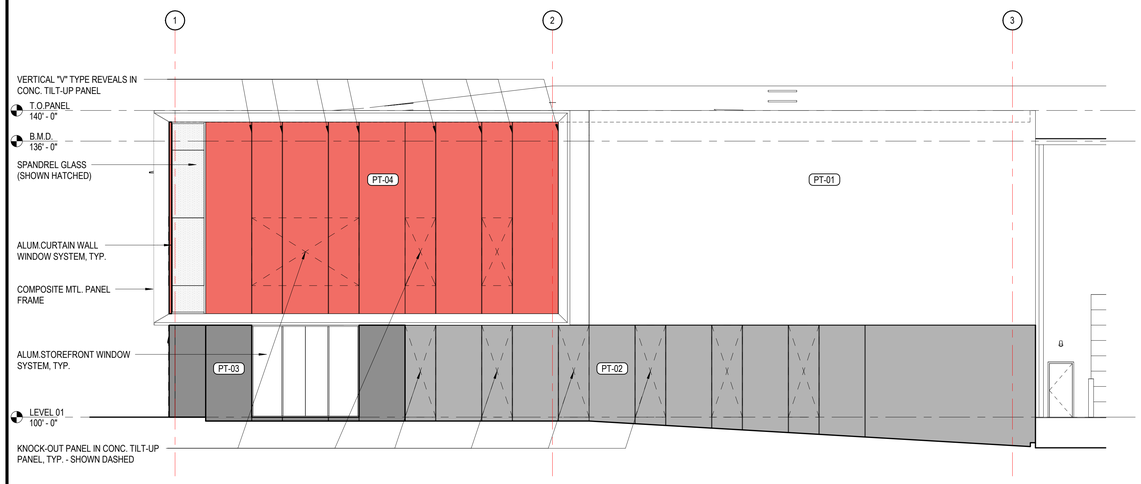
P:\17000s\17178\exhibit\graphics\17178 vmap.cdr

Attachment 1c - Vicinity Map

EXTERIOR ELEVATION NOTES

GENERAL NOTES

- PT-01 - SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE
- PT-02 - SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY
- CMP-01 - COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH
- PT-03 - SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
- PT-04 - SHERWIN WILLIAMS COLOR MATCH C=0, M-95, Y=100, B=0



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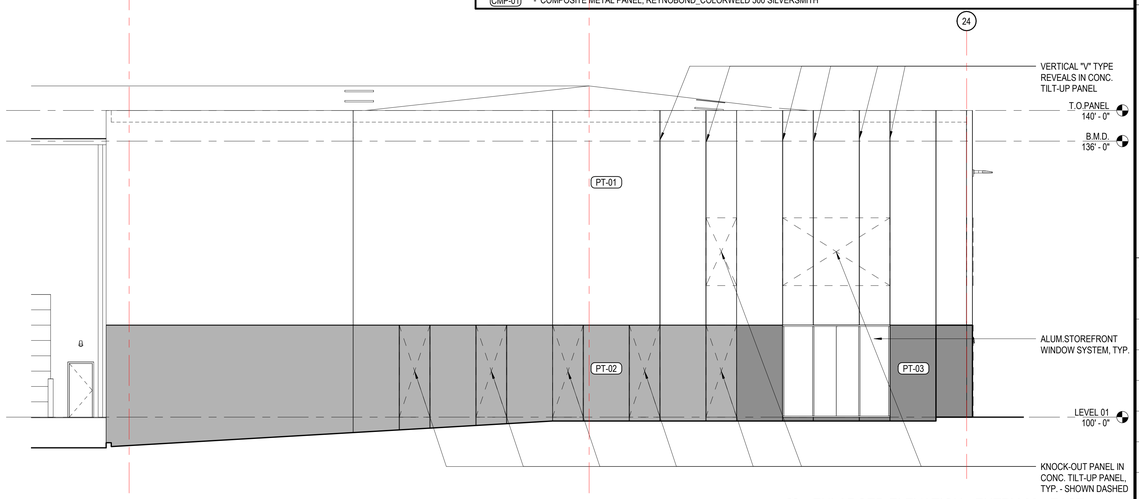

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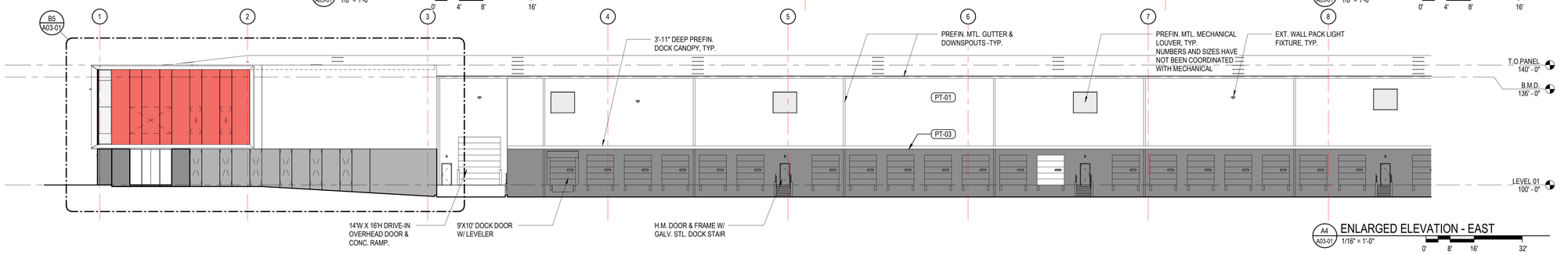

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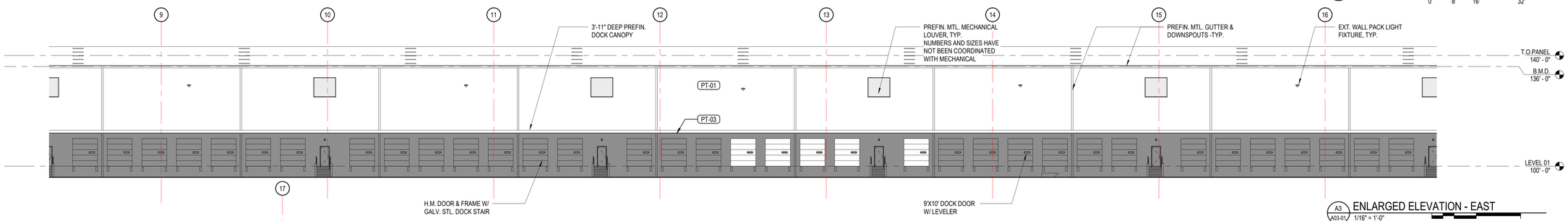

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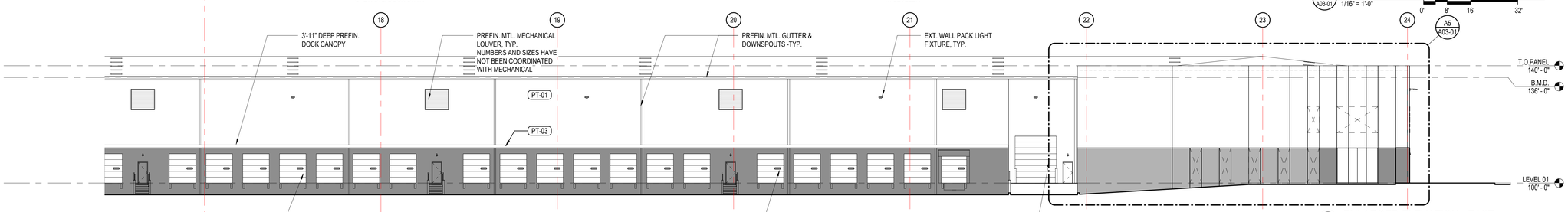

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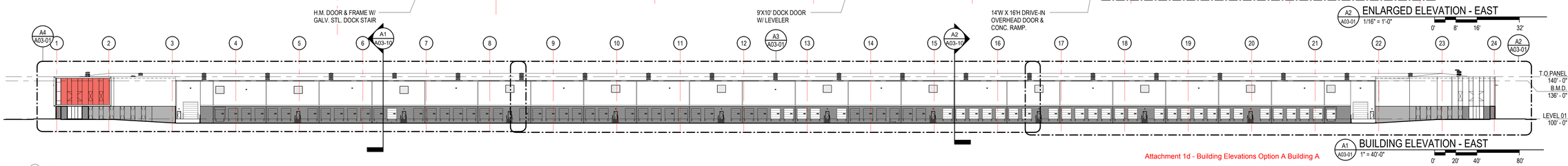

A1 A03-01 BUILDING ELEVATION - EAST 1" = 40'-0"

Attachment 1d - Building Elevations Option A Building A

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THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7775

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DRAWING ISSUE

DESCRIPTION	DATE
PRELIMINARY PRICING	10.20.2017
	12.05.2017
PRELIMINARY PRICING	02.16.2018

DRAWING TITLE
BUILDING ELEVATIONS - EAST

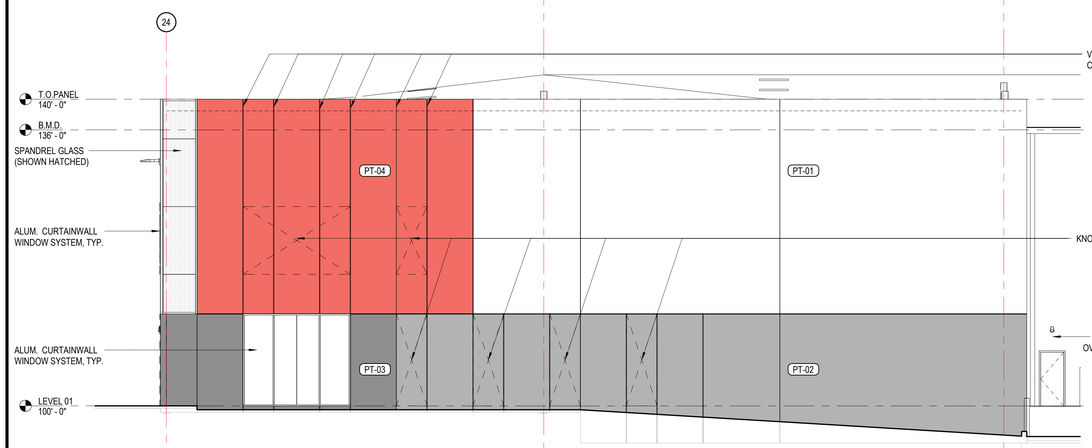
DRAWING NO.
A03-01

Forum # 601-03433 Consult. #

EXTERIOR ELEVATION NOTES

GENERAL NOTES

PT-01	- SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE	PT-03	- SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
PT-02	- SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY	PT-04	- SHERWIN WILLIAMS COLOR MATCH C=0, M-95, Y=100, B=0
CMP-01	- COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH		



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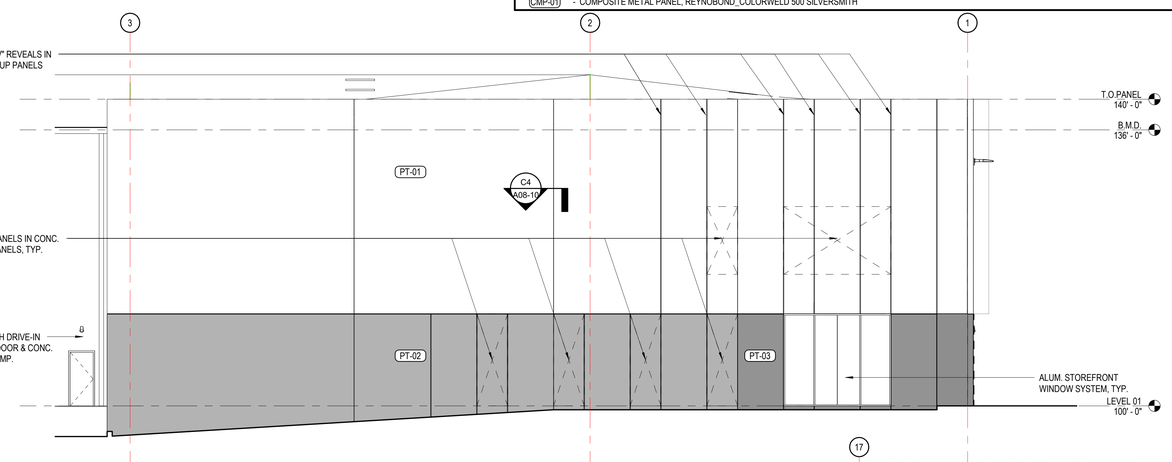

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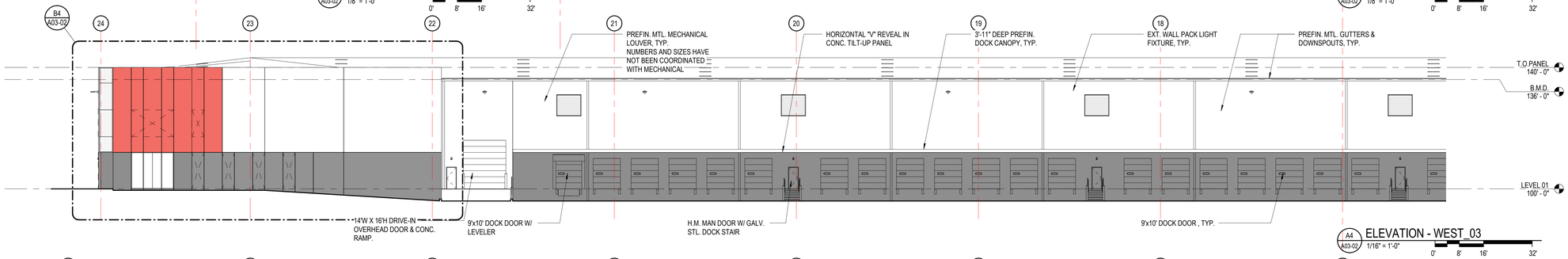

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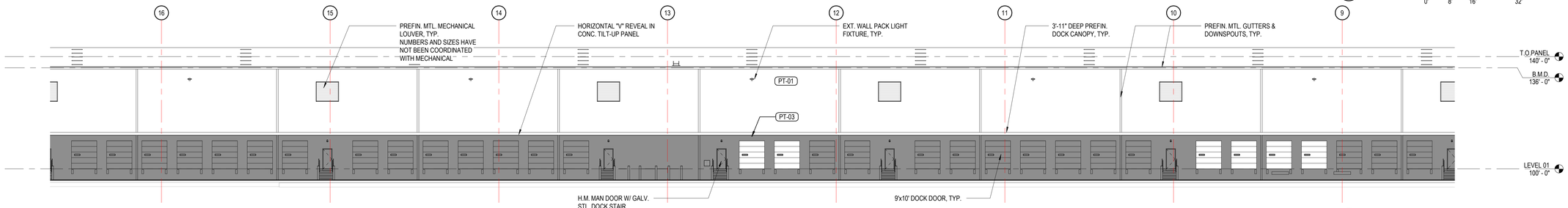

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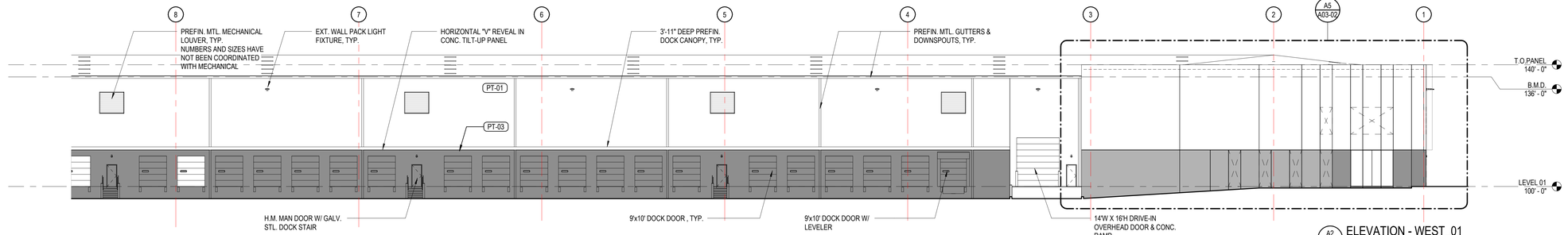

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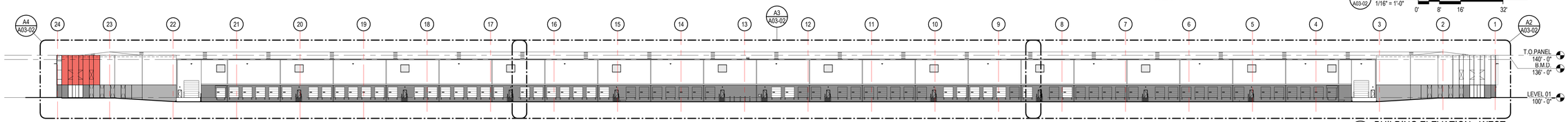

A1 A03-02 BUILDING ELEVATION - WEST
1" = 40'-0"

GENERAL CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

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FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
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Ph 314.429.1010 Fx 314.429.7770

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DRAWING ISSUE

DESCRIPTION	DATE
PRELIMINARY PRICING	10.20.2017
	12.05.2017
PRELIMINARY PRICING	02.16.2018

DRAWING TITLE
BUILDING ELEVATIONS - WEST

DRAWING NO.
A03-02

Forum # 601-03433 Consult.#

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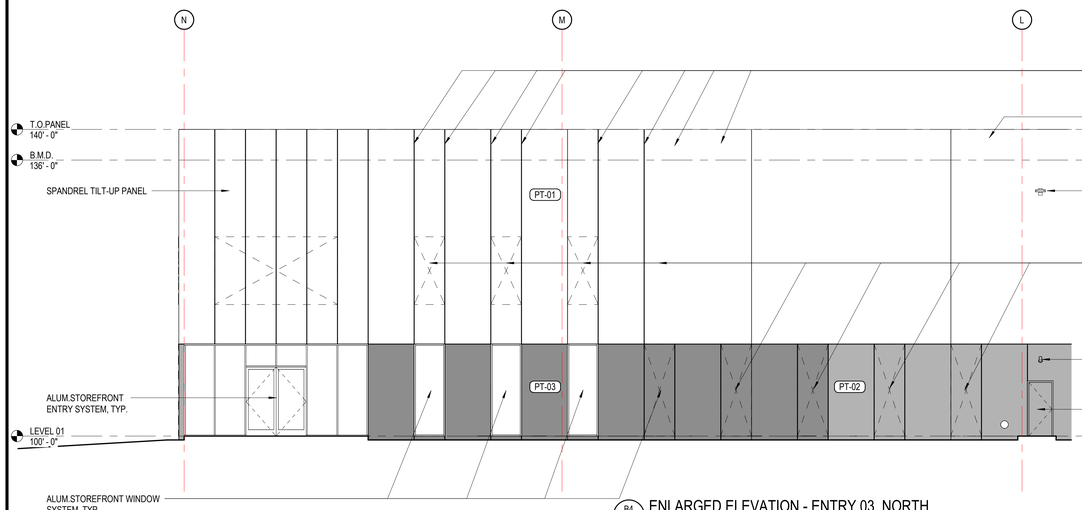
EXTERIOR ELEVATION NOTES

GENERAL NOTES

PT-01	- SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE	PT-03	- SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
PT-02	- SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY	PT-04	- SHERWIN WILLIAMS COLOR MATCH C=0, M-95, Y=100, B=0
CMP-01	- COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH		



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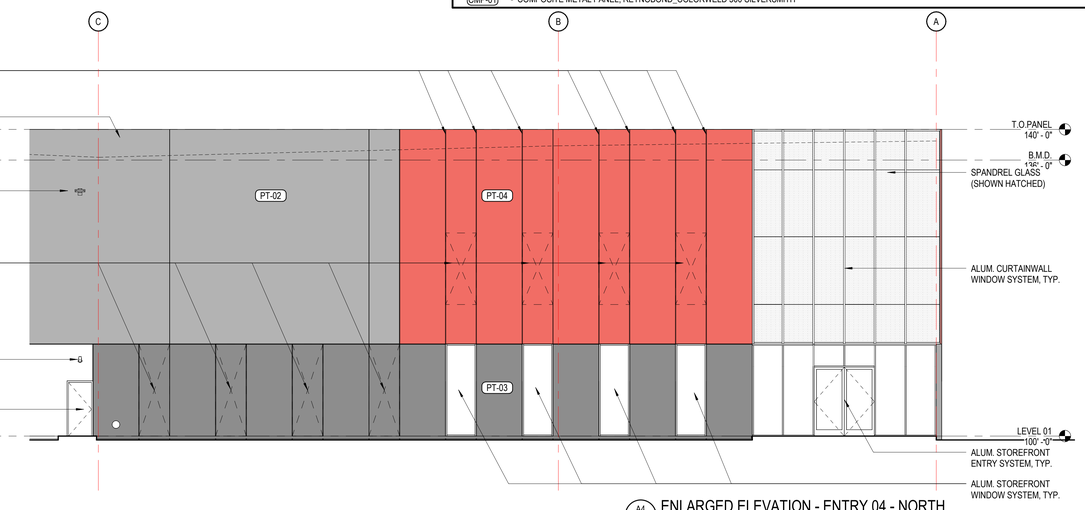

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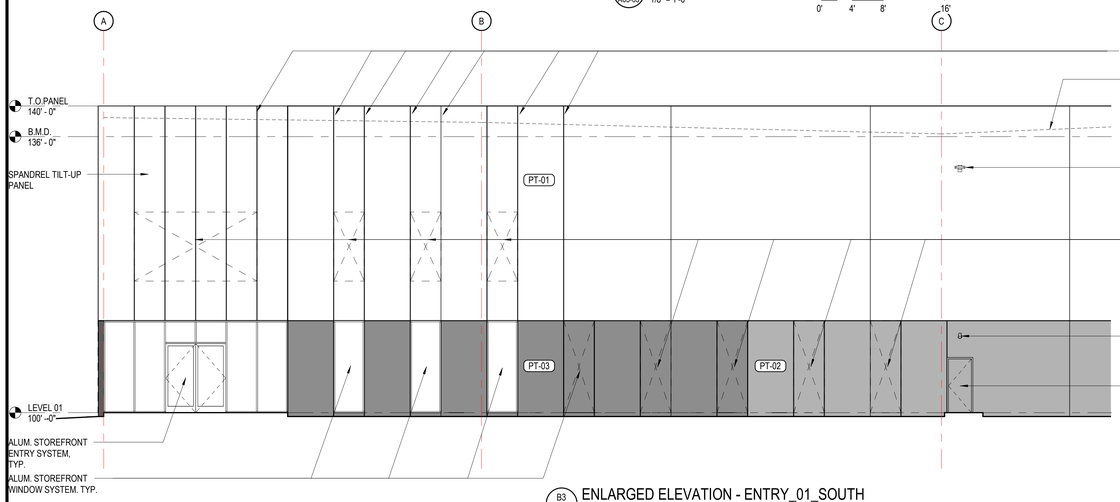

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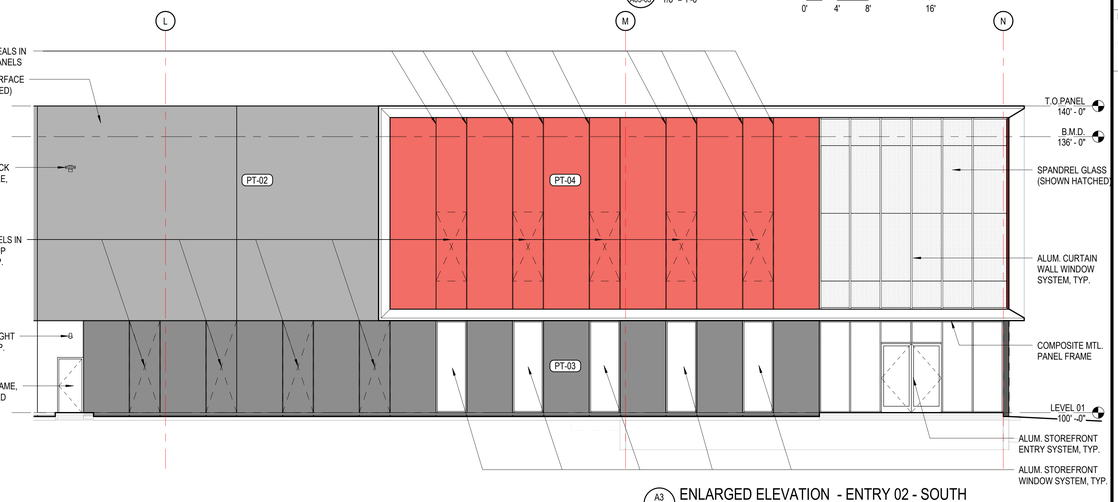

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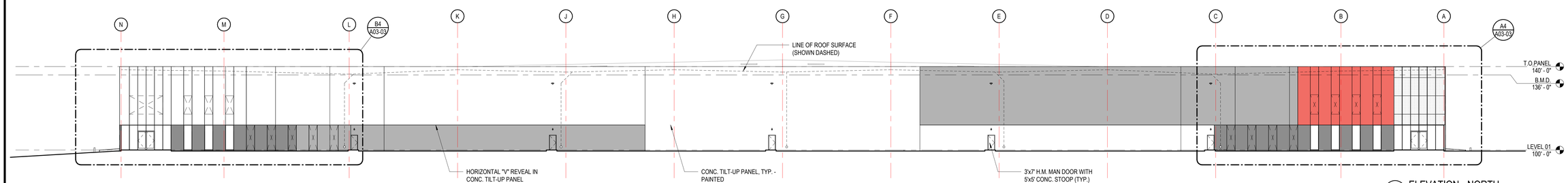

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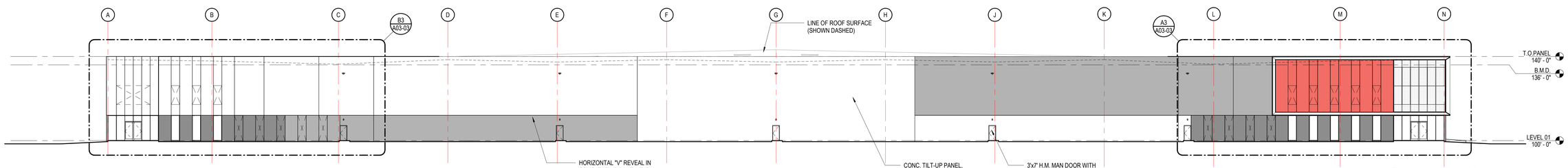

A1 A03-03 ELEVATION - SOUTH
1" = 20'-0"
0' 10' 20' 40'

GENERAL CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

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ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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DRAWING ISSUE

DESCRIPTION	DATE
PRELIMINARY PRICING	10.20.2017
	12.05.2017
PRELIMINARY PRICING	02.16.2018

DRAWING TITLE
BUILDING ELEVATIONS - NORTH & SOUTH

DRAWING NO.
A03-03

Forum # 601-03433 Consult.#

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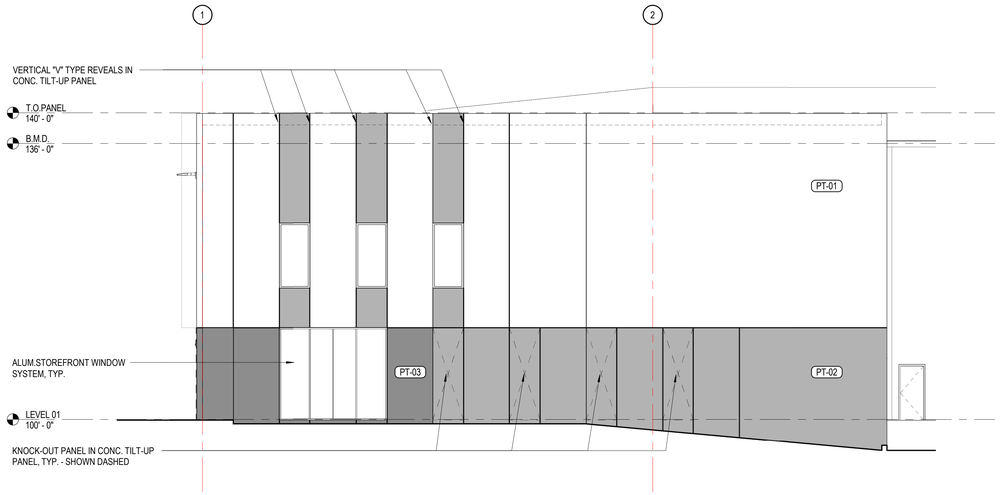
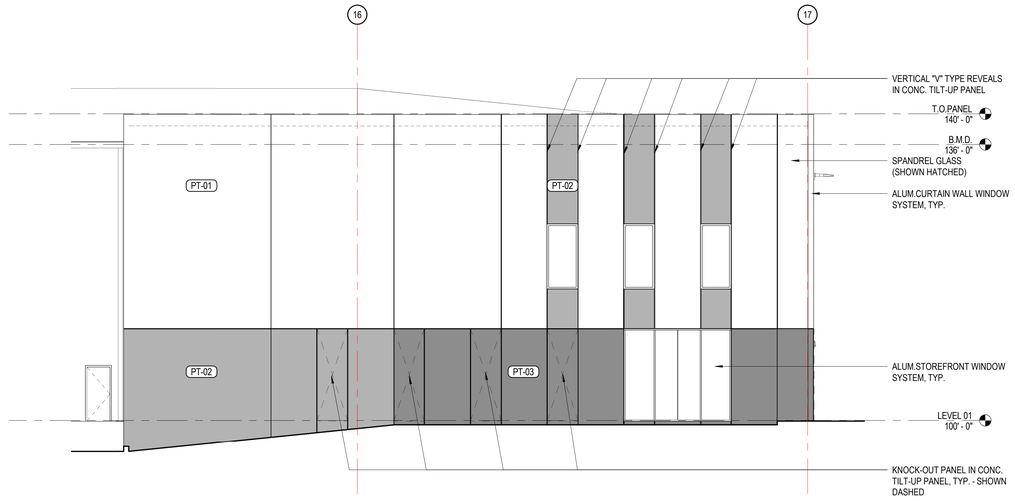
EXTERIOR ELEVATION NOTES

GENERAL NOTES

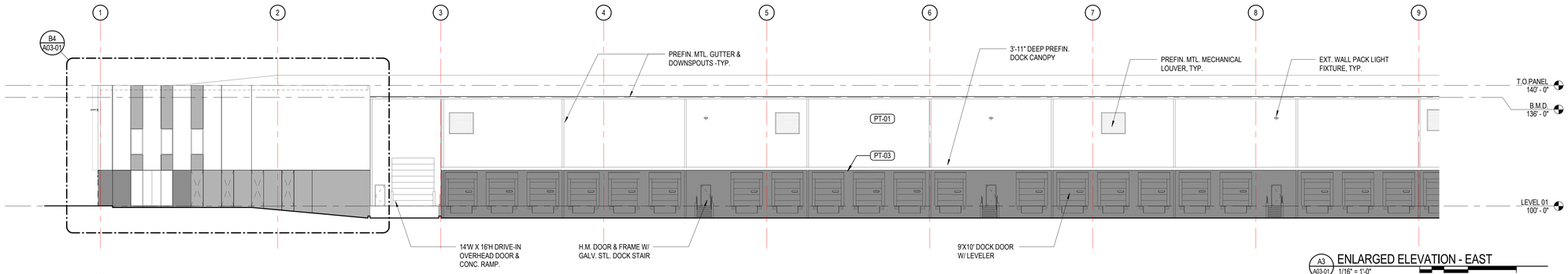
- PT-01 - SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE
- PT-02 - SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY
- PT-03 - SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
- CMP-01 - COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH



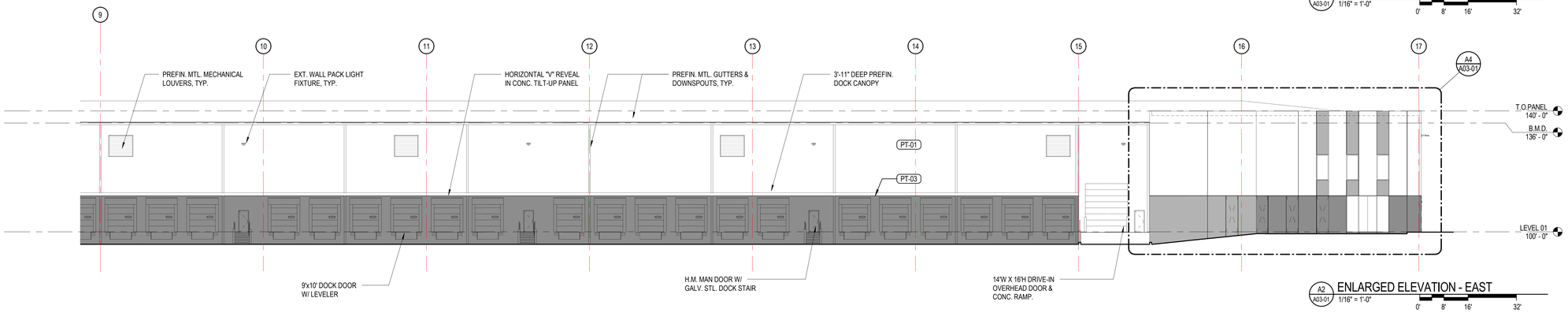
B4 / A03-01 ENLARGED ELEVATION - ENTRY 03_EAST
1/8" = 1'-0"
0' 4' 8' 16'



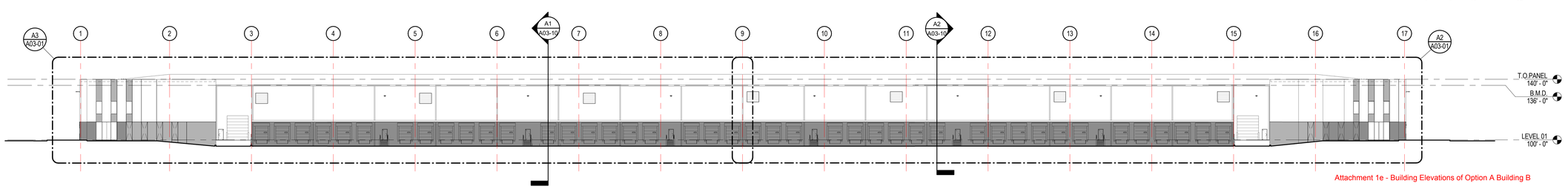
A4 / A03-01 ENLARGED ELEVATION - ENTRY 02 - EAST
1/8" = 1'-0"
0' 4' 8' 16'



A3 / A03-01 ENLARGED ELEVATION - EAST
1/16" = 1'-0"
0' 8' 16' 32'



A2 / A03-01 ENLARGED ELEVATION - EAST
1/16" = 1'-0"
0' 8' 16' 32'



Attachment 1e - Building Elevations of Option A Building B

A1 / A03-01 BUILDING ELEVATION - EAST
1" = 30'-0"
0' 15' 30' 60'

GENERAL CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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BUILDING ELEVATIONS - EAST

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A03-01

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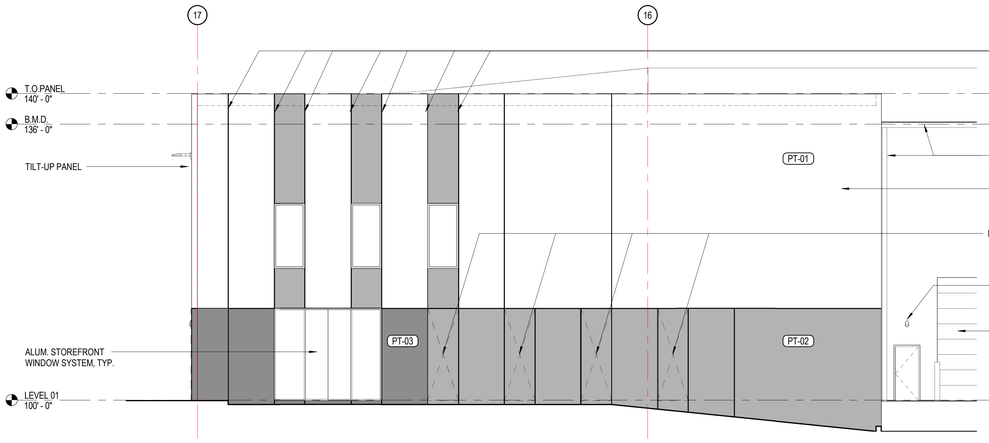
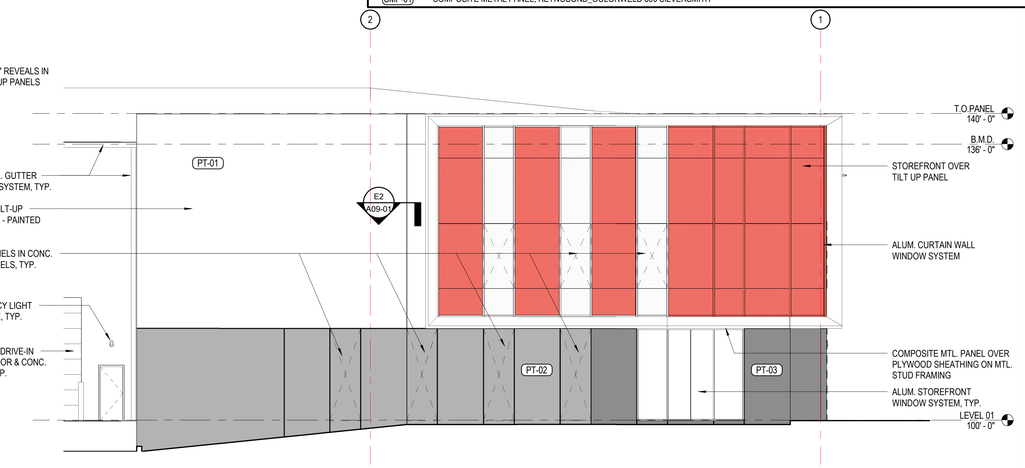
EXTERIOR ELEVATION NOTES

GENERAL NOTES

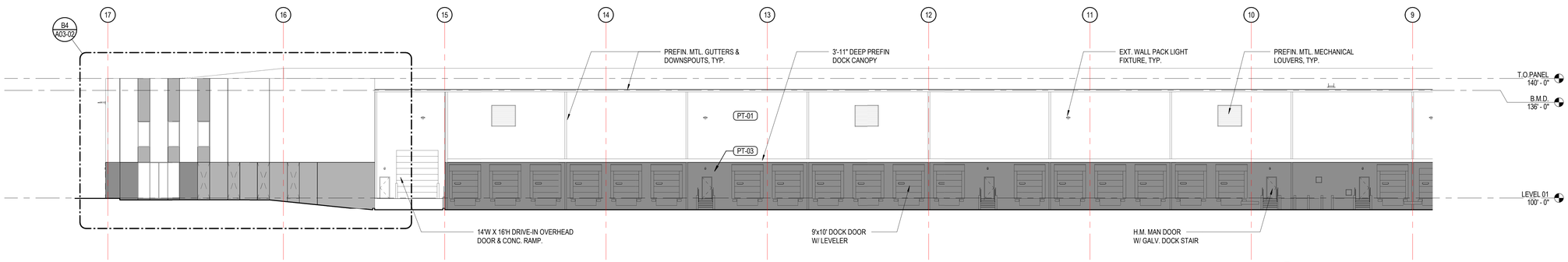
- PT-01 - SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE
- PT-02 - SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY
- PT-03 - SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
- CMP-01 - COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH



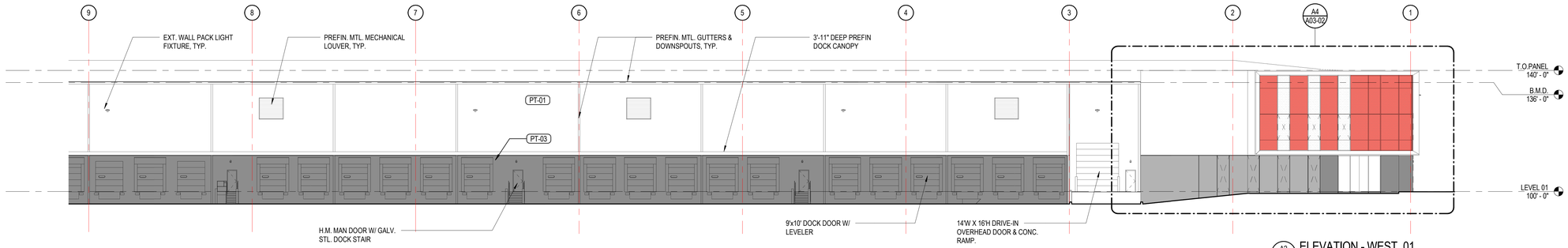
B4 A03-02 ENLARGED ELEVATION - ENTRY 04 - WEST
1/8" = 1'-0"
0' 8' 16' 32'



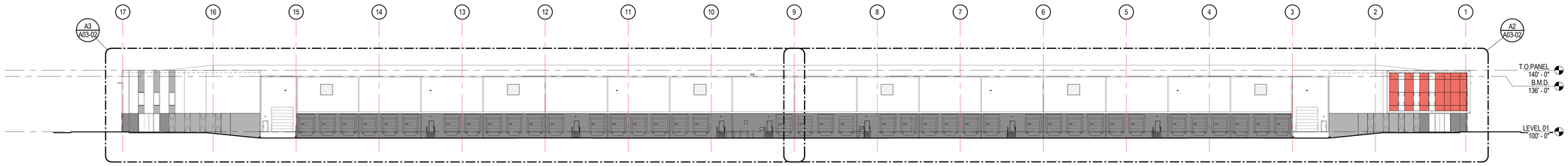
A4 A03-02 ENLARGED ELEVATION - ENTRY 01 - WEST
1/8" = 1'-0"
0' 8' 16' 32'



A3 A03-02 ELEVATION - WEST_02
1/16" = 1'-0"
0' 8' 16' 32'



A2 A03-02 ELEVATION - WEST_01
1/16" = 1'-0"
0' 8' 16' 32'



A1 A03-02 BUILDING ELEVATION - WEST
1" = 30'-0"
0' 15' 30' 60'

GENERAL CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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BUILDING ELEVATIONS - WEST

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A03-02

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4/20/2018 1:44:04 PM

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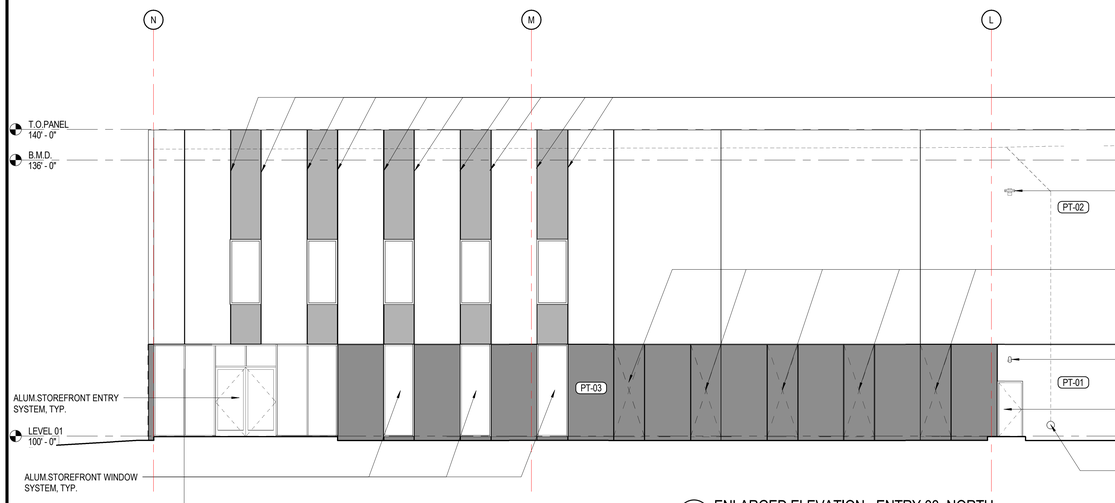
EXTERIOR ELEVATION NOTES

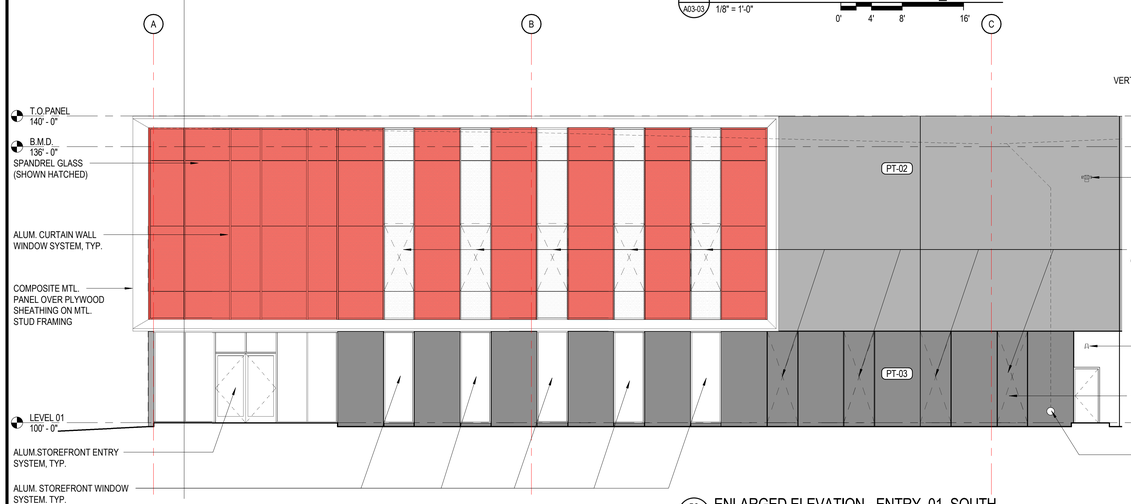
GENERAL NOTES

- PT-01 - SHERWIN WILLIAMS COLOR MATCH PPG 518-4 FLAGSTONE
- PT-02 - SHERWIN WILLIAMS COLOR MATCH PPG 518-5 DOVER GRAY
- PT-03 - SHERWIN WILLIAMS COLOR MATCH PPG 518-6 KNIGHTS ARMOR
- CMP-01 - COMPOSITE METAL PANEL, REYNOBOND_COLORWELD 500 SILVERSMITH

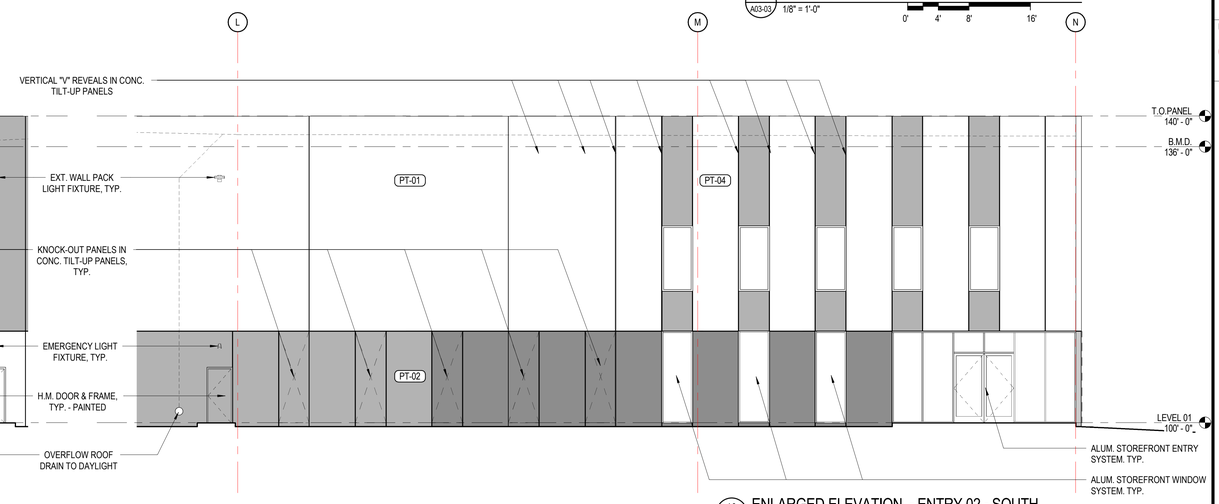


B4 A03-03 ENLARGED ELEVATION - ENTRY 03_NORTH
1/8" = 1'-0"
0' 4' 8' 16'

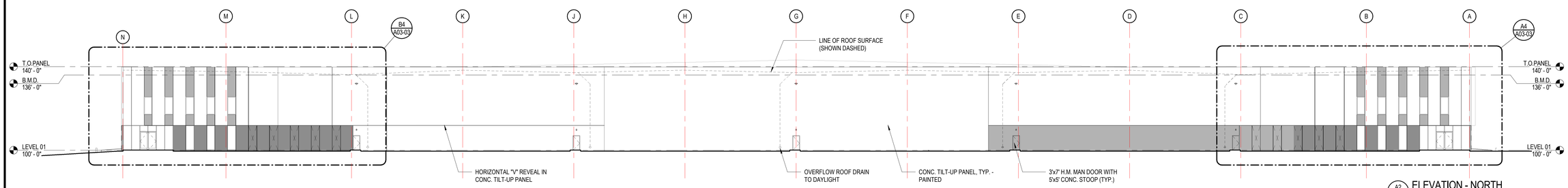
A4 A03-03 ENLARGED ELEVATION - ENTRY 04 - NORTH
1/8" = 1'-0"
0' 4' 8' 16'



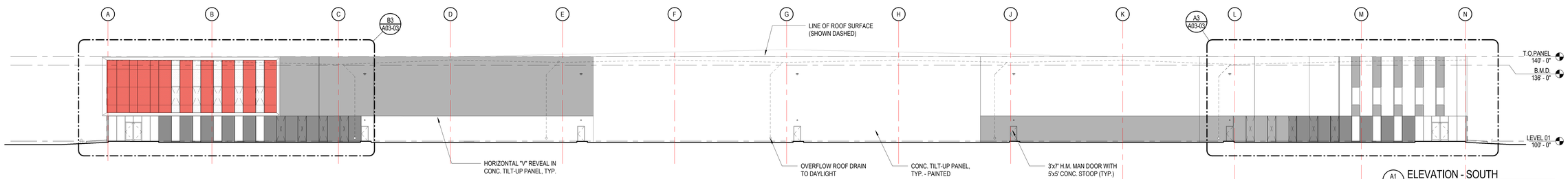
B3 A03-03 ENLARGED ELEVATION - ENTRY_01_SOUTH
1/8" = 1'-0"
0' 4' 8' 16'



A3 A03-03 ENLARGED ELEVATION - ENTRY 02 - SOUTH
1/8" = 1'-0"



A2 A03-03 ELEVATION - NORTH
1" = 20'-0"
0' 10' 20' 40'



A1 A03-03 ELEVATION - SOUTH
1" = 20'-0"
0' 10' 20' 40'

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GENERAL CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

ARCHITECT
FORUM
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

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BUILDING ELEVATIONS - NORTH & SOUTH

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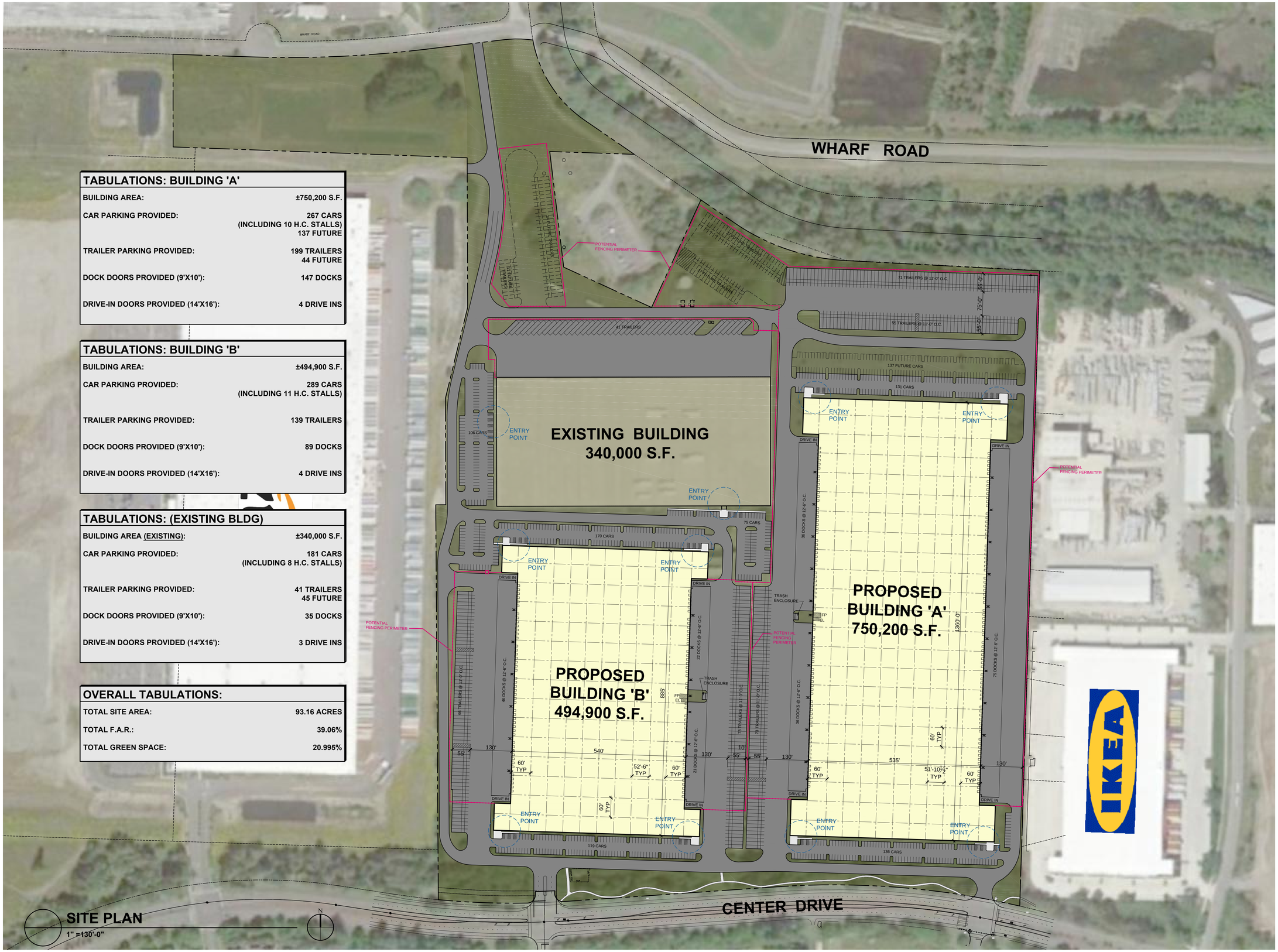
Forum # 601-03433 Consult.#



TABULATIONS: BUILDING 'A'

BUILDING AREA:	±750,200 S.F.
CAR PARKING PROVIDED:	267 CARS (INCLUDING 10 H.C. STALLS) 137 FUTURE
TRAILER PARKING PROVIDED:	199 TRAILERS 44 FUTURE
DOCK DOORS PROVIDED (9'X10'):	147 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS

TABULATIONS: BUILDING 'B'

BUILDING AREA:	±494,900 S.F.
CAR PARKING PROVIDED:	289 CARS (INCLUDING 11 H.C. STALLS)
TRAILER PARKING PROVIDED:	139 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	89 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS

TABULATIONS: (EXISTING BLDG)

BUILDING AREA (EXISTING):	±340,000 S.F.
CAR PARKING PROVIDED:	181 CARS (INCLUDING 8 H.C. STALLS)
TRAILER PARKING PROVIDED:	41 TRAILERS 45 FUTURE
DOCK DOORS PROVIDED (9'X10'):	35 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	3 DRIVE INS

OVERALL TABULATIONS:

TOTAL SITE AREA:	93.16 ACRES
TOTAL F.A.R.:	39.06%
TOTAL GREEN SPACE:	20.995%

SITE PLAN

1" =130'-0"

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CHICAGO, ILLINOIS 60601
Ph 312.658.0747 Fx 314.429.1890

Architect

Civil Engineer: CONSULTANT NAME

Structural Engineer: CONSULTANT NAME

Landscape Architect: CONSULTANT NAME

Interior Architect: CONSULTANT NAME

MEP Engineer: CONSULTANT NAME

PROJECT: **PROPOSED DEVELOPMENT**

SITE PLAN

DUPONT, WA

Developer

DRAWING ISSUE 04/03/2018

Description	Date

Drawing Title: SITE PLAN

Drawing No. SK-1

XXX

Clayco Job No.	#-####-####	Consult. Job No.	#-####-####

TABULATIONS: (PROPOSED)

BUILDING 'A':	
OFFICE 1ST FLOOR:	**38,492 S.F.**
OFFICE MEZZANINE:	**38,492 S.F.**
WAREHOUSE:	**654,558 S.F.**
LINK:	**6,100 S.F.**
TOTAL:	**737,642 S.F.**
BUILDING 'B':	**527,705 S.F.**
SERVICE BAY BUILDING:	
1ST FLOOR:	**12,600 S.F.**
2ND FLOOR:	**4,200 S.F.**
TOTAL:	**16,800 S.F.**
TOTAL BUILDING AREA:	**1,282,147 S.F.**
PARKING PROVIDED:	
CARS:	**402 CARS**
TRACTORS:	**100 TRACTORS** **32 FUTURE**
TRAILERS:	**500 TRAILERS** **21 FUTURE**
DOCKS PROVIDED:	**155 DOCKS**
DRIVE IN DOORS:	**1 DRIVE-IN**

TABULATIONS: (EXISTING BLDG)

BUILDING AREA (EXISTING):	**±340,000 S.F.**
CAR PARKING PROVIDED:	**183 CARS** **(INCLUDING 7 H.C. STALLS)**
TRAILER PARKING PROVIDED:	**41 TRAILERS** **45 FUTURE**
DOCK DOORS PROVIDED (9'X10'):	**35 DOCKS**
DRIVE-IN DOORS PROVIDED (14'X16'):	**3 DRIVE INS**

OVERALL TABULATIONS:

OVERALL SITE AREA:	**93.16 ACRES**
OVERALL F.A.R.:	**39.98%**
OVERALL GREEN SPACE:	**20.94%**

SITE PLAN

1" =130'-0"

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Ph 312.658.0747 Fx 314.429.1890

Architect

Civil Engineer
CONSULTANT NAME

Structural Engineer
CONSULTANT NAME

Landscape Architect
CONSULTANT NAME

Interior Architect
CONSULTANT NAME

MEP Engineer
CONSULTANT NAME

PROJECT:
PROPOSED DEVELOPMENT
SITE PLAN
DUPONT, WA

Developer

DRAWING ISSUE 03/08/2018

Description	Date

Drawing Title
SITE PLAN

Drawing No.
SK-2
XXX

Clayco Job No.	#-###-###	Consult. Job No.	#-###-###

COVER SHEET
FOR
DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300

CALL BEFORE YOU DIG:
1-800-424-5555

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

SHEET INDEX

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C2 OF 19 EXISTING CONDITIONS AND DEMO PLAN OVERVIEW
C3 OF 19 EXISTING CONDITIONS AND DEMO PLAN (SOUTH)
C4 OF 19 EXISTING CONDITIONS AND DEMO PLAN (CENTER)
C5 OF 19 EXISTING CONDITIONS AND DEMO PLAN (NORTH)
C6 OF 19 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN OVERVIEW
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C8 OF 19 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (CENTER)
C9 OF 19 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (NORTH)
C10 OF 19 PRELIMINARY WATER AND SEWER PLAN OVERVIEW
C11 OF 19 PRELIMINARY WATER AND SEWER PLAN (SOUTH)
C12 OF 19 PRELIMINARY WATER AND SEWER PLAN (CENTER)
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C14 OF 19 PRELIMINARY GRADING AND STORM DRAINAGE PLAN
C15 OF 19 PRELIMINARY GRADING AND STORM DRAINAGE PLAN (SOUTH)
C16 OF 19 PRELIMINARY GRADING AND STORM DRAINAGE PLAN (CENTER)
C17 OF 19 PRELIMINARY GRADING AND STORM DRAINAGE PLAN (NORTH)
C18 OF 19 CONSTRUCTION NOTES AND DETAILS
C19 OF 19 CONSTRUCTION NOTES AND DETAILS

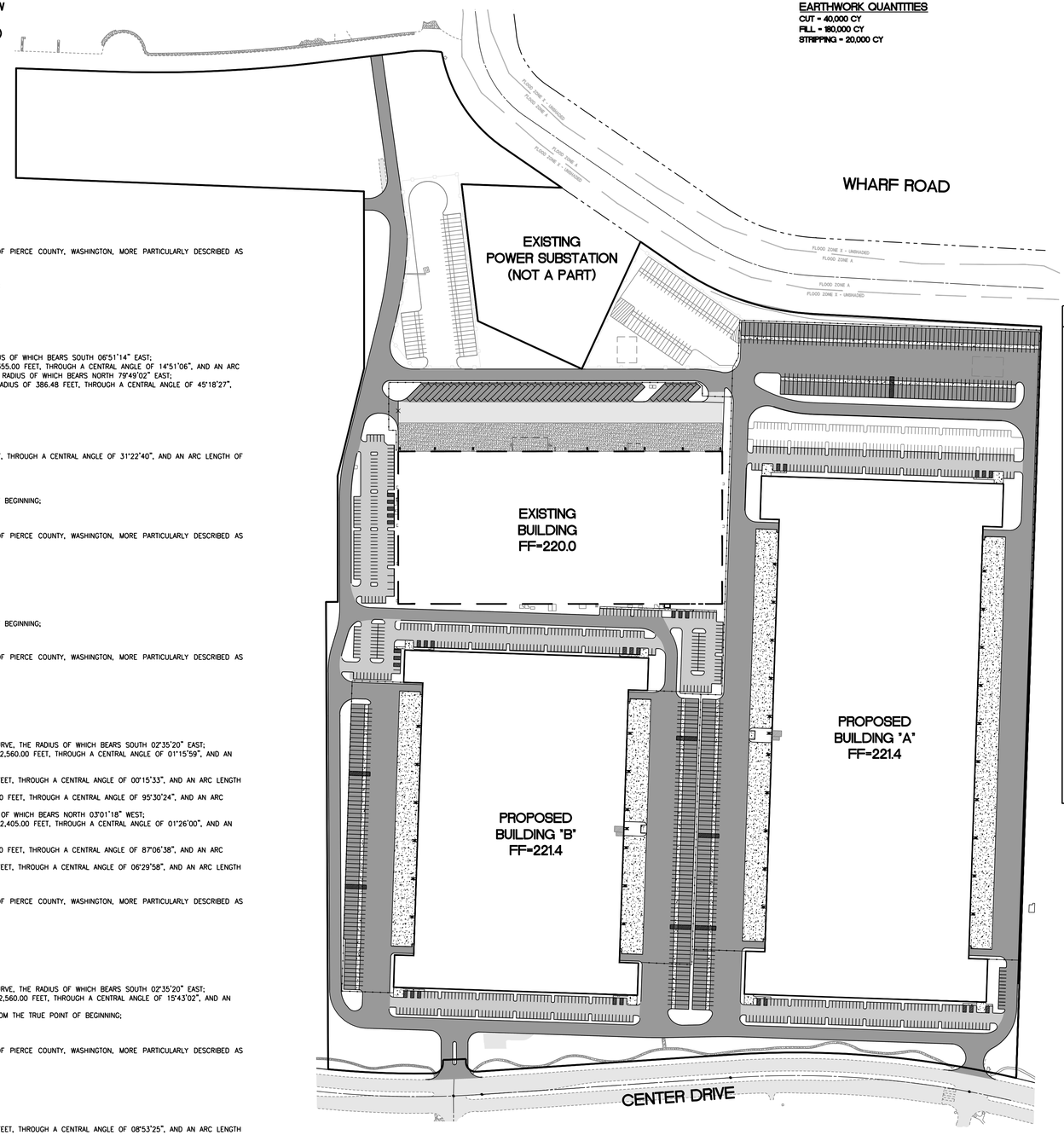
ENGINEER
BARGHAUSEN CONSULTING ENGINEERS
CONTACT: DANIEL K. BALMELLI, P.E.
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-622

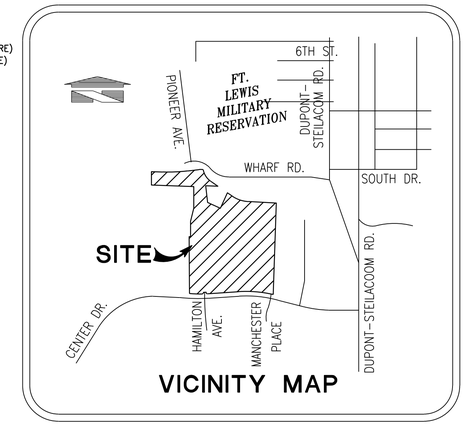
GENERAL SITE DATA:

TOTAL SITE AREA:	4,058,050 SF	≈ 93.16 AC.
EX BLDG. AREA:	340,000 SF	≈ 7.81 AC.
PROP. BLDG. AREA:	1,245,100 SF	≈ 28.58 AC.
TOTAL BLDG. AREA:	1,585,100 SF	≈ 36.39 AC.
TOTAL BLDG. COVERAGE:	39.061%	
TOTAL IMPERVIOUS SURFACE:	3,206,062 SF	≈ 73.60 AC.
TOTAL IMPERVIOUS COVERAGE:	79.005%	
LANDSCAPE AREA REQUIRED:	811,610 SF	≈ (20% REQ)
LANDSCAPE AREA PROVIDED:	851,988 SF	≈ 19.56 AC
TOTAL PERVIOUS COVERAGE:	20.995%	
CAR PARKING PROVIDED:	874 STALLS (137 OF WHICH ARE FUTURE)	
TRAILER PARKING PROVIDED:	468 STALLS (89 OF WHICH ARE FUTURE)	
EMPLOYEE COUNT:	650 PER 8 HOUR SHIFT	

EARTHWORK QUANTITIES

CUT = 40,000 CY
FILL = 180,000 CY
STRIPPING = 20,000 CY





LEGEND:

SURVEY MONUMENT
EX. POWER VAULT
EX. LUMINAIRE (LUM.)
EX. LOT LIGHT
EX. POWER POLE
EX. JUNCTION BOX
EX. CATCH BASIN (CB)
EX. CATCH BASIN (CB) TYPE 2
EX. SANITARY SEWER MANHOLE (SSMH)
EX. GAS METER
EX. GAS VALVE
EX. WATER VALVE (WV)
EX. FIRE HYDRANT (FH)
MAIL BOX
EX. WATER METER
EX. SIGN
EX. WATER LINE
EX. SANITARY SEWER LINE — SS —
EX. STORM DRAINAGE LINE — SD —
EX. POWER UNDERGROUND — P(UG) —
EX. POWER OVERHEAD — P(OH) —
EX. METAL FENCE
EX. WOOD FENCE
PROPOSED TYPE II CATCH BASIN
PROPOSED TYPE I CATCH BASIN
PROPOSED STORM DRAIN FLOW ARROW
PROPOSED STORM DRAINAGE LINE
PROPOSED TRENCH DRAIN
PROPOSED SANITARY SEWER LINE
PROPOSED SEWER MANHOLE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED WATERMAIN — W —
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED CONCRETE BLOCKING
PROPOSED 90° BEND
PROPOSED SPOT ELEVATIONS 23.20
EXISTING SPOT ELEVATIONS ×19.50
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING PAVEMENT
PROPOSED LIGHT DUTY PAVEMENT
PROPOSED HEAVY DUTY PAVEMENT
PROPOSED CONCRETE

NEW LEGAL DESCRIPTIONS:

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

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 1,160.08 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH 01°54'23" EAST, 826.48 FEET ALONG SAID EAST LINE;
THENCE NORTH 89°58'43" WEST, 743.11 FEET;
THENCE SOUTH 00°16'50" WEST, 378.90 FEET TO A POINT WHICH BEARS SOUTH 89°59'54" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°59'54" WEST, 442.83 FEET TO THE TRUE POINT OF BEGINNING.

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°10'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 01°15'59", AND AN ARC LENGTH OF 56.58 FEET;
THENCE SOUTH 86°08'41" WEST, 653.40 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'33", AND AN ARC LENGTH OF 11.04 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°30'24", AND AN ARC LENGTH OF 41.67 FEET;
THENCE NORTH 01°54'38" EAST, 7.76 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 03°01'18" WEST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,405.00 FEET, THROUGH A CENTRAL ANGLE OF 01°26'00", AND AN ARC LENGTH OF 60.16 FEET;
THENCE SOUTH 01°54'38" WEST, 11.41 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°06'38", AND AN ARC LENGTH OF 38.01 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'58", AND AN ARC LENGTH OF 276.78 FEET TO THE POINT OF BEGINNING.

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°10'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE EASTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 15°43'02", AND AN ARC LENGTH OF 702.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 01°54'23" EAST, 750.97 FEET ALONG SAID EAST LINE TO A POINT WHICH BEARS NORTH 89°58'22" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°58'22" WEST, 659.60 FEET TO THE TRUE POINT OF BEGINNING.

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

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 00°02'47" WEST, 287.65 FEET ALONG THE WEST LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE SOUTH 87°46'51" EAST, 913.02 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE NORTH 00°04'50" WEST, 166.59 FEET ALONG A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1;
THENCE NORTH 06°41'22" WEST, 184.47 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 83°08'50" WEST, 105.94 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE;
THENCE WESTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'25", AND AN ARC LENGTH OF 543.07 FEET;
THENCE NORTH 87°57'46" WEST, 243.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CAUTION:
UTILITY CONFLICT NOTE:

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

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: COVER SHEET FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

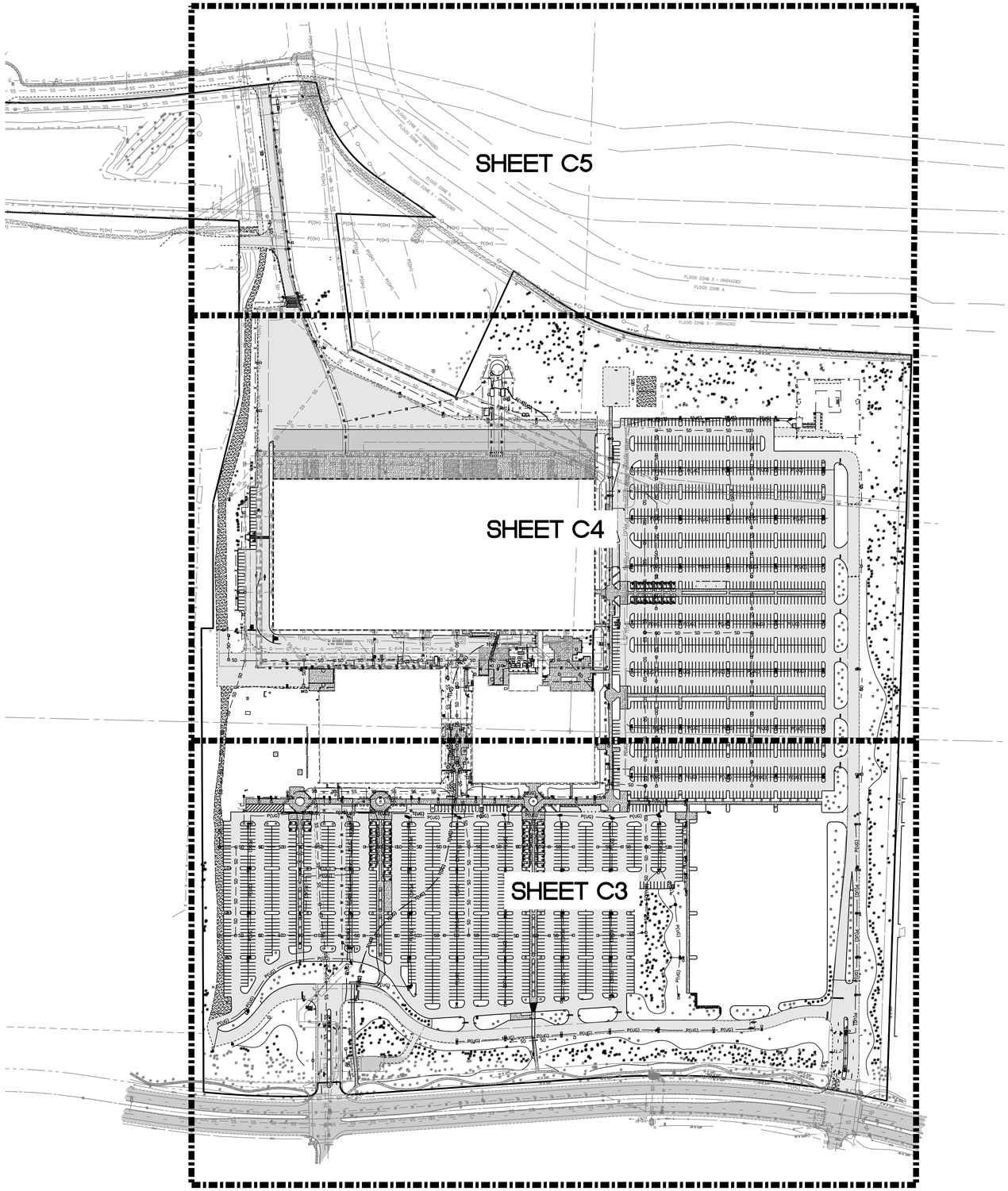
Job Number 18713
Sheet C1 of 19

File:P:\18000s\18713\preliminary\18713-c.dwg Date/Time:4/3/2018 2:05 PM Scale:1"=1' WEDUNLAP Xref: ----

EXISTING CONDITIONS AND DEMO PLAN OVERVIEW
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300



"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

DEMOLITION SCHEDULE

1. REMOVE EXISTING ASPHALT PAVEMENT AND STRIPING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
3. REMOVE EXISTING POWER POLES, LOT LIGHTS, VAULTS, TRANSFORMERS & POWER LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL POWER COMPANY.
4. REMOVE EXISTING CATCH BASINS, CLEANOUTS, ROOF DRAINS & STORM LINES. CAP AND MARK LINES AT PROPERTY/ROW LINE FOR FUTURE USE.
5. REMOVE EXISTING SEWER MH, CLEANOUTS & SEWER LINES. CAP AND MARK LINES FOR FUTURE USE.
6. REMOVE EXISTING TELEPHONE MH, VAULTS & LINES. CAP AND MARK LINES FOR FUTURE USE.
7. REMOVE EXISTING WATER LINES, VAULTS, FIRE HYDRANTS AND METERS. SAVE FOR POSSIBLE REUSE. CAP AND MARK LINES AT LINE FOR FUTURE USE.
8. REMOVE EXISTING FENCE AND/OR GATE AND DISPOSE OF OFFSITE.
9. REMOVE EXISTING BUILDING AND ALL ASSOCIATED WALLS, CONCRETE WALKS, RAMPS, TRASH COMPACTOR, ETC... & UTILITIES-INSIDE AND OUT AND DISPOSE OF OFFSITE. CONCRETE FLOOR SLAB TO REMAIN.
10. REMOVED EXISTING IRRIGATION LINES, METERS, AND VEGETATION.
11. REMOVE EXISTING GAS METERS, VALVES AND LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVED EXISTING DIRT, GRAVEL, CONCRETE, AND DITCHES.
13. REMOVE SIGNS AND POLES

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: EXISTING CONDITIONS AND DEMO PLAN OVERVIEW FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALLASHELL, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 25672
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

Sheet C2 of 19

File:P:\18000s\18713\preliminary\18713-n.dwg Date/Time:3/9/2018 4:45 PM Scale:1" = 1' WDUNLAP Xref: ----

EXISTING CONDITIONS AND DEMO PLAN (SOUTH)
FOR
DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

DEMOLITION SCHEDULE

1. REMOVE EXISTING ASPHALT PAVEMENT AND STRIPING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
3. REMOVE EXISTING POWER POLES, LOT LIGHTS, VAULTS, TRANSFORMERS & POWER LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL POWER COMPANY.
4. REMOVE EXISTING CATCH BASINS, CLEANOUTS, ROOF DRAINS & STORM LINES. CAP AND MARK LINES AT PROPERTY/ROW LINE FOR FUTURE USE.
5. REMOVE EXISTING SEWER MH, CLEANOUTS & SEWER LINES. CAP AND MARK LINES FOR FUTURE USE.
6. REMOVE EXISTING TELEPHONE MH, VAULTS & LINES. CAP AND MARK LINES FOR FUTURE USE.
7. REMOVE EXISTING WATER LINES, VAULTS, FIRE HYDRANTS AND METERS. SAVE FOR POSSIBLE REUSE. CAP AND MARK LINES AT LINE FOR FUTURE USE.
8. REMOVE EXISTING FENCE AND/OR GATE AND DISPOSE OF OFFSITE.
9. REMOVE EXISTING BUILDING AND ALL ASSOCIATED WALLS, CONCRETE WALKS, RAMPS, TRASH COMPACTOR, ETC... & UTILITIES-INSIDE AND OUT AND DISPOSE OF OFFSITE. CONCRETE FLOOR SLAB TO REMAIN.
10. REMOVED EXISTING IRRIGATION LINES, METERS, AND VEGETATION.
11. REMOVE EXISTING GAS METERS, VALVES AND LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVED EXISTING DIRT, GRAVEL, CONCRETE, AND DITCHES.
13. REMOVE SIGNS AND POLES

1"=60'

0 30 60 120

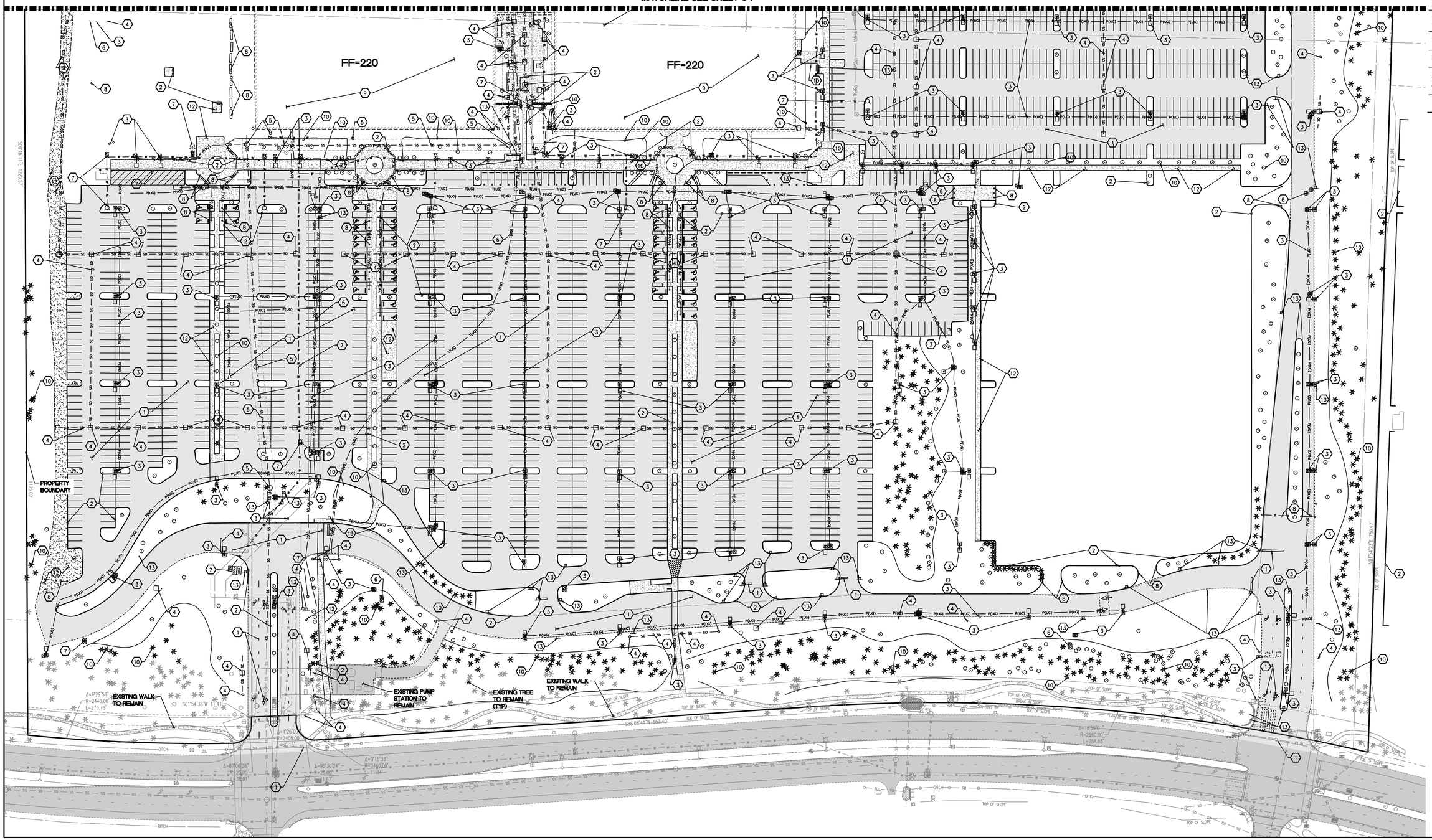
"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

MATCHLINE SEE SHEET C4



No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: EXISTING CONDITIONS AND DEMO PLAN (SOUTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical –

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

Sheet C3 of 19

File:P:\18000s\18713\preliminary\18713-c.dwg Date/Time:3/9/2018 4:45 PM Scale:1" = 1' WDUNLAP Xref: ----

EXISTING CONDITIONS AND DEMO PLAN (CENTER)

FOR

DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

DEMOLITION SCHEDULE

1. REMOVE EXISTING ASPHALT PAVEMENT AND STRIPING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
3. REMOVE EXISTING POWER POLES, LOT LIGHTS, VAULTS, TRANSFORMERS & POWER LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL POWER COMPANY.
4. REMOVE EXISTING CATCH BASINS, CLEANOUTS, ROOF DRAINS & STORM LINES. CAP AND MARK LINES AT PROPERTY/ROW LINE FOR FUTURE USE.
5. REMOVE EXISTING SEWER MH, CLEANOUTS & SEWER LINES. CAP AND MARK LINES FOR FUTURE USE.
6. REMOVE EXISTING TELEPHONE MH, VAULTS & LINES. CAP AND MARK LINES FOR FUTURE USE.
7. REMOVE EXISTING WATER LINES, VAULTS, FIRE HYDRANTS AND METERS. SAVE FOR POSSIBLE REUSE. CAP AND MARK LINES AT LINE FOR FUTURE USE.
8. REMOVE EXISTING FENCE AND/OR GATE AND DISPOSE OF OFFSITE.
9. REMOVE EXISTING BUILDING AND ALL ASSOCIATED WALLS, CONCRETE WALKS, RAMPS, TRASH COMPACTOR, ETC... & UTILITIES-INSIDE AND OUT AND DISPOSE OF OFFSITE. CONCRETE FLOOR SLAB TO REMAIN.
10. REMOVED EXISTING IRRIGATION LINES, METERS, AND VEGETATION.
11. REMOVE EXISTING GAS METERS, VALVES AND LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVE EXISTING DIRT, GRAVEL, CONCRETE, AND DITCHES.
13. REMOVE SIGNS AND POLES

1"=60'

0 30 60 120

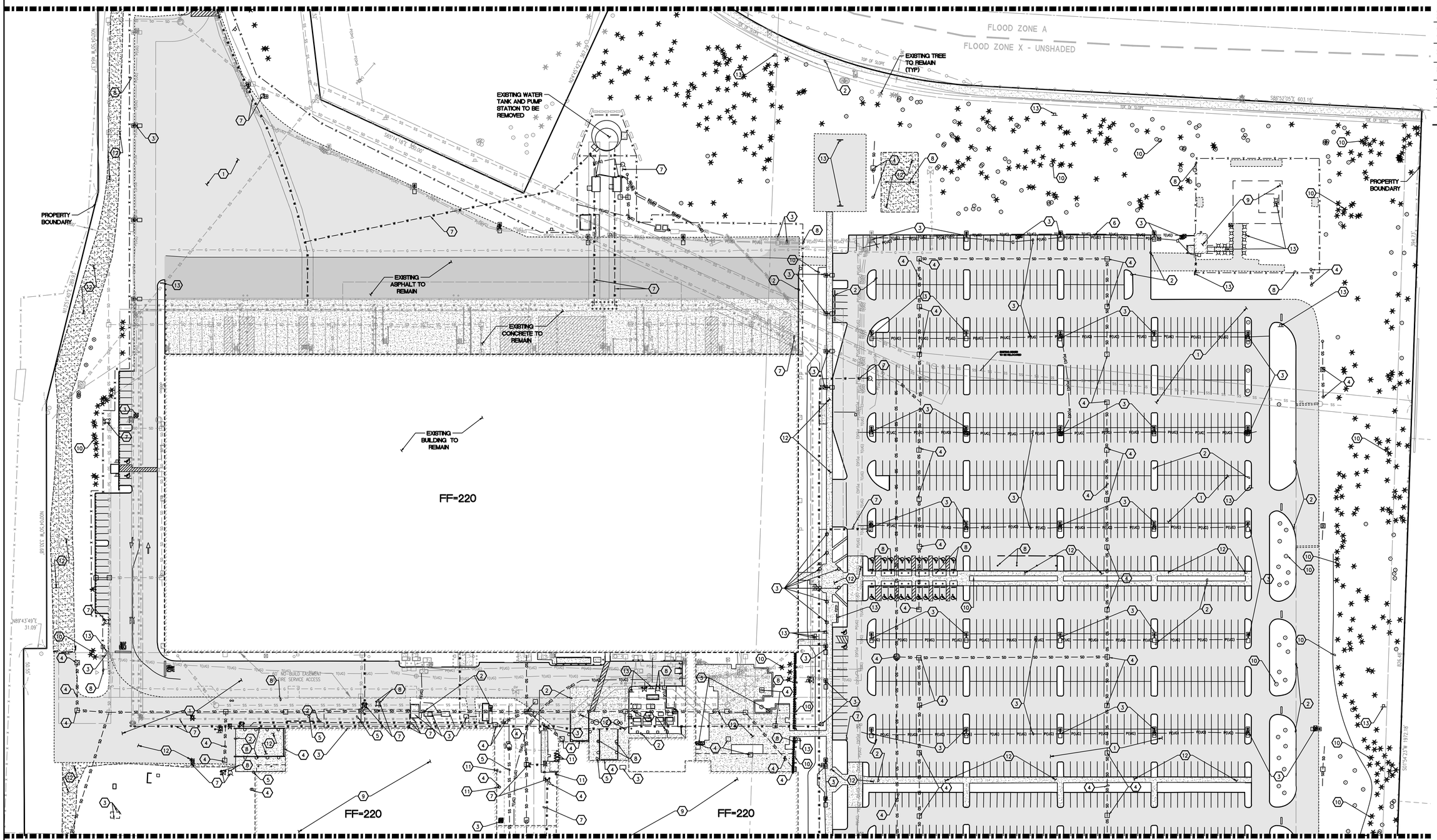
"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

MATCHLINE SEE SHEET C5



MATCHLINE SEE SHEET C3

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: EXISTING CONDITIONS AND DEMO PLAN (CENTER) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALLASCHI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number: 18713

Sheet C4 of 19

File:P:\18000s\18713\preliminary\18713-n.dwg Date/Time:3/9/2018 4:45 PM Scale:1" = 1' WDUNLAP Xref: -----

EXISTING CONDITIONS AND DEMO PLAN (NORTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

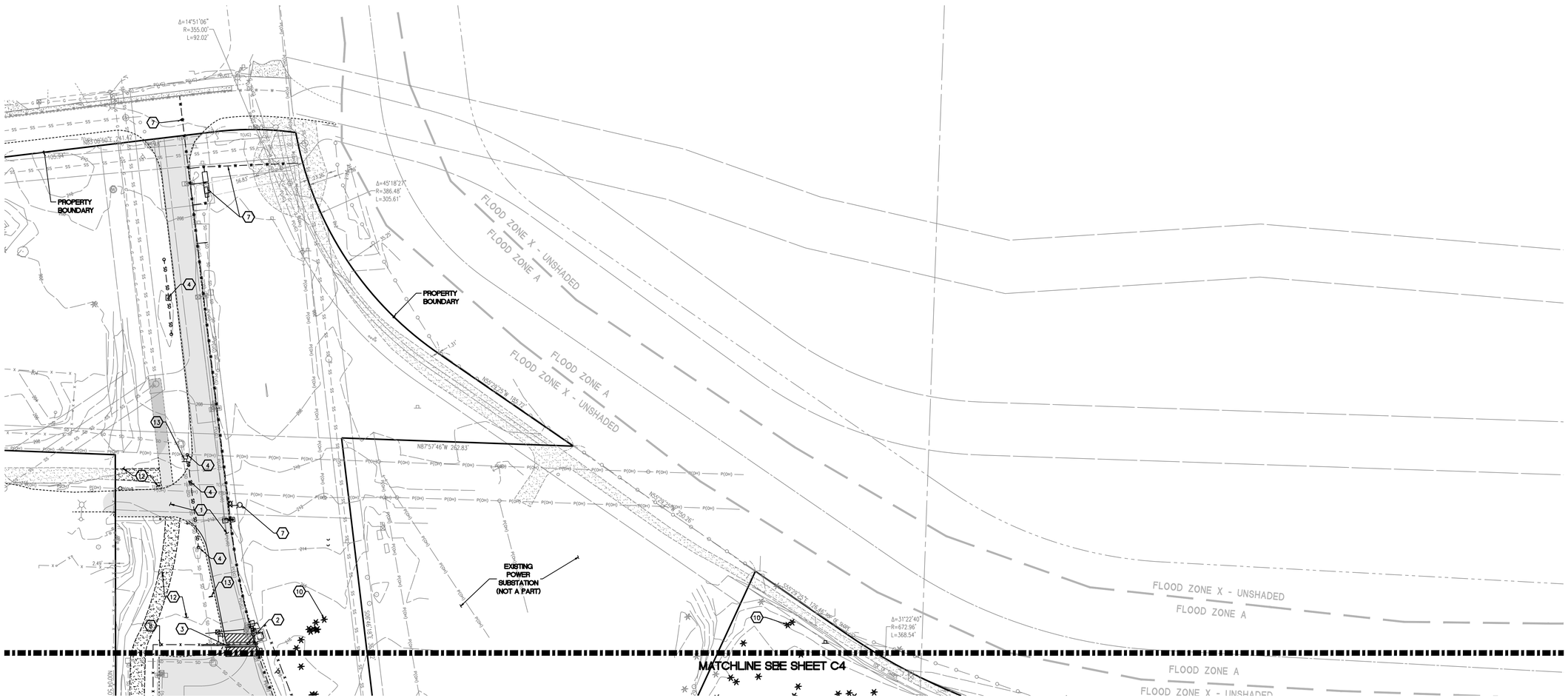
BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

DEMOLITION SCHEDULE

1. REMOVE EXISTING ASPHALT PAVEMENT AND STRIPING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
3. REMOVE EXISTING POWER POLES, LOT LIGHTS, VAULTS, TRANSFORMERS & POWER LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL POWER COMPANY.
4. REMOVE EXISTING CATCH BASINS, CLEANOUTS, ROOF DRAINS & STORM LINES. CAP AND MARK LINES AT PROPERTY/ROW LINE FOR FUTURE USE.
5. REMOVE EXISTING SEWER MH, CLEANOUTS & SEWER LINES. CAP AND MARK LINES FOR FUTURE USE.
6. REMOVE EXISTING TELEPHONE MH, VAULTS & LINES. CAP AND MARK LINES FOR FUTURE USE.
7. REMOVE EXISTING WATER LINES, VAULTS, FIRE HYDRANTS AND METERS. SAVE FOR POSSIBLE REUSE. CAP AND MARK LINES AT LINE FOR FUTURE USE.
8. REMOVE EXISTING FENCE AND/OR GATE AND DISPOSE OF OFFSITE.
9. REMOVE EXISTING BUILDING AND ALL ASSOCIATED WALLS, CONCRETE WALKS, RAMPS, TRASH COMPACTOR, ETC... & UTILITIES-INSIDE AND OUT AND DISPOSE OF OFFSITE. CONCRETE FLOOR SLAB TO REMAIN.
10. REMOVED EXISTING IRRIGATION LINES, METERS, AND VEGETATION.
11. REMOVE EXISTING GAS METERS, VALVES AND LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVED EXISTING DIRT, GRAVEL, CONCRETE, AND DITCHES.
13. REMOVE SIGNS AND POLES



No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: EXISTING CONDITIONS AND DEMO PLAN (NORTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALKWILL
STATE OF WASHINGTON
45672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 3/12/17

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

Job Number 18713

Sheet C5 of 19

File:P:\18000s\18713\preliminary\18713-n.dwg Date/Time:3/9/2018 4:45 PM Scale:1" = 1' WDUNLAP Xref: ----

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN OVERVIEW
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

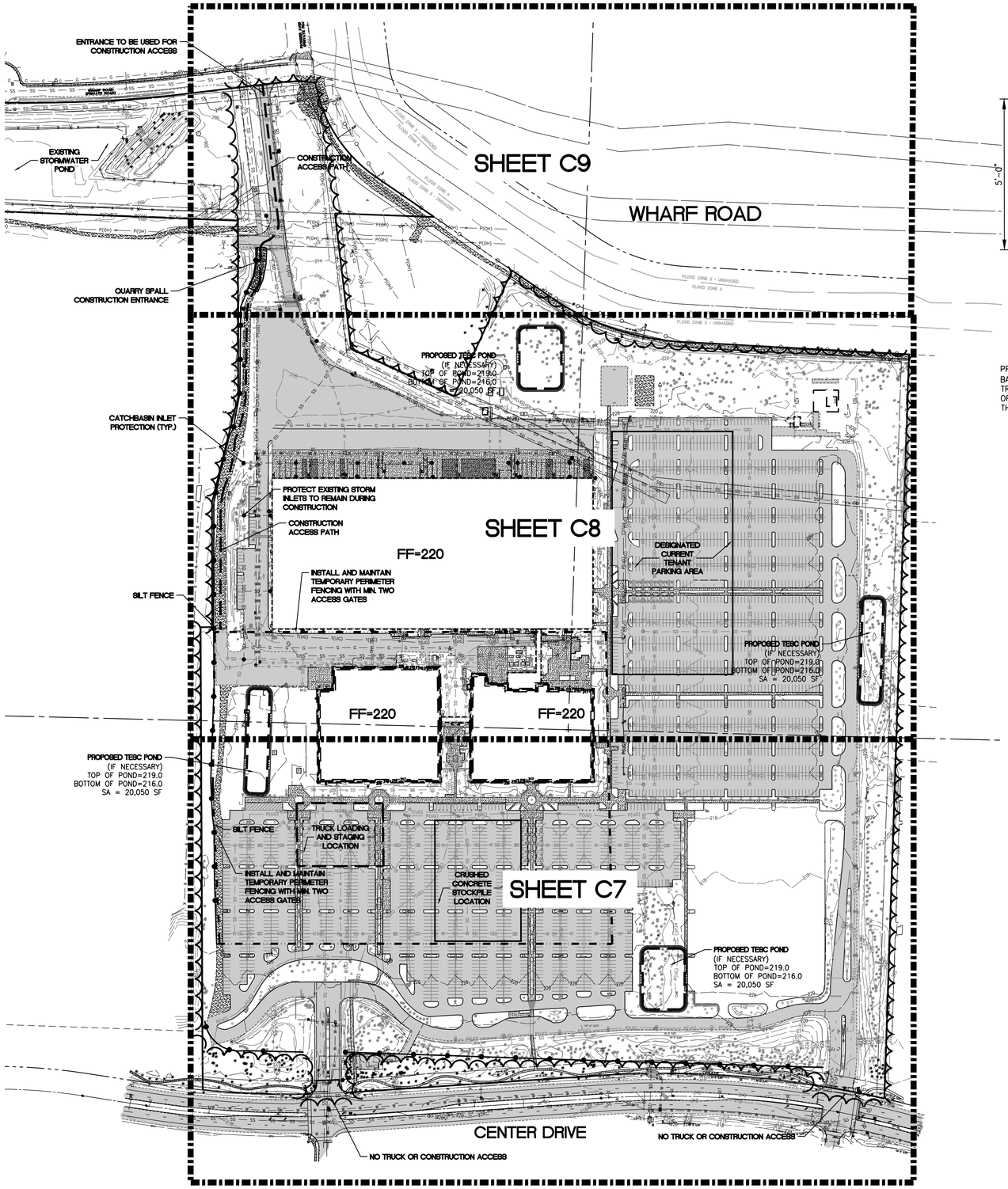
"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

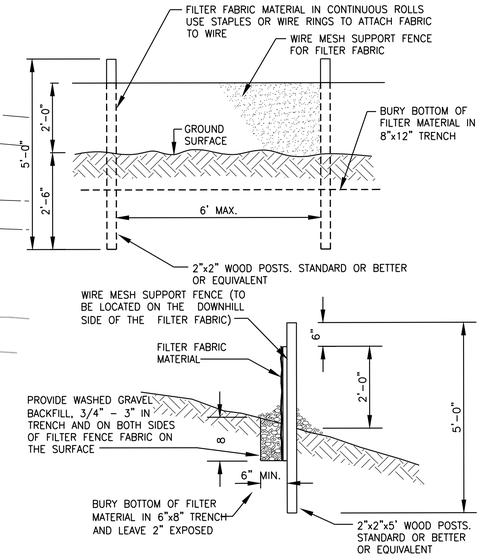
TEMPORARY EROSION CONTROL NOTES:

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

CONSTRUCTION SEQUENCE:

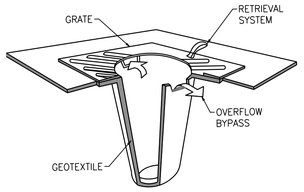
1. INSTALL FILTER FABRIC AND N.G.P.E. FENCE WHERE INDICATED.
2. IDENTIFY LIMITS OF CLEARING.
3. INSTALL ROCK-LINED CONSTRUCTION ENTRANCE.
4. CLEAR TO LIMITS SHOWN ON DRAWINGS.
5. ROUGH GRADE ROADWAY AS DESIGNED AND INSTALL INTERCEPTOR DITCHES.
6. INSTALL SEDIMENT TRAPS AND PONDS.
7. INSTALL SANITARY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





FILTER FABRIC FENCE DETAIL

NOT TO SCALE



ISOMETRIC VIEW

NTS

NOTES:

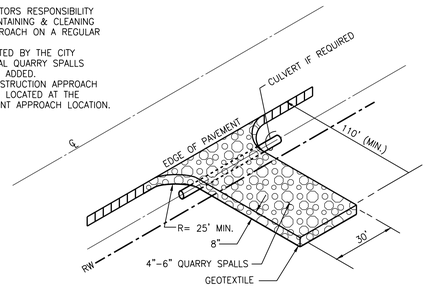
1. SIZE THE BELOW GRATE INLET DEVICE(BGID) FOR THE STORM WATER STRUCTURE.
2. THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM(OVERFLOW BYPASS)
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.

STORM DRAIN INLET PROTECTION

NOT TO SCALE

NOTES:

1. CONTRACTORS RESPONSIBILITY FOR MAINTAINING & CLEANING THE APPROACH ON A REGULAR BASIS.
2. IF DIRECTED BY THE CITY ADDITIONAL QUARRY SPALLS MUST BE ADDED.
3. THE CONSTRUCTION APPROACH MUST BE LOCATED AT THE PERMANENT APPROACH LOCATION.



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

T.E.S.C. LEGEND

- SILT FENCE: BMP C233
- CLEARING LIMITS
- INLET PROTECTION: BMP C220
- CONSTRUCTION ENTRANCE: BMP C105
- CONSTRUCTION ROAD: BMP C107

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN OVERVIEW FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALLASHELL STATE OF WASHINGTON 25672 REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

Sheet C6 of 19

File:P:\18000s\18713\preliminary\18713-e.dwg Date/Time:3/9/2018 4:16 PM Scale:1 = 1 WDUNLAP Xref: ----

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (SOUTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

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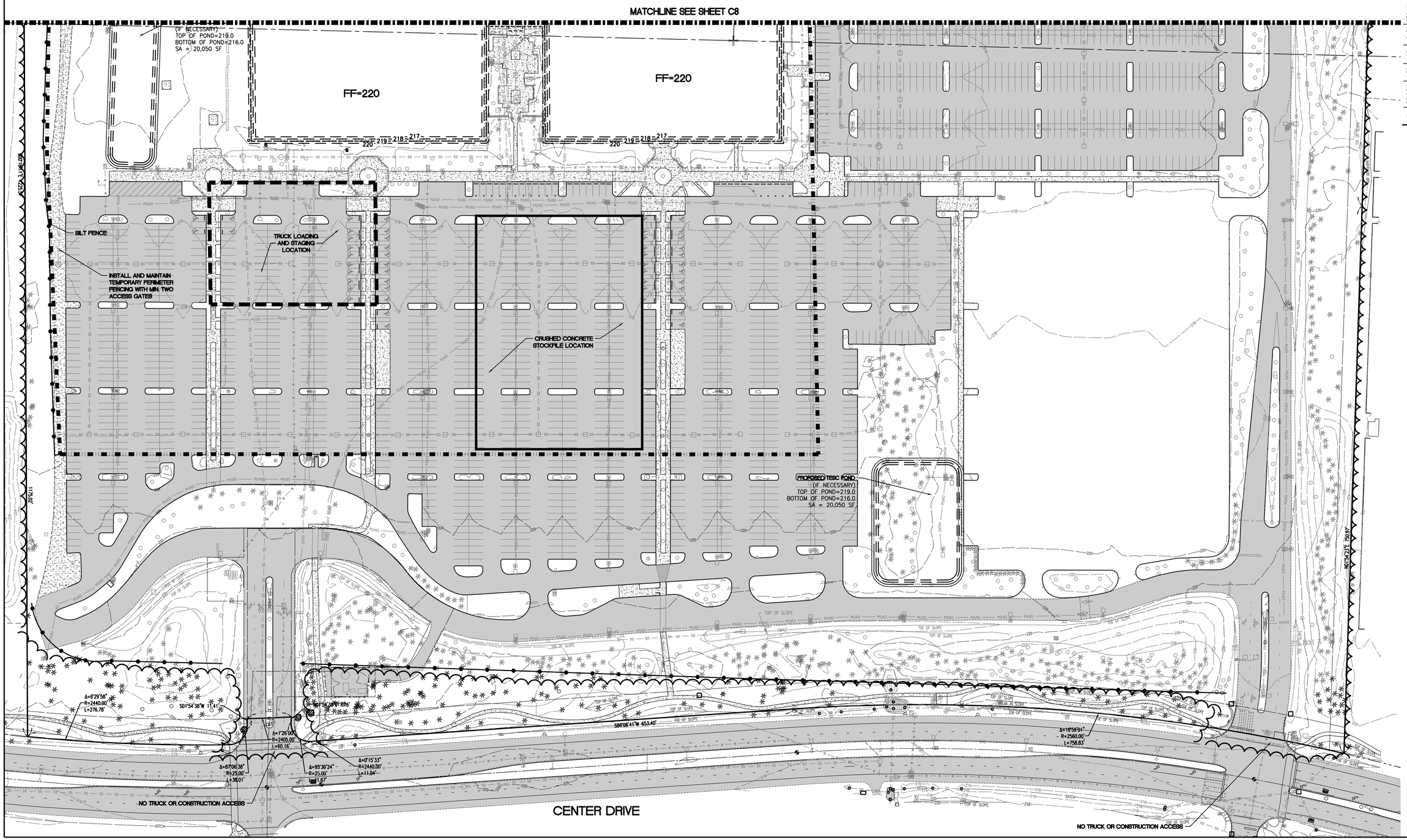

No.	Date	By	Ckd.	Appr.	Revision
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Title: TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (SOUTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60'; Vertical –

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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Job Number 18713

Sheet C7 of 19

File:P:\18000s\18713\preliminary\18713-e.dwg Date/time:3/9/2018 4:16 PM Scale:1" = 1' W0UNLAP Xref: -----

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (CENTER)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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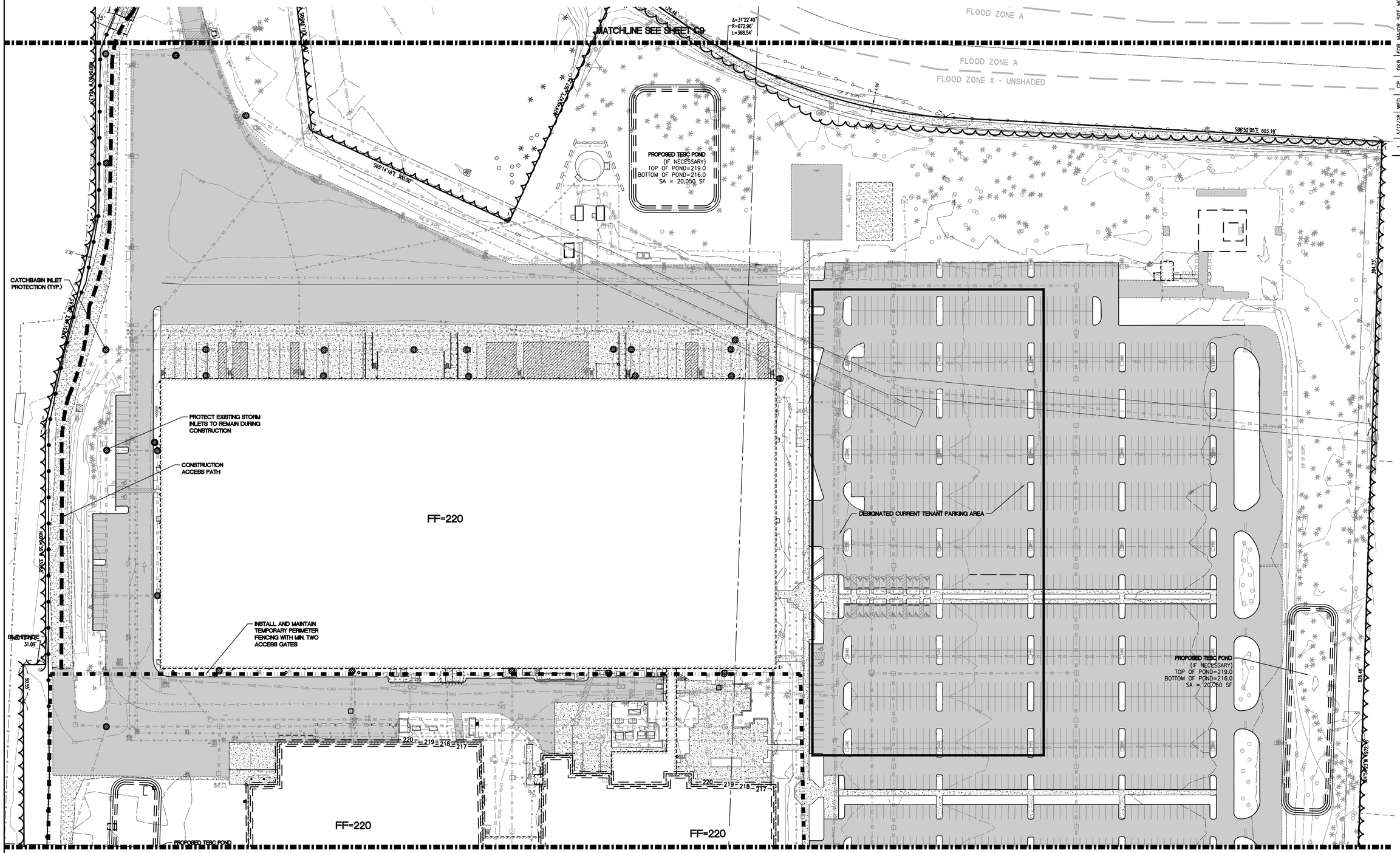

No.	Date	By	Ckd.	Appr.	Revision
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Title: TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (CENTER) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALDWIN, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/12/17

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KENT, WA 98032
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Job Number 18713

Sheet C8 of 19

File:P:\18000s\18713\preliminary\18713-e.dwg Date/time:3/9/2018 4:16 PM Scale:1" = 1' WDUNLAP Xref: -----

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (NORTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

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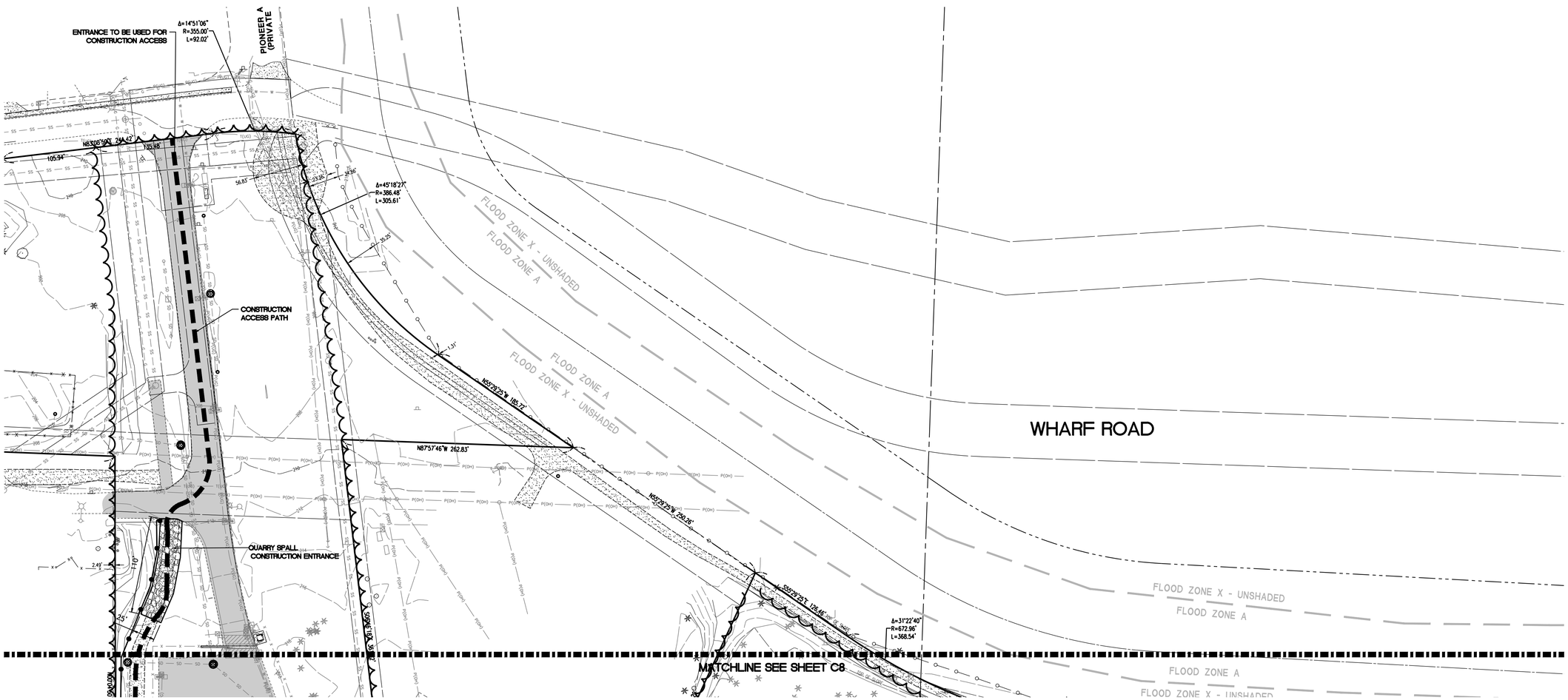

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Title: TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (NORTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALKENBUSH
STATE OF WASHINGTON
35672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/12/17

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File:P:\18000s\18713\preliminary\18713-e.dwg Date/time:3/9/2018 4:16 PM Scale:1" = 1'

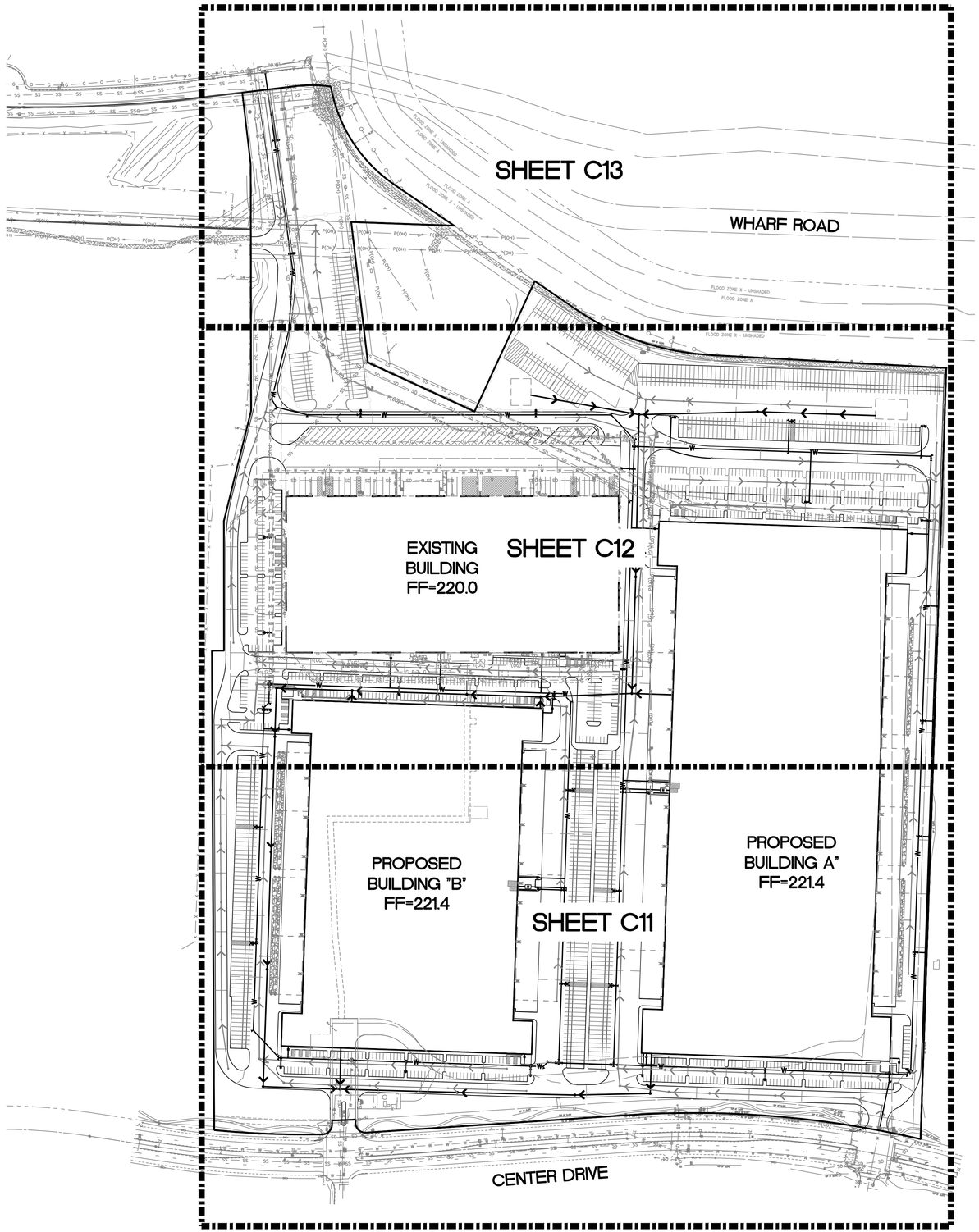
Job Number 18713

Sheet C9 of 19

PRELIMINARY WATER AND SEWER PLAN OVERVIEW
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300



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Title: PRELIMINARY WATER AND SEWER PLAN OVERVIEW FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON
DANIEL K. BALDWIN
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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WDUNLAP Xref: ----

Job Number 18713

Sheet C10 of 19

FileP:\18000s\18713\preliminary\18713-u.dwg Date/Time:3/9/2018 4:21 PM Scale:1" = 1'

PRELIMINARY WATER AND SEWER PLAN (SOUTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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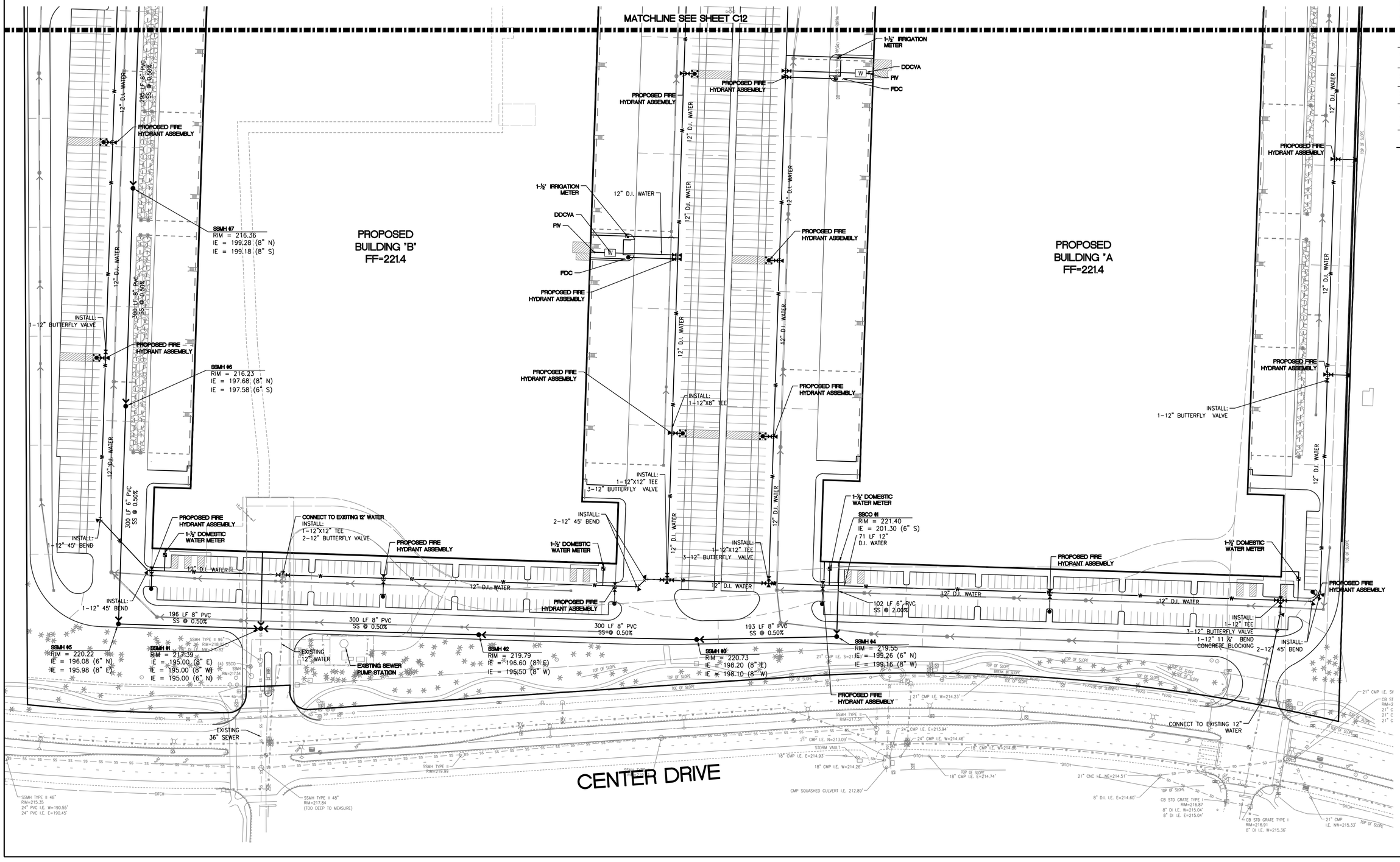

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Title: PRELIMINARY WATER AND SEWER PLAN (SOUTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALKEMA
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60'; Vertical -

Designed WED
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Job Number 18713

Sheet C11 of 19

PRELIMINARY WATER AND SEWER PLAN (CENTER)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

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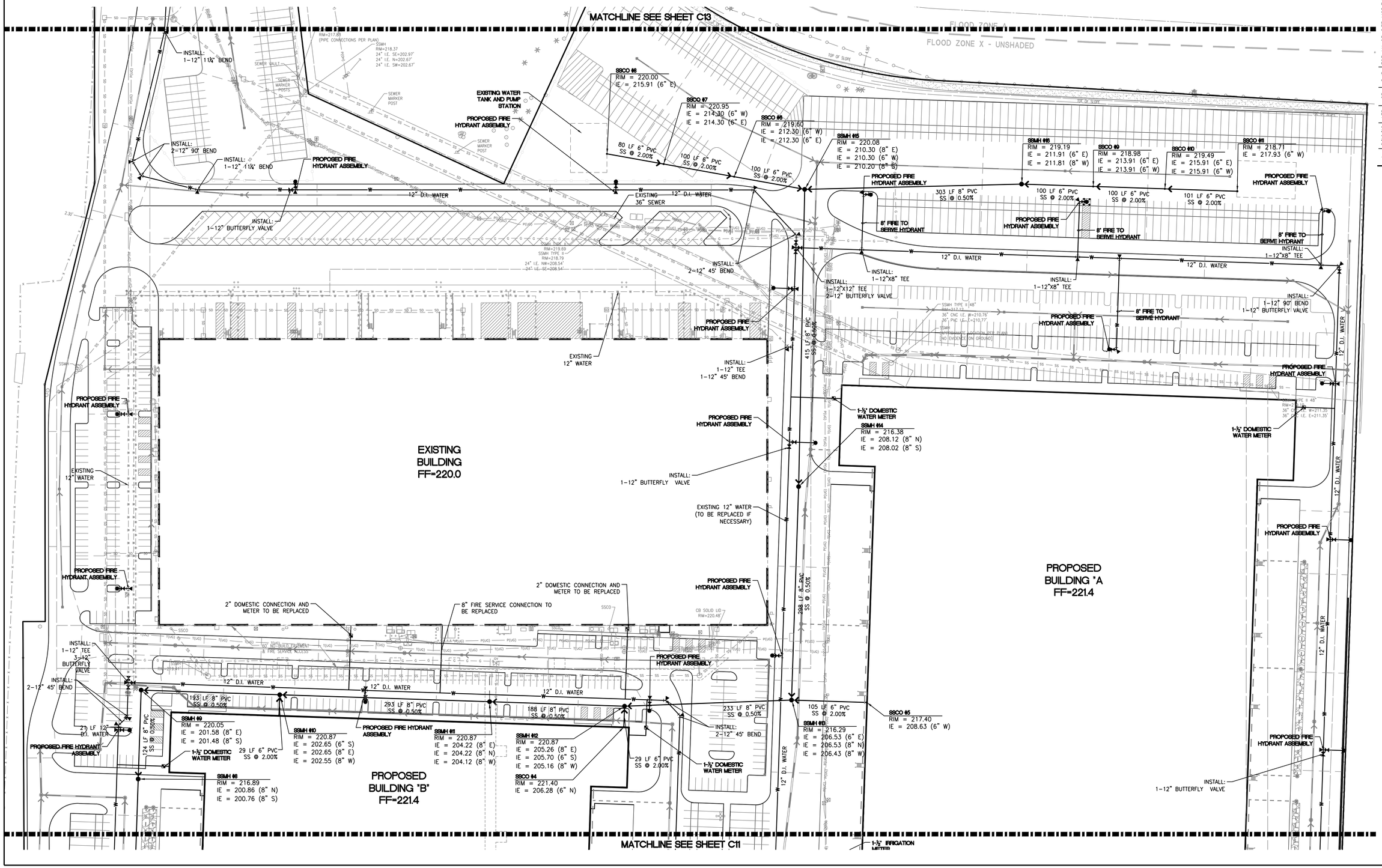

No.	Date	By	Ckd.	Appr.	Revision
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Title: PRELIMINARY WATER AND SEWER PLAN (CENTER) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER
04/03/2018

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Checked DKB
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Job Number 18713

Sheet C12 of 19

File:P:\18000s\18713\preliminary\18713-u.dwg Date/Time:3/9/2018 4:21 PM Scale:1" = 1' WDUNLAP Xref: ----

PRELIMINARY WATER AND SEWER PLAN (NORTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

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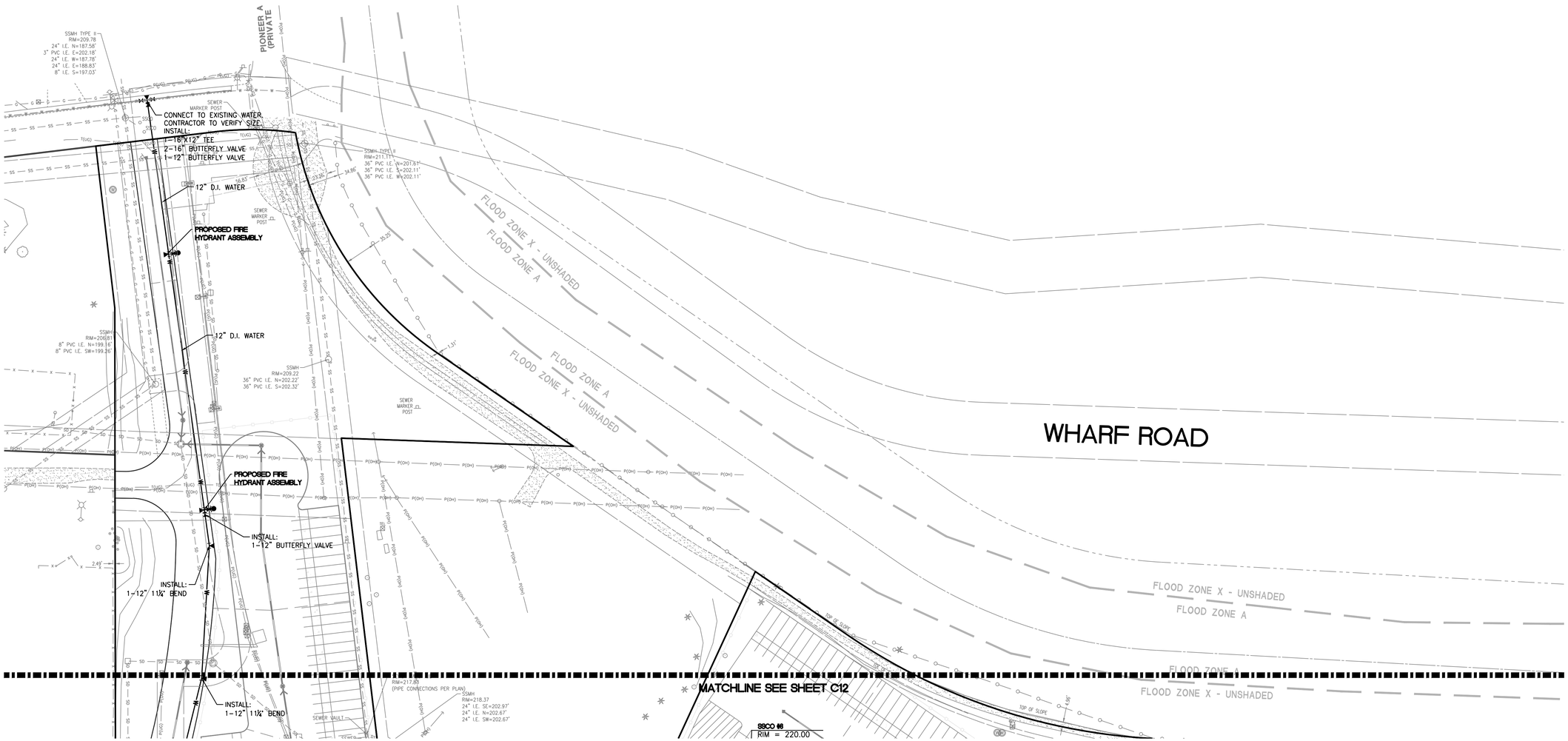

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Title: PRELIMINARY WATER AND SEWER PLAN (NORTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

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Job Number 18713

Sheet C13 of 19

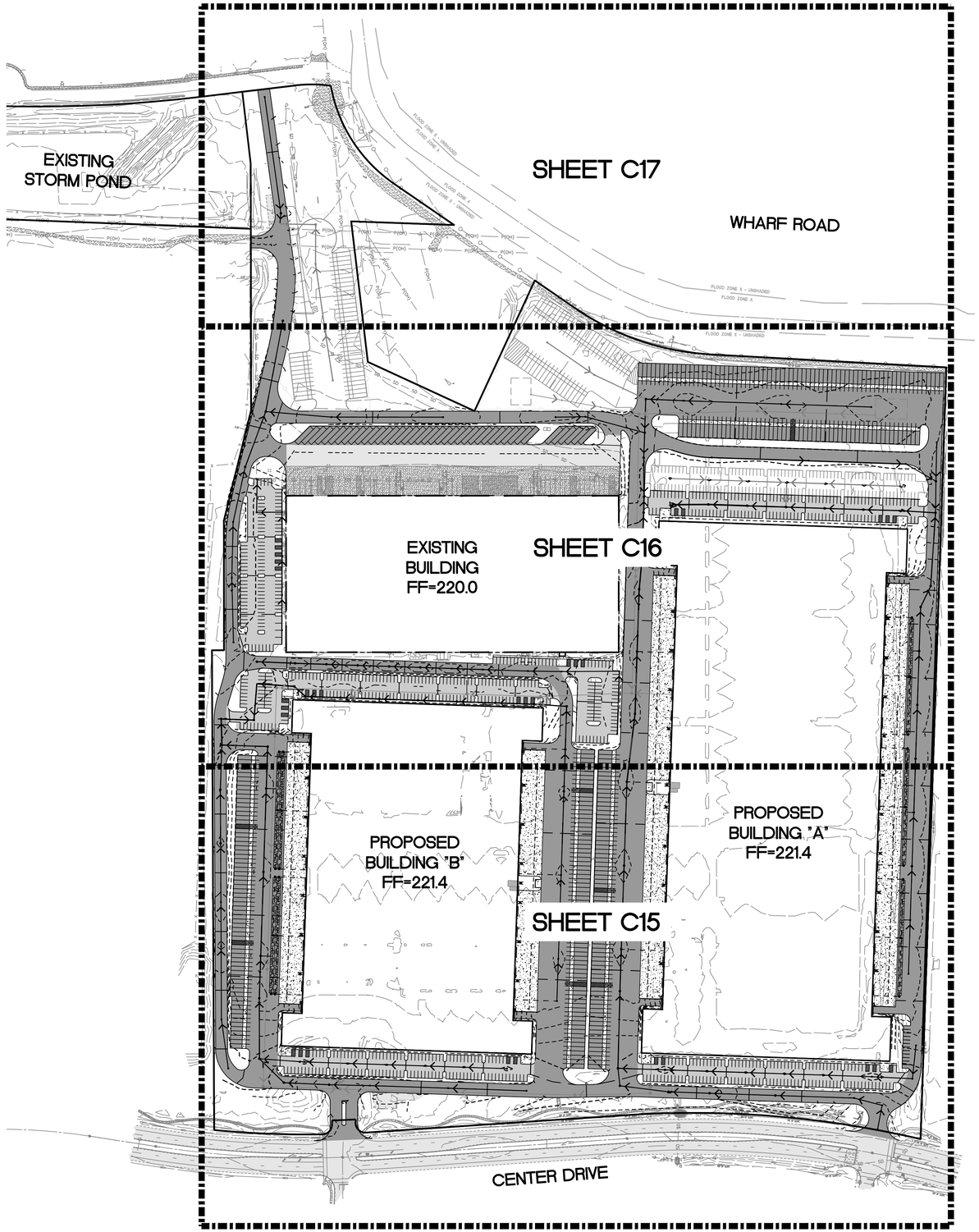
File:P:\18000s\18713\preliminary\18713-u.dwg Date/Time:3/9/2018 4:21 PM Scale:1" = 1' WDUNLAP Xref: ----

PRELIMINARY GRADING AND STORM DRAINAGE PLAN
FOR
DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300



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Title: PRELIMINARY GRADING AND STORM DRAINAGE PLAN FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON
DANIEL K. BALDWIN
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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Sheet C14 of 19

WDUNLAP Xref: ----

File:P:\18000s\18713\preliminary\18713-g.dwg Date/Time:3/9/2018 4:22 PM Scale:1" = 1'

PRELIMINARY GRADING AND STORM DRAINAGE PLAN (SOUTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

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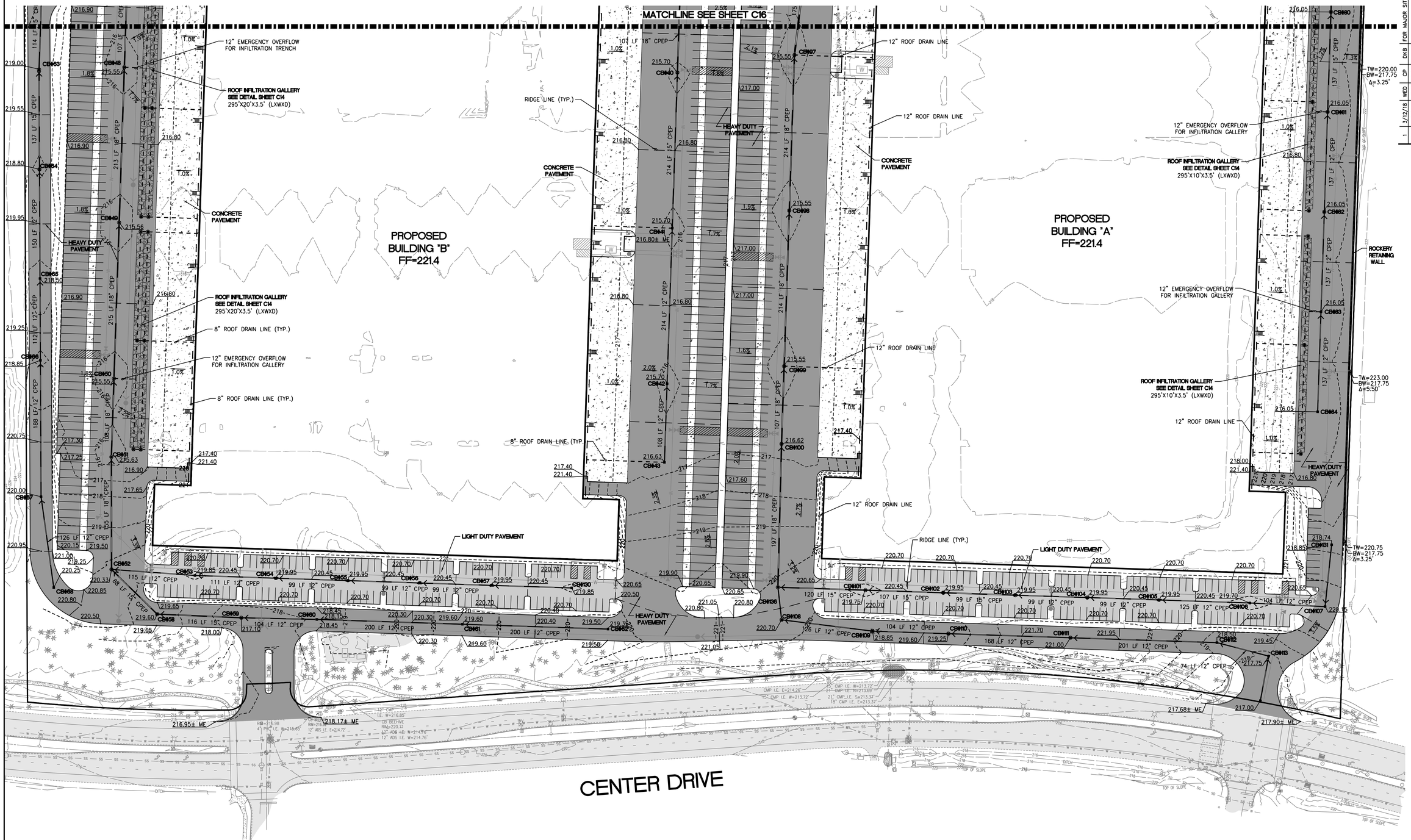
DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."



No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: PRELIMINARY GRADING AND STORM DRAINAGE PLAN (SOUTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALAGHAUSEN, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60'; Vertical –

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

Sheet C15 of 19

File:P:\18000s\18713\preliminary\18713-g.dwg Date/Time:3/9/2018 4:22 PM Scale:1" = 1'

PRELIMINARY GRADING AND STORM DRAINAGE PLAN (CENTER)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

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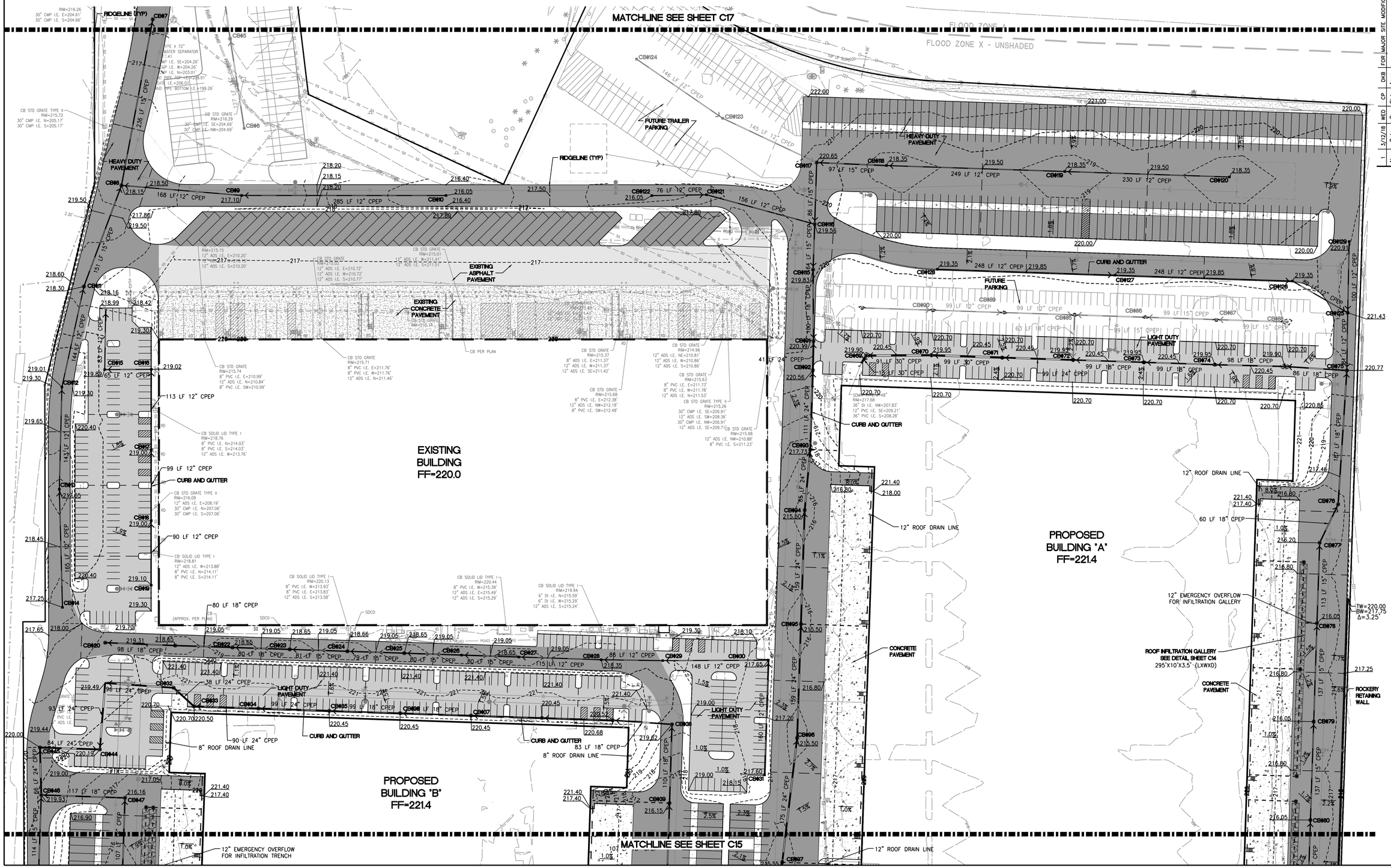

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: PRELIMINARY GRADING AND STORM DRAINAGE PLAN (CENTER) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALKENBUSH
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60'; Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

WDUNLAP Xref: ----

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Date/Time:3/9/2018 4:22 PM Scale:1" = 1'

File:P:\18000s\18713\preliminary\18713-g.dwg

Job Number 18713

Sheet C16 of 19

PRELIMINARY GRADING AND STORM DRAINAGE PLAN (NORTH)
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

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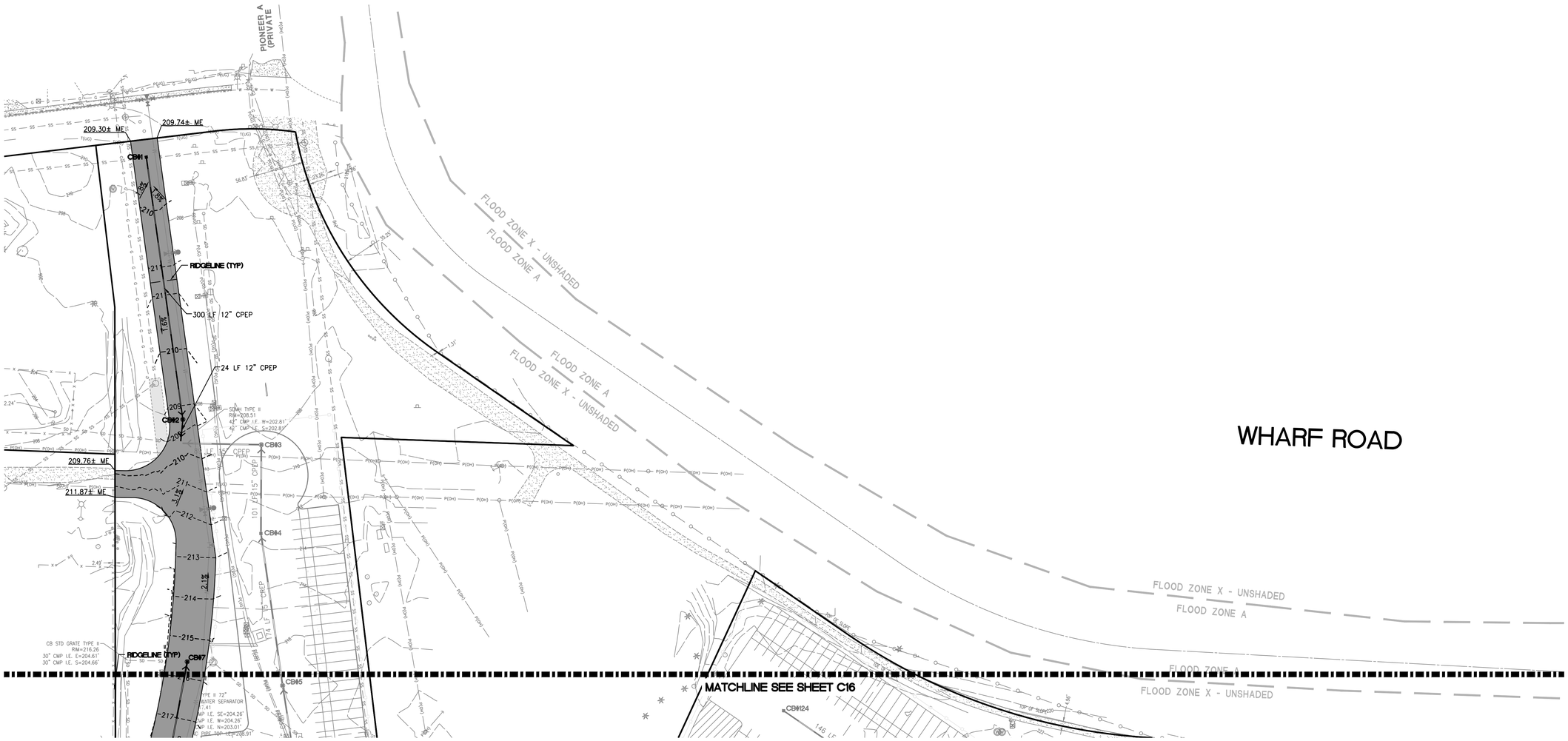

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: PRELIMINARY GRADING AND STORM DRAINAGE PLAN (NORTH) FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALKOSKI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=60' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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Job Number 18713

Sheet C17 of 19

File:P:\18000s\18713\preliminary\18713-g.dwg Date/time:3/9/2018 4:22 PM Scale:1" = 1' WDUNLAP Xref: ----

CONSTRUCTION NOTES AND DETAILS
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

"APPROVED FOR CONSTRUCTION"

BY: ______________________

DATE: ______________________
CITY OF DUPONT

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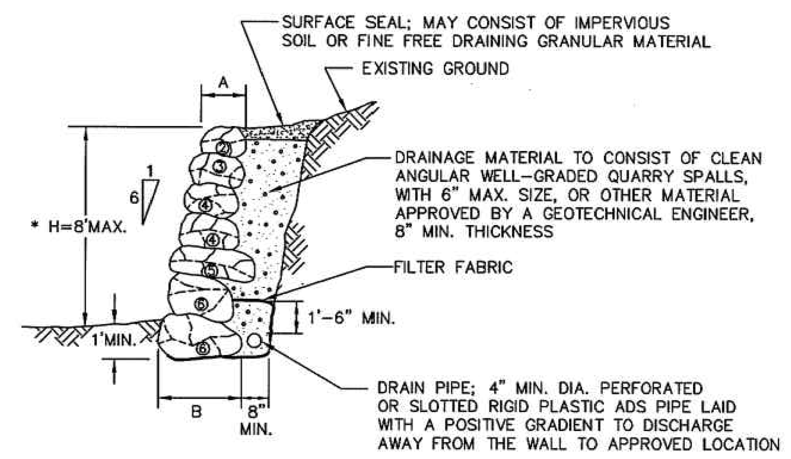
GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

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



SECTION

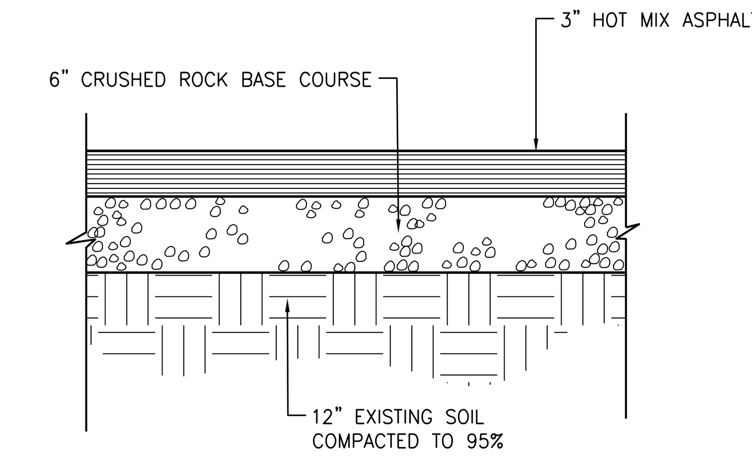
SIZE	APPROXIMATE WEIGHT – LBS.	APPROXIMATE DIAMETER
1 MAN	50–200	12"– 18"
2 MAN	200–700	18"– 28"
3 MAN	700–2000	28"– 36"
4 MAN	2000–4000	36"– 48"
5 MAN	4000–6000	48"– 54"
6 MAN	6000–8000	54"– 50"

H	B	A
6'– 0" OR LESS	3'– 0"	2'– 0"
6'– 0' H≤ 8'– 0"	4'– 4"	3'– 0"

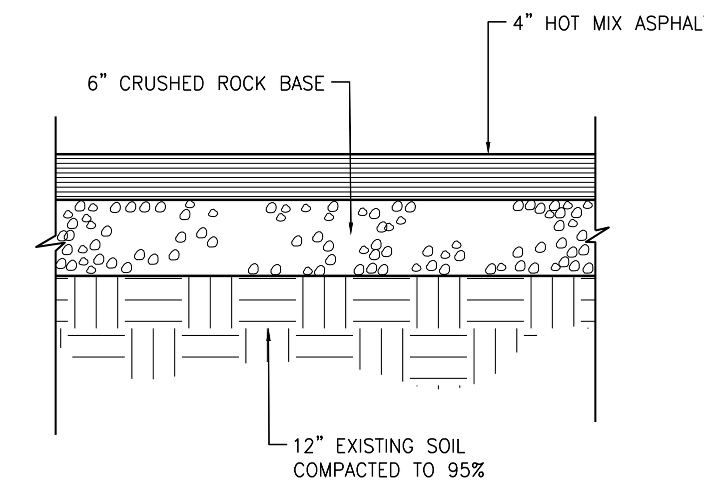
ROCKERY SCHEDULE

GENERAL NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 5.5 OF THE PUBLIC WORKS STANDARDS.
* 2. FENCE OR HANDRAIL REQUIRED WHEN HEIGHT IS 3' OR GREATER.

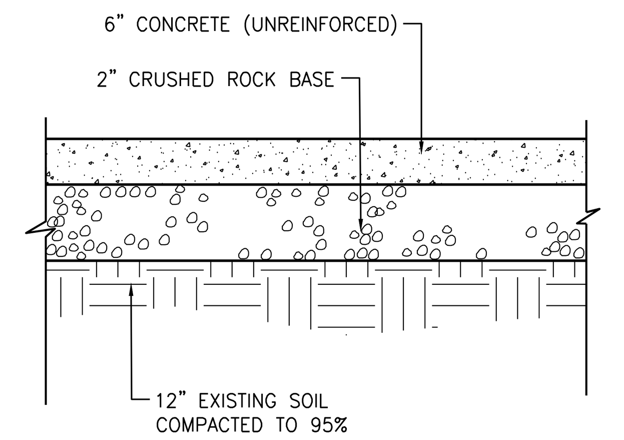
CITY OF DUPONT			
ROCK WALL DETAIL			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 5.5-1
DATE: 9/11	DRWN: L.G.	CHKD: T.N.	SCALE: NO SCALE



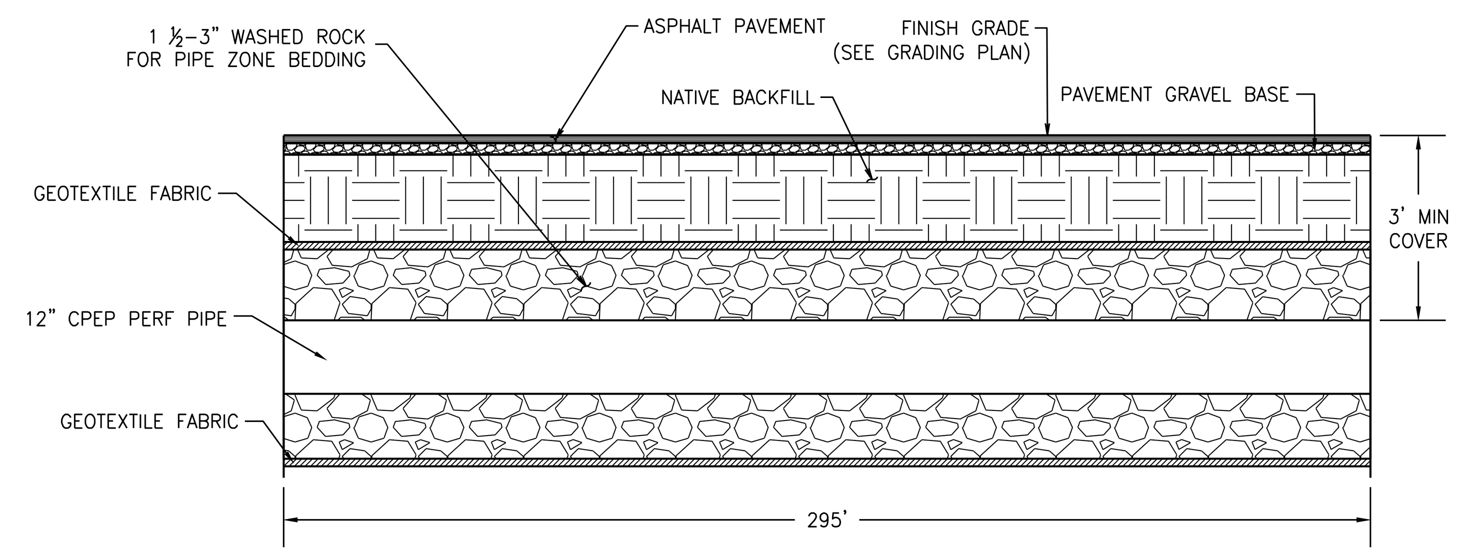
LIGHT TRAFFIC PAVING SECTION
NOT TO SCALE



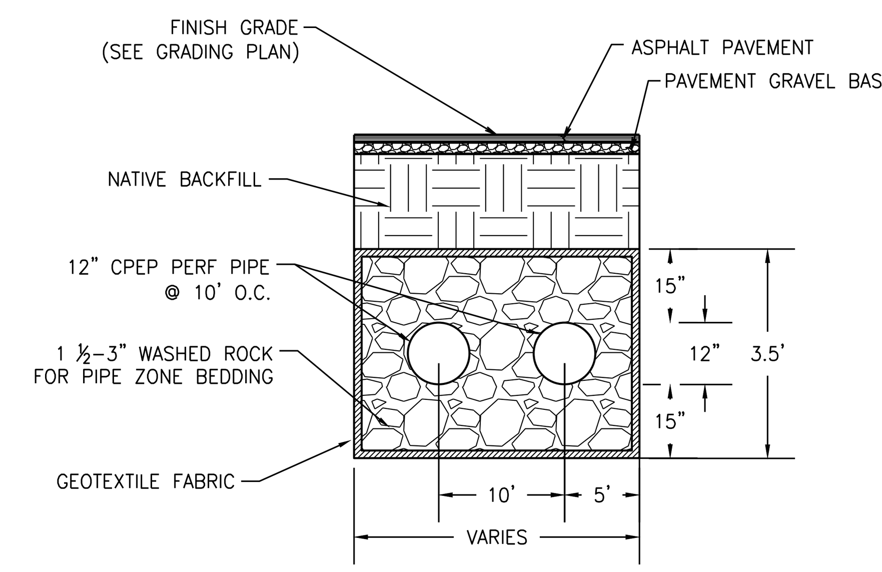
HEAVY TRAFFIC PAVING SECTION
NOT TO SCALE



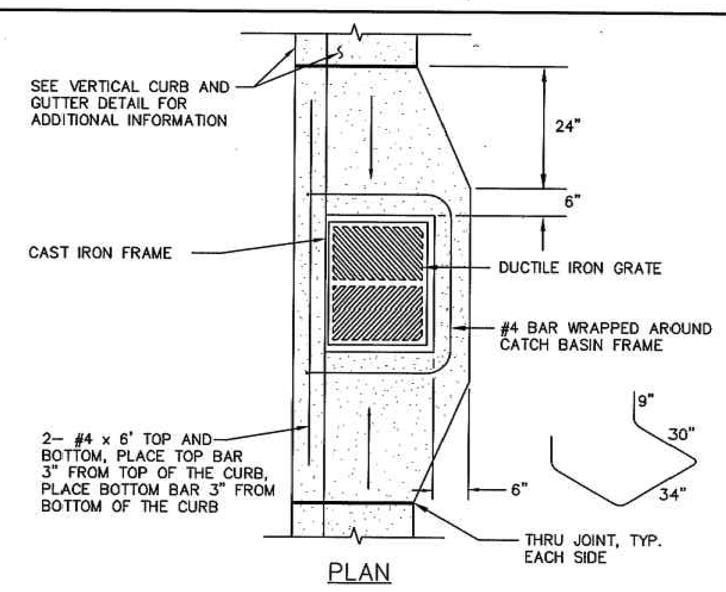
CONCRETE PAVEMENT SECTION FOR LOADING DOCKS
NOT TO SCALE



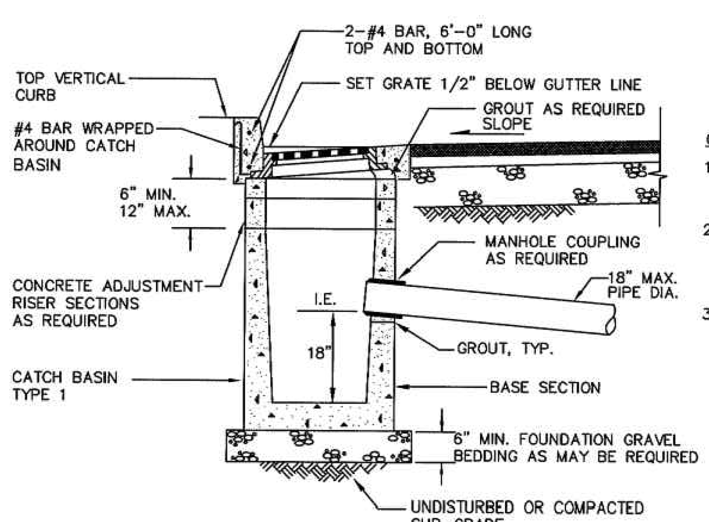
INFILTRATION GALLERY SECTION VIEW
NTS



INFILTRATION GALLERY CROSS-SECTION
NTS



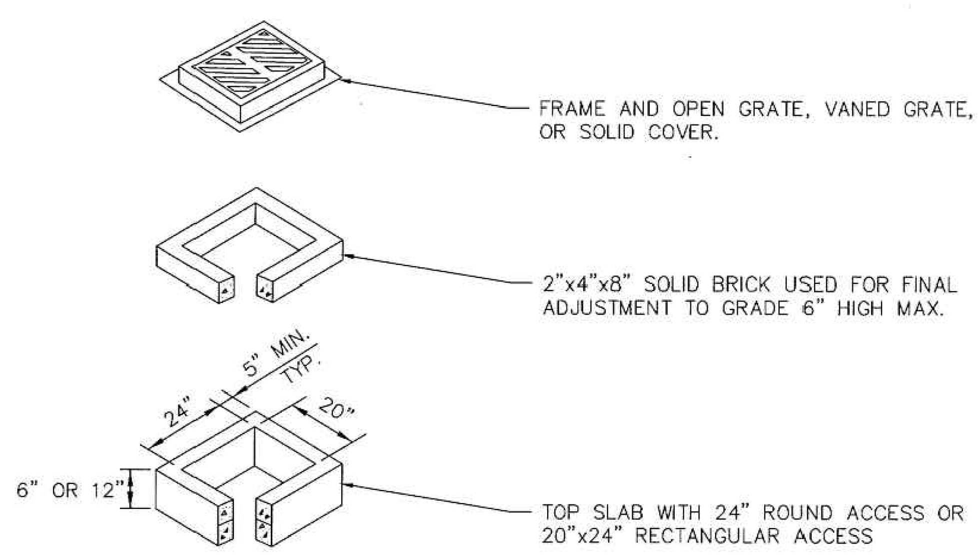
PLAN



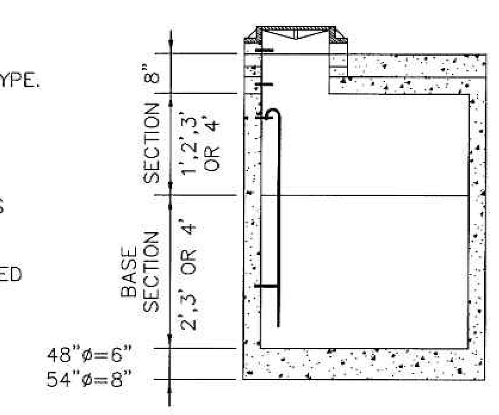
ELEVATION

GENERAL NOTES:
1. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.4 OF THE PUBLIC WORKS STANDARDS.
2. TYPE I OR TYPE 1L CATCH BASIN IS USED FOR DEPTHS UP TO 5'-0" FROM THE TOP OF THE GRATE TO I.E. (INVERT)
3. CATCH BASINS TO BE CONSTRUCTED IN ACCORDANCE WITH C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE APPROVED BY THE CITY

CITY OF DUPONT			
CATCH BASIN TYPE I			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 7.4-1
DATE: 9/11	DRWN: L.T.	CHKD: T.N.	SCALE: NO SCALE



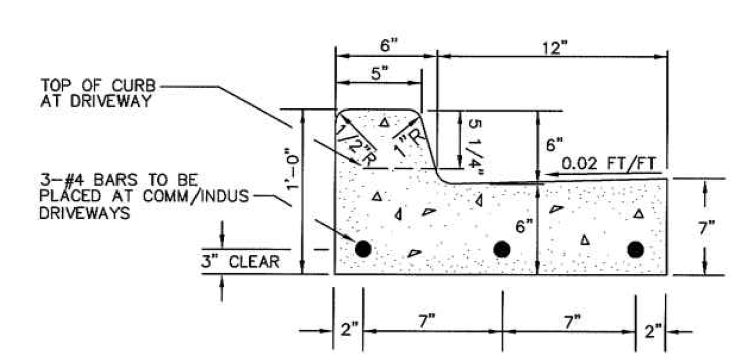
NOTES:
1. ALL TYPE 2 CB'S EQUIPPED WITH OPEN GRATES SHALL BE LOCKING TYPE.
2. ALL TYPE 2 CB'S NOT IN PAVED AREAS SHALL BE EQUIPPED WITH LOCKING LIDS.
3. CB'S SHALL BE SET SO THAT STEPS ARE DIRECTLY UNDER OPENING.
4. ALL TYPE 2 CB'S SHALL BE EQUIPPED WITH STEPS AND LADDER.
5. CONCRETE SHALL BE CLASS 4000.
6. MINIMUM DISTANCE FROM INVERT TO CB BOTTOM SHALL BE 2.0'.
7. CB SECTIONS AND LID WILL BE HS20 TRAFFIC LOAD CERTIFIED BY MFG.
8. HOLE SIZE – PIPE O.D. + 5" MAX MAX HOLE SIZE – 36" (28" CB) MAX HOLE SIZE – 42" (54" CB)
9. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.4 OF THE PUBLIC WORKS STANDARDS.



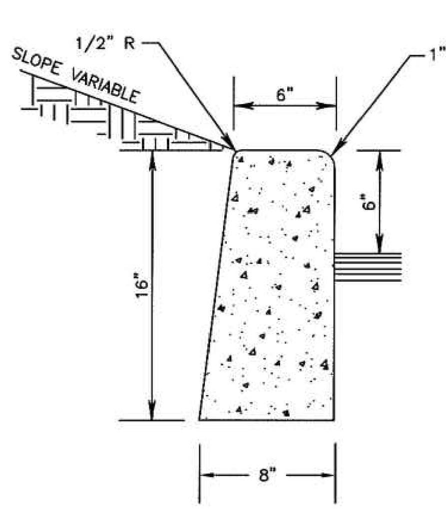
CATCH BASIN TYPE 2

CITY OF DUPONT			
CATCH BASIN TYPE 2			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 7.4-3
DATE: 9/11	DRWN: M.C.	CHKD: D.J.M.	SCALE: NO SCALE

GENERAL NOTES:
1. THE CURBS, GUTTERS AND SIDEWALKS SHALL HAVE CONTRACTION JOINTS (3/8" x 1-1/2") AT INTERVALS OF NOT GREATER THAN 15'-0".
2. CEMENT CONCRETE SHALL BE CLASS 3000.
3. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 3.2 OF THE PUBLIC WORKS STANDARDS.



CITY OF DUPONT			
VERTICAL CURB AND GUTTER			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 3.2-3
DATE: 9/11	DRWN: L.G.	CHKD: T.N.	SCALE: NO SCALE



CITY OF DUPONT			
CEMENT CONRETE VERTICAL CURB			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 3.2-4
DATE: 9/11	DRWN: L.G.	CHKD: T.N.	SCALE: NO SCALE

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: CONSTRUCTION NOTES AND DETAILS FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal N/A Vertical –

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
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Job Number 18713

Sheet C18 of 19

File:P:\18000s\18713\preliminary\18713-d.dwg Date/Time:3/9/2018 4:00 PM Scale:1" = 1' WDUNLAP Xref: ----

CONSTRUCTION NOTES AND DETAILS
FOR
DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

"APPROVED FOR CONSTRUCTION"

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DATE: _____
CITY OF DUPONT

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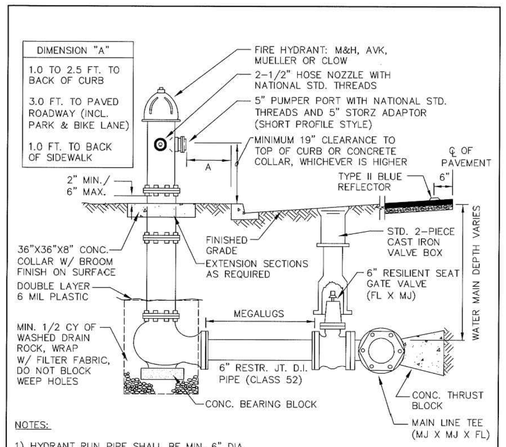
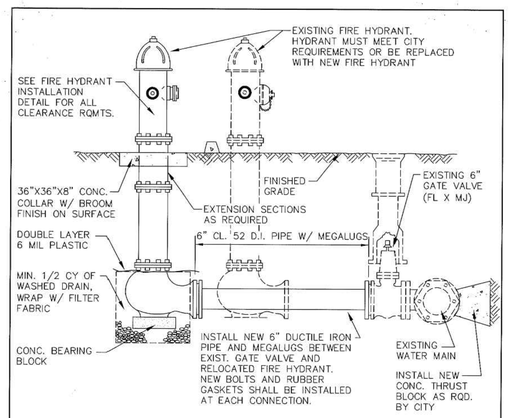


NOTES:

1) HYDRANT RUN PIPE SHALL BE MIN. 6" DIA.
2) MAXIMUM LENGTH OF 6" DIA. HYDRANT RUNS SHALL BE 50 FT. FOR HYDRANT RUNS GREATER THAN 6" DIA. OR LONGER THAN 50 FT., THE DEVELOPER'S ENGINEER SHALL SUBMIT FLOW CALCS. FOR REVIEW AND APPROVAL BY CITY.
3) ALL JOINTS ON HYDRANT RUN SHALL BE RESTRAINED PER CITY STDS.
4) INSTALL GUARD POSTS AS RQD. BY CITY.
5) PROVIDE MIN. 3 FT. CLR. AND LEVEL AREA AROUND HYDRANT.
6) ORIENT PUMPER PORT AS APPROVED BY CITY.
7) FOR ADDITIONAL REQUIREMENTS, SEE SECTION 8.6 OF THE PUBLIC WORKS STANDARDS.

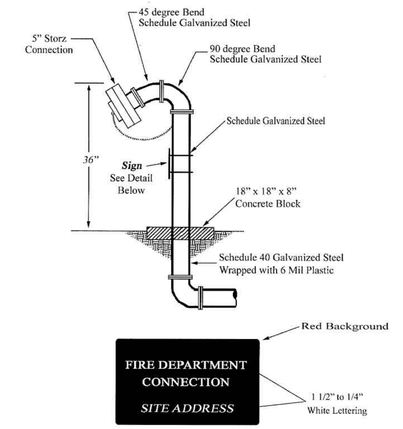
CITY OF DUPONT			
FIRE HYDRANT INSTALLATION			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 8.6-1
DATE: 9/11	DRWN: J.C.	CHKD: D.J.M.	SCALE: NO SCALE



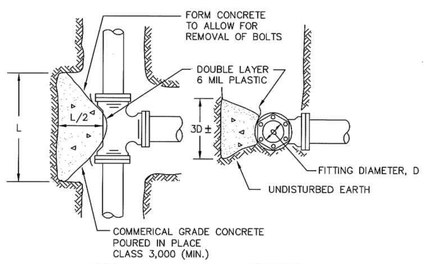
NOTES:

1) SEE FIRE HYDRANT INSTALLATION DETAIL NOTES FOR ADDITIONAL REQUIREMENTS.
2) THE PUMPER PORT OF ALL RELOCATED FIRE HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ ADAPTOR (SHORT PROFILE STYLE)
3) FOR ADDITIONAL REQUIREMENTS, SEE SECTION 8.6 OF THE PUBLIC WORKS STANDARDS.

CITY OF DUPONT			
FIRE HYDRANT RELOCATION			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 8.6-2
DATE: 9/11	DRWN: L.L.	CHKD: T.N.	SCALE: NO SCALE



CITY OF DUPONT			
FIRE DEPARTMENT CONNECTION			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 11.3
DATE: 9/11	DRWN: J.C.	CHKD: D.J.M.	SCALE: NO SCALE

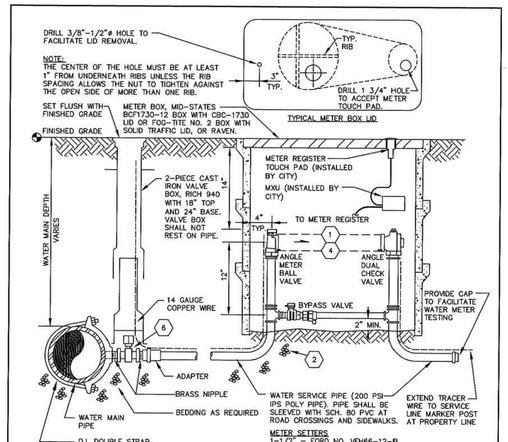


MINIMUM BEARING AREA TABLE					
FITTING D	TEE	90°	45°	22 1/2°	11 1/4°
6"	4 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.	2 SQ.FT.
8"	7 SQ.FT.	10 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.
10"	10 SQ.FT.	15 SQ.FT.	9 SQ.FT.	5 SQ.FT.	3 SQ.FT.
12"	14 SQ.FT.	22 SQ.FT.	12 SQ.FT.	6 SQ.FT.	4 SQ.FT.
16"	25 SQ.FT.	38 SQ.FT.	21 SQ.FT.	11 SQ.FT.	7 SQ.FT.
18"	32 SQ.FT.	48 SQ.FT.	27 SQ.FT.	14 SQ.FT.	8 SQ.FT.

NOTES:

1) BEARING AREA TABLE BASED ON 250 PSI PRESSURE AND 2000 PSF SOIL BEARING. IF PRESSURE IS GREATER OR SOIL BEARING IS LESS, THE THRUST BLOCK SIZE SHALL BE INCREASED. DESIGN FOR THRUST BLOCK TO BE PROVIDED BY THE DEVELOPER.
2) THIS TABLE REPRESENTS THE "MINIMUM" CONSTRUCTION STANDARDS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ALL BLOCKING BASED ON SOIL CONDITIONS, TEST PRESSURES, AND OTHER RELEVENT CONDITIONS, AND SHALL SUBMIT THE PROPOSED DESIGN AND SIZING TO THE CITY FOR REVIEW AND APPROVAL.
3) FOR ADDITIONAL REQUIREMENTS, SEE SECTION 8.3.5 OF THE PUBLIC WORKS STANDARDS.

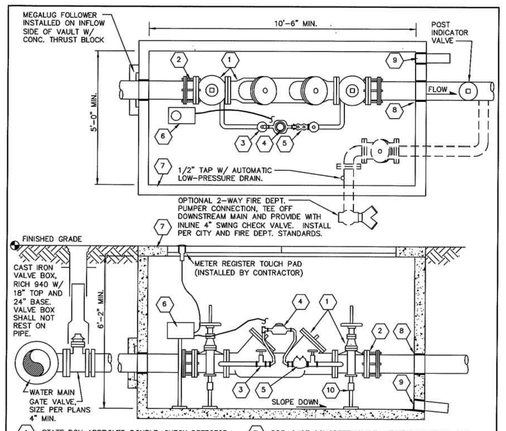
CITY OF DUPONT			
THRUST BLOCKS			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 8.3-1
DATE: 9/11	DRWN: L.L.	CHKD: T.N.	SCALE: NO SCALE



NOTES:

1. METER NOT SHOWN FOR CLARITY. REFERENCE SENSUS WATER METER STANDARDS FOR REQUIRED METER. VERIFY METER TYPE AND DIMENSIONS PRIOR TO ORDERING METER SETTER.
2. TRENCH BACKFILL FOR SERVICE PIPE SHALL CONSIST OF SAND AND PEA GRAVEL.
3. ANY METERS DAMAGED OR CLOGGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CITY AND THE COSTS SHALL BE REIMBURSED BY DEVELOPER.
4. "JUMPER" SHALL BE PROVIDED BY THE CITY.
5. THE CITY SHALL INSTALL THE METER TRANSCEIVER UNIT (MXU) AND CONNECT THE MXU WIRING WITHIN THE METER ENCLOSURE.
6. BALL VALVE FOR IRON PIPE, FORD NO. B11-666, B11-777, OR EQUAL WITH 2" OPERATING NUT ADAPTER, FORD NO. QT-67.
7. FOR ADDITIONAL INFORMATION, SEE SECTION 8.4 OF THE PUBLIC WORKS STANDARDS.

CITY OF DUPONT			
1-1/2" & 2" SERVICE CONNECTION			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 8.4-3
DATE: 9/11	DRWN: J.C.	CHKD: D.M.	SCALE: NO SCALE

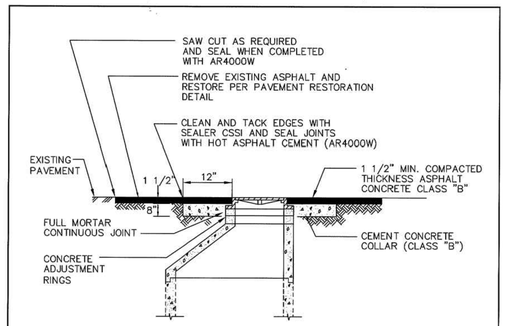


1. STATE DOH APPROVED DOUBLE-CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY WITH O.S. & Y.V., SIZE AS NOTED ON PLANS.
2. ROMAC STYLE FLANGED COUPLING ADAPTER, 6" MIN. FROM INSIDE VAULT WALL.
3. SHUT-OFF VALVES PER STATE REQUIREMENTS.
4. 5/8"x3/4" SENSUS SRII-TRPL BYPASS METER (PER CITY WATER METER STANDARDS).
5. STATE DOH APPROVED 3/4" DOUBLE CHECK VALVE ASSEMBLY.
6. METER TRANSCEIVER UNIT WITH TOUCH PAD. INSTALLED BY CITY ON CONTRACTOR PROVIDED 1" SCH. 80 PVC SUPPORT.
7. PRE-CAST CONCRETE VAULT, UTILITY VAULT CO., NO. 5106-LA WITH SPRING LOADED, LOCKABLE STEEL PLATE COVER NO. 2-332P TYPICAL. VERIFY VAULT SIZE TO FIT COMPLETE ASSEMBLIES.
8. WATER TIGHT RUBBER SEAL, TYP. ALL PENETRATIONS.
9. 6" PVC DRAIN TO DAYLIGHT OR TO STORM SYSTEM.
10. ADJUSTABLE STANCHIONS (2 TOTAL).

NOTES:

1) PROVIDE FLEXIBLE COUPLINGS ON BOTH INLET AND OUTLET PIPES OUTSIDE VAULT.
2) A CERTIFIED TEST REPORT SHALL BE SUPPLIED TO THE CITY FOR EACH BACKFLOW ASSEMBLY.
3) ALL PIPE SHALL BE DUCTILE IRON EXCEPT FOR BYPASS (BRASS OR TYPE K COPPER).

CITY OF DUPONT			
3" & LARGER DOUBLE CHECK VALVE ASSEMBLY			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 8.4-8
DATE: 9/11	DRWN: P.E.	CHKD: T.N.	SCALE: NO SCALE



GENERAL NOTES:

1. REMOVE EXISTING FRAME & LID, BRICKS, CONC. COLLAR, AND TOP RISER SECTION.
2. INSTALL NEW REINFORCED CONC. MANHOLE RISER SECTION (FIELD VERIFY HEIGHT), MINIMUM OF TWO CONC. ADJUSTMENT RINGS (FOUR MAX.), AND EXISTING FRAME AND COLLAR.
3. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 9.2.6 OF THE PUBLIC WORKS STANDARDS.

CITY OF DUPONT			
MANHOLE GRADE ADJUSTMENT			
APPROVED: CITY OF DUPONT 9/21/11 DATE			DWG. NO. 9.2-5
DATE: 9/11	DRWN: L.G.	CHKD: T.N.	SCALE: NO SCALE

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: CONSTRUCTION NOTES AND DETAILS FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 04/03/2018

Scale: Horizontal N/A; Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

Sheet C19 of 19

File:P:\18000s\18713\preliminary\18713-d.dwg Date/Time:3/9/2018 4:00 PM Scale:1" = 1' W0UNLAP Xref: ----

PRELIMINARY LANDSCAPE PLAN
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

PARKING LOT TREES

1 TREE PER 6 PARKING STALLS
1,338 CAR PARKING STALLS PROPOSED
874 PARKING + 464 TRUCK STALLS / 6 = 223 TREES REQUIRED
223 PARKING LOT TREES PROPOSED

SITE LANDSCAPING

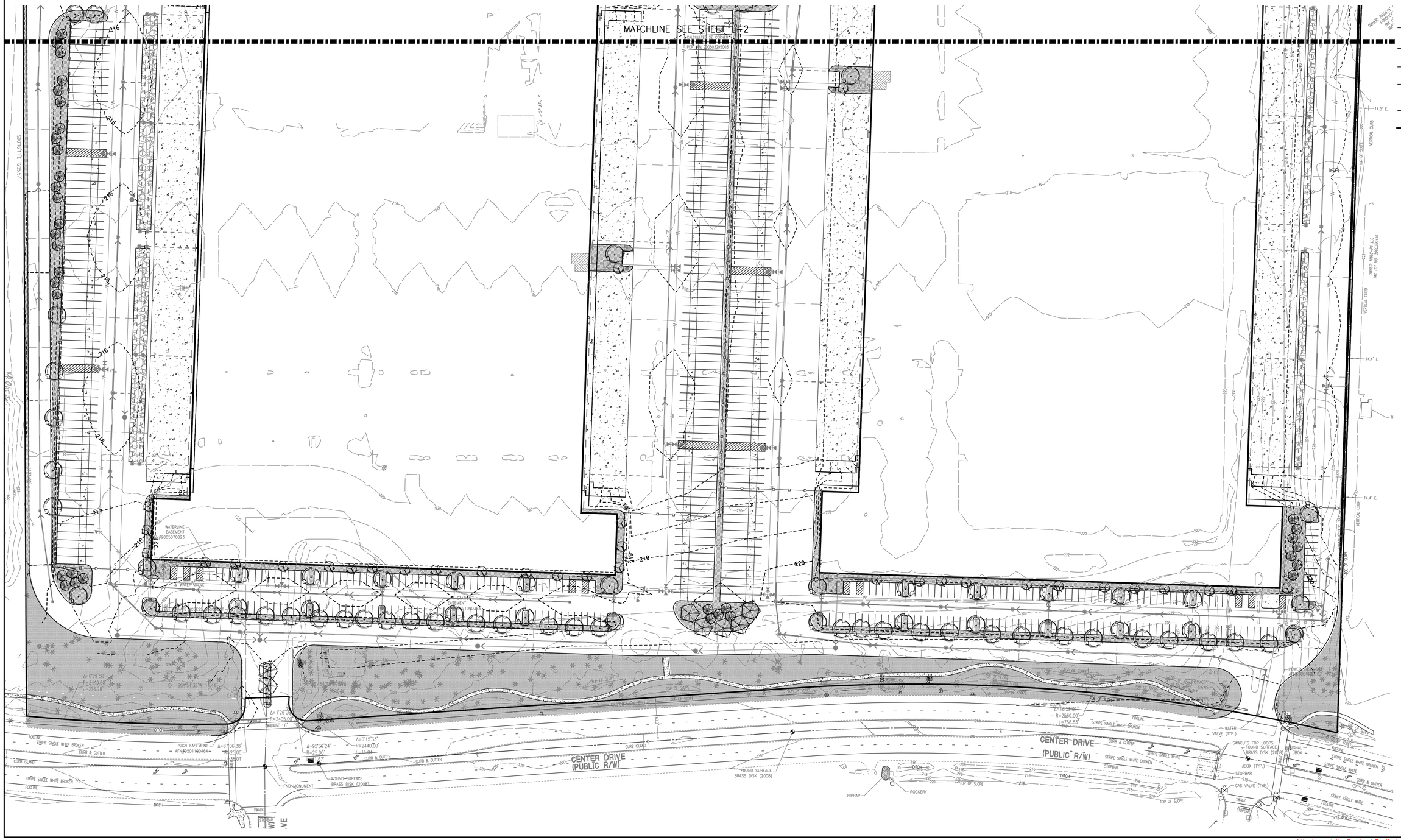
TOTAL SITE AREA: 4,058,050 SQ FT (93.16 ACRES)
MINIMUM 20% LANDSCAPING REQUIRED
4,058,050 x 20% = 811,610 SQ FT OF LANDSCAPING REQUIRED
851,988 SQUARE FEET OF LANDSCAPING SHOWN
20.995% LANDSCAPING PROVIDED

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."



No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PLAN FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON · JEFF M. VARLEY · LICENSED NO. 774 EXP. 12-25-19 · LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal 1"=60' Vertical –

Designed JMV
Drawn JMV
Checked JMV
Approved CP
Date 2/2/17

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KENT, WA 98032
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Job Number 18713

Sheet L-1 of 4

File:P:\18000s\18713\engineering\18713-L.dwg Date/time:4/3/2018 3:26 PM Scale:1" = 1' WDUNLAP Xref: -----

PRELIMINARY LANDSCAPE PLAN
FOR
DUPONT CORPORATE CENTER

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

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

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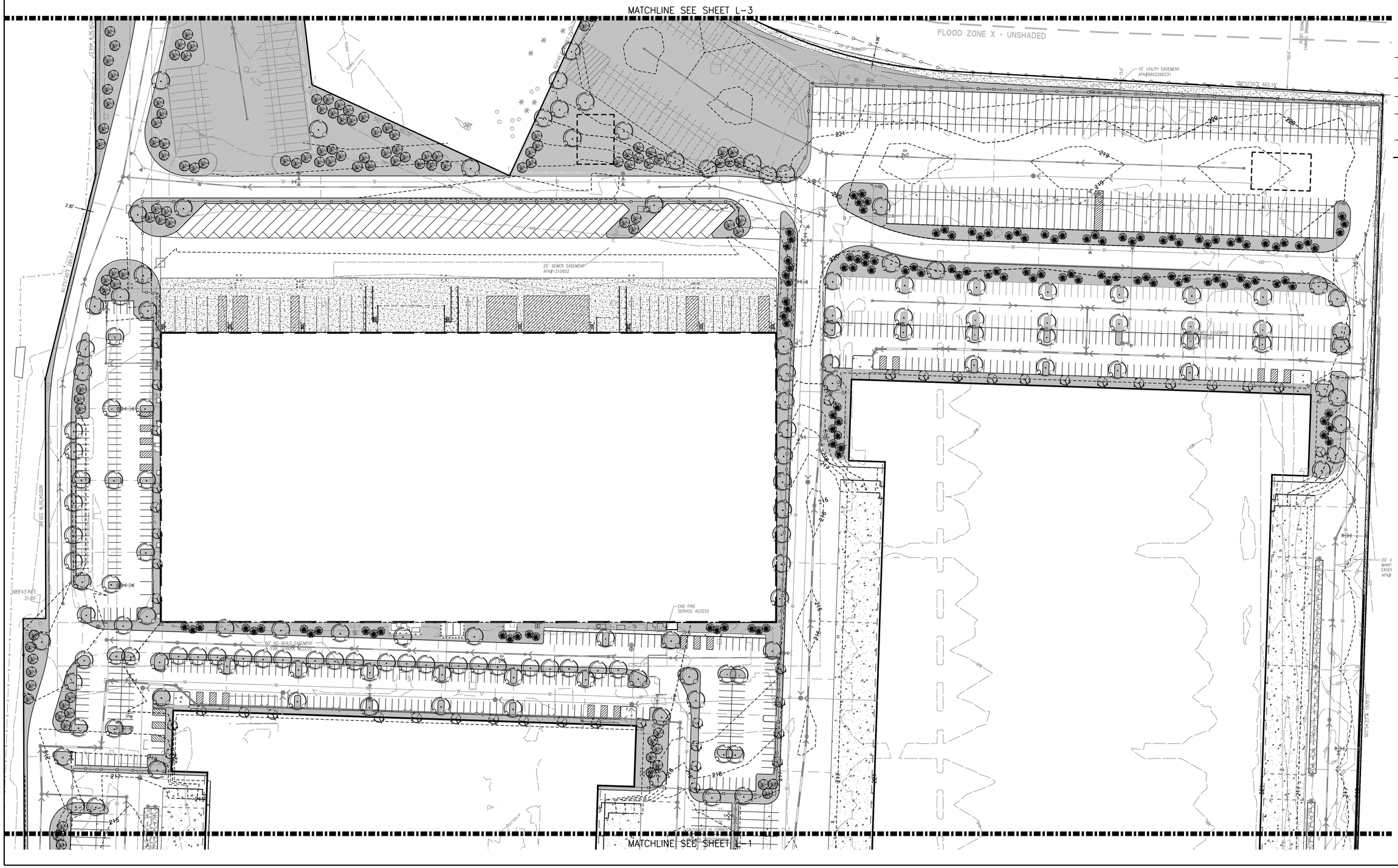

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PLAN FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON
JEFF M. VARLEY
LICENSE NO. 774 EXP. 12/25/19
LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal 1"=60' Vertical -

Designed JMV
Drawn JMV
Checked JMV
Approved CP
Date 2/2/17

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Job Number 18713

Sheet L-2 of 4

File:P:\18000s\18713\engineering\18713-L.dwg Date/Time:4/3/2018 3:26 PM Scale:1" = 1' WDUNLAP Xref: ----

PRELIMINARY LANDSCAPE PLAN
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=60'

0 30 60 120

"APPROVED FOR CONSTRUCTION"

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DATE: _____
CITY OF DUPONT

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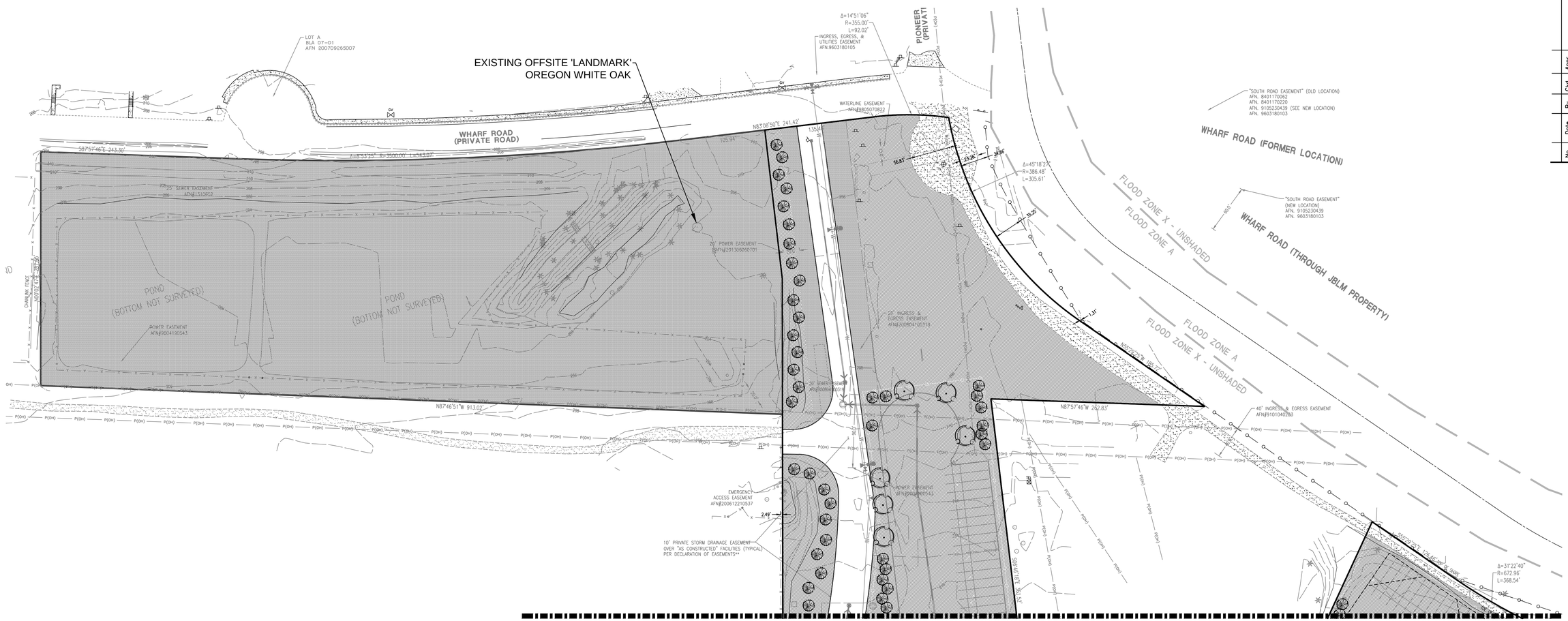

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PLAN FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON
JEFF M. VARLEY
LICENSE NO. 774 EXP. 12-15-19
LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal 1"=60'
Vertical -

Designed JMV
Drawn JMV
Checked JMV
Approved CP
Date 2/2/17

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Job Number 18713

Sheet L-3 of 4

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PRELIMINARY LANDSCAPE PLAN
FOR
DUPONT CORPORATE CENTER

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

"APPROVED FOR CONSTRUCTION"

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DATE: _____
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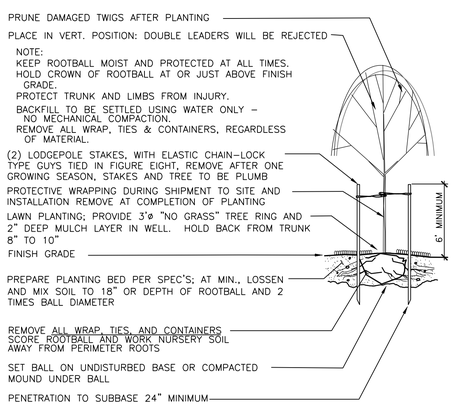
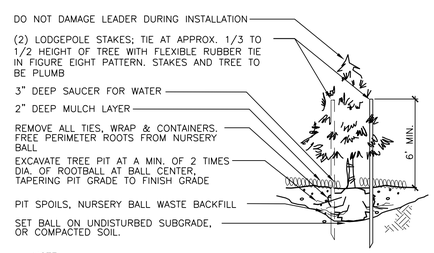
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES:				
	ZELKOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELKOVA OR OTHER MEDIUM-LARGE DECIDUOUS TREE	2" CAL. B & B	AS SHOWN ON PLAN		FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	MAGNOLIA SOULANGIANA / MAGNOLIA OR OTHER MEDIUM-SIZE DECIDUOUS TREE	2" CAL. B & B	AS SHOWN ON PLAN		FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	ACER CIRCINATUM / VINE MAPLE OR OTHER SMALL DECIDUOUS TREE	8'-10' HT. MIN. B & B	AS SHOWN ON PLAN		FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE OR OTHER NATIVE EVERGREEN TREE	6' HT. MIN. B & B	AS SHOWN ON PLAN		FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	THUJA PLICATA 'EXCELSA' / COLUMNAR WESTERN RED CEDAR	6' HT. MIN. B & B	AS SHOWN ON PLAN		FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	SHRUBS:				
	ROSA NUTKANA / NOOTKA ROSE	1-GALLON	AS SHOWN		FULL, MIN. 3 STEMS, NATIVE
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	1-GALLON	AS SHOWN		FULL, NATIVE
	OEMLERIA CERASIFORMIS / INDIAN PLUM	1-GALLON	AS SHOWN		FULL, NATIVE
	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	1-GALLON	AS SHOWN		FULL, MIN. 3 STEMS, NATIVE
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	1-GALLON	AS SHOWN		FULL, NATIVE
	RIBES SANGUINEUM / RED FLOWERING CURRANT	1-GALLON	AS SHOWN		FULL, NATIVE
	SYMPHORICARPOS ALBUS / SNOWBERRY	1-GALLON	AS SHOWN		FULL, NATIVE
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	1-GALLON	AS SHOWN		FULL, NATIVE
	CALAMAGROSTIS ACUTOFOLIA 'KARL FOERSTER' / REED FEATHER GRASS	1-GALLON	AS SHOWN		FULL AND BUSHY
	PENNISETUM ALOP. 'HAMELN' / FOUNTAIN GRASS	1-GALLON	AS SHOWN		FULL AND BUSHY
	NANDINA DOMESTICA 'MOON BAY' / NANDINA	1-GALLON	AS SHOWN		FULL AND BUSHY
	VIBURNUM DAVIDII / DAVID VIBURNUM	1-GALLON	AS SHOWN		FULL AND BUSHY
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / BLUE OAT GRASS	1-GALLON	AS SHOWN		FULL AND BUSHY
	EUONYMUS FORTUNEI 'EMERALD N GOLD' / EUONYMUS	1-GALLON	AS SHOWN		FULL AND BUSHY
	GROUNDCOVERS:				
	GAULTHERIA SHALLON	1 GAL.	36" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	ARCTOSTAPHYLLOS 'MASSACHUSETTS' / KINNIKINNIK	1 GAL.	36" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	VINCA MINOR / DWARF PERIWINKLE	1 GAL.	36" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	EXISTING LANDSCAPING TO REMAIN. PROTECT DURING CONSTRUCTION				



DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.
WORK PERIMETER ROOTS FREE OF NURSERY BALL.
BALL & PIT TO BE COURSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

60-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 60 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT ONE (1) COPY OF THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
- A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- C) TREE STAKING AND GUYING MATERIALS.
- D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.
- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:
  PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION:
  NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO NORTHERN LIGHTS ANALYTICAL & CONSULTING INC. RAVENSDALE WA, TEL. 253-653-5770 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

- A) TOPSOIL:
  CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- B) TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.
- C) TOPSOIL PREPARATION AND INSTALLATION:
  1. VERIFY SUBGRADES TO -7 INCHES IN LANDSCAPE AREAS AND -18/24 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AND MULCH.
  2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
  3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
  4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
  5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
  6. PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.
- D) TOPSOIL PLACEMENT:
  1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
  2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL, IN ALL LANDSCAPE AREAS AND A MINIMUM 12 INCH LIFT IN ALL PARKING LOT ISLANDS, FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
  3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

ORGANIC MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), HEMLOCK/FIR BARK. FINE TEXTURED AND DARK BROWN IN COLOR.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PLAN FOR DUPONT CORPORATE CENTER

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

STATE OF WASHINGTON
JEFF M. VARLEY
LICENSED NO. 774 EXP. 3/25/19
LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal N/A; Vertical -

Designed JMV
Drawn JMV
Checked JMV
Approved CP
Date 2/2/17

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

Job Number 18713

Sheet L-4 of 4

File:P:\18000s\18713\engineering\18713-L.dwg Date/time:4/3/2018 3:26 PM Scale:1 = 1 WDUNLAP Xref: ----

WASHINGTON FORESTRY CONSULTANTS, INC.
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS
W F C I
360/943-1723
FAX 360/943-4128
1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

-Preliminary Tree Retention Plan-

Intel Re-Development Site

2800-2980 Center Drive
DuPont, WA

Prepared for: CRG Services Management, LLC

Prepared by: Washington Forestry Consultants, Inc.

Report Date: March 12, 2018

Introduction

The project proponent is planning to build additional warehouses on the current Intel site on 93.16 acres in DuPont, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to **DuPont Municipal Code 25.120 Tree Retention**.
- Make recommendations for tree retention, along with any required protection and cultural measures.

Observations

Methodology

WFCI has evaluated all trees 4 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project. Planted landscape trees were 100% tallied, and native trees growing in the perimeter areas were evaluated using sample plots. A tree risk assessment was done for potential save trees.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees during Land Development.

Site Description

The site consists of one tax parcel. It is relatively flat, with some residual forested buffers on the southern, eastern, and northern perimeters from the original development. There are currently 3 buildings on site with a large parking lot area with planted landscaping trees. The site is

bordered to the east and west by other commercial businesses, to the north by Warf Rd., and to the south by Center Dr.

Soil Depth and Productivity

According to the USDA Web Soil Survey, there is one soil type on this site. It is the Spanaway gravelly sandy loam (41A). A description of this soil type is provided below.

Figure 1. Soil Type Aerial Photo Map

Spanaway gravelly sandy loam is a very deep, somewhat excessively drained soil found on terraces. It is formed in glacial outwash and volcanic ash. Permeability is moderately rapid in the subsoil and very rapid in the substratum. Available water capacity is low. The effective rooting depth for trees is 48 inches or more. The potential for windthrow of trees is slight under normal conditions. New trees require irrigation for establishment.

Tree Conditions

There are 2 forest cover types on this site for purposes of description. An inventory of each stand was conducted to determine the composition and health of the forest. A total of 3,532 trees

were evaluated, but only 2,895 were healthy, long-term trees. The following is a description of the forest cover types:

Type I. -- This type is predominantly a natural conifer forest and includes 13 acres of the 93.16 acre parcel. It is located along the southern, eastern, and northern perimeters of the property. Douglas-fir (*Pseudotsuga menziesii*) is the primary species. Lesser numbers of black cottonwood (*Populus trichocarpa*), paper birch (*Betula papyrifera*), Japanese black pine (*Pinus thunbergii*), and Oregon white oak (*Quercus garryana*) also occur. Pacific madrone (*Arbutus menziesii*) is also present, but very few trees are of significant size.

A total of 2,077 healthy trees exist in this type. They range in diameter from 6 to 38 inches DBH. All of the trees listed here are considered sound, healthy, long-term trees mostly in the dominant and co-dominant crown class.

Table 1. Summary of Significant Trees in Type I.

Species	DBH Range (in)	Total # of Healthy Trees*	Species Composition
Douglas-fir	4-38	1,828	88%
Black Cottonwood	4-18	160	7.7%
Oregon White Oak	10-28	79	3.8%
Japanese Black Pine	6-11	10	0.5%
Total	**4-38**	**2,077**	**100%**

**Does not include dead, diseased, or hazardous trees.*

Understory plants include native grasses, salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*), Scotch broom (*Cytisus scoparius*), blackberry (*Rubus armeniacus*), salmonberry (*Rubus spectabilis*), sword fern (*Polystichum munitum*), Oregon grape (*Mahonia aquifolium*), and common snowberry (*Symphoricarpos albus*).

Photo 1: View of Cover Type I, which includes an irrigated area along a path near Center Dr.

Type II. -- This type consists of the planted landscape trees near the parking lot, including some along the perimeter forests. Multiple species exist in this type with red oak (*Quercus rubra*), Callery pear (*Pyrus calleryana*), Freeman's maple (*Acer freemanii*), Leyland cypress (*Cupressus x. leylandii*), and Douglas-fir making up the majority of the planted trees. Other species include but are not limited to paper birch, western redcedar (*Thuja plicata*), incense-cedar (*Calocedrus decurrens*), Austrian black pine (*Pinus nigra*), flowering plum (*Prunus cerasifera*), and black cottonwood.

A 100% tally of the trees in Type II was done. A total of 818 healthy trees exist in this type. They range in diameter from 4 to 16 inches DBH. For the purposes of description, all are considered sound, healthy, long-term trees, mostly in the dominant and co-dominant crown class.

Table 2. Summary of Trees in Type II.

Species	DBH Range (in)	Total # of Healthy Trees*	Species Composition
Red Oak	4-16	185	22.6%
Callery Pear	4-12	172	21%
Freeman Maple	4-14	120	14.7%
Leyland Cypress	6-14	120	14.7%
Birch	4-12	92	11.2%
Douglas-fir	4-14	84	10.3%
Black Cottonwood	4-12	16	2%
Other	4-14	29	3.5%
Total	**4-16**	**818**	**100%**

** Does not include dead, diseased, or hazardous trees.*

The condition of these trees is fair to good. Nearly all of the trees in this type potentially can be retained, when only tree health is considered.

Understory plants include planted ornamental landscaping plant materials.

Photo 2: View of Cover Type II – the planted landscape.

Landmark Trees

There is one landmark Oregon white oak tree. It is a 28-inch DBH tree growing in the northwest corner of the parcel. It was protected during the original development of the parcel, and will remain protected during this new construction since no work will be taking place near this tree. See map in Attachment 1 for the approximate location of this tree.

Off-Site Impacts

Tree removal on this parcel will not impact trees on surrounding parcels.

Recommendations

Potential Tree Retention

This property is located in the Manufacturing/Research Park zoning district of DuPont. The DuPont Municipal Code (DMC) requires that a minimum of 1.5 trees per acre shall be retained on this 93.16 acre site. Therefore, at least 140 healthy trees will need to be retained on site.

The preliminary site plan shows that the new construction will extend to the edges of the parcel on the east, west, and north sides; and close to the southern edge. Most of the trees on site are located in Type I, near the edges of the parcel. If trees near the southern property line, as well as two small areas in the northern portion of the parcel are retained, the tree retention requirement should be met. See site plan map in Attachment 2 for tree retention area locations.

The following is a summary of the proposed tree retention:

Total Project Acreage:	93.16 acres
Total # of Healthy Trees:	2,895 trees
Tree Retention Requirement (1.5 Trees per Acre):	140 trees
Projected Tree Retention:	
Tree Retention Area A (0.21 acres)	26 trees
Tree Retention Area B (1.78 acres)	293 trees
Total Projected Trees in Tree Retention Areas	319 trees
Excess of Tree Retention over the Tree Requirement	179 trees
Projected # of Healthy Trees to be Removed	2,576 trees

Tree Replacement

No tree replacement is required beyond that required by the landscape code requirements.

Tree Protection Measures

Trees to be saved must be protected during construction by a six foot high temporary chain link fencing (Attachment #7), located 5 feet outside of the drip line of the trees. Placards shall be placed on the fencing every 50 feet indicating the words, "NO TRESPASSING - Protected Trees". The individual CRZ are a radius of one foot for each one inch of DBH (6 feet minimum), unless otherwise delineated by WFCI.

Tree protection fences should be placed around the edge of the critical root zone (CRZ). The fence should be erected after logging but prior to the start of clearing. The fences should be maintained until the start of the landscape installation.

There should be no equipment activity (including rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the CRZ. Cuts or fills should impact no more than 25% of a tree's root system. If topsoil is added to the root zone of a protected tree, the depth should not exceed 2 inches of a sandy loam or loamy fine sand topsoil and should not cover more than 25% of the root system.

If roots are encountered outside the CRZ during construction, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacted by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved with mitigating measures, or if the tree should be removed.

Pruning and Thinning

All individual trees to be saved near or within developed areas should have their crowns raised to provide a minimum of 8 feet of ground clearance over sidewalks and landscape areas, 15 feet over parking lots or streets, and at least 10 feet of building clearance.

All pruning should be done according to the ANSI A300 standards for proper pruning, and be completed by an International Society of Arboriculture Certified Arborist®, or be supervised by a Certified Arborist®.

Conclusions and Timeline for Activity

1. At least 140 trees (1.5 healthy trees per acre) need to be retained. A total of 316 trees are projected to be within the 2 tree protection areas. No tree replacement should be required.
2. The final, approved tree protection plan map should be included in the construction drawings for bid and construction of the project and should be labeled as such.
3. Stake and heavily flag the clearing limits.
4. Contact WFCI to attend pre-job conference and discuss tree protection issues with contractors. WFCI can verify all trees to be saved and/or removed are adequately marked for retention. A tally of the trees within the final tree retention area boundaries can be done at this time to confirm that the minimum 140 tree retention requirement is met.

5. Complete logging. Complete necessary hazard tree removals and invasive plant removals from the tree protection areas. No equipment should enter the tree protection areas during logging.
6. Install tree protection fences along the 'limits of construction'. The fences should be located at the limits of construction or 5 feet outside of the drip line of the save tree or as otherwise specified by WFCI. Maintain fences throughout construction.
7. Complete clearing of the project.
8. Do not excavate stumps within 10' of trees to be saved. These should be individually evaluated by WFCI to determine the method of removal.
9. Complete all necessary pruning on save trees or stand edges to provide at least 8' of ground clearance near sidewalks and trails, and 15' above all driveways or access roads.
10. Complete grading and construction of the project.

Summary

We found 2,895 healthy significant trees on site, including 1 Landmark Oregon white oak (Tree Retention Area A). The City of DuPont requires that 1.5 healthy trees per acre are retained in a Manufacturing/Research Park zoned site. Therefore, at least 140 trees will need to be retained as part of this project. This plan retains (projected) 319 trees within 2 tree retention areas. No tree replacement plan should be required.

The single Landmark Oregon White Oak tree is in Tree Retention Area A and will not be impacted by the project.

Please give us a call if you have further questions.

Respectfully submitted,

Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129BU
Certified Forester No. 44
ISA Tree Risk Assessor Qualified

Riley Stark, Professional Forester
ISA Certified Arborist®,
Municipal Specialist, PN-7780AM
ISA Tree Risk Assessor Qualified

attachments

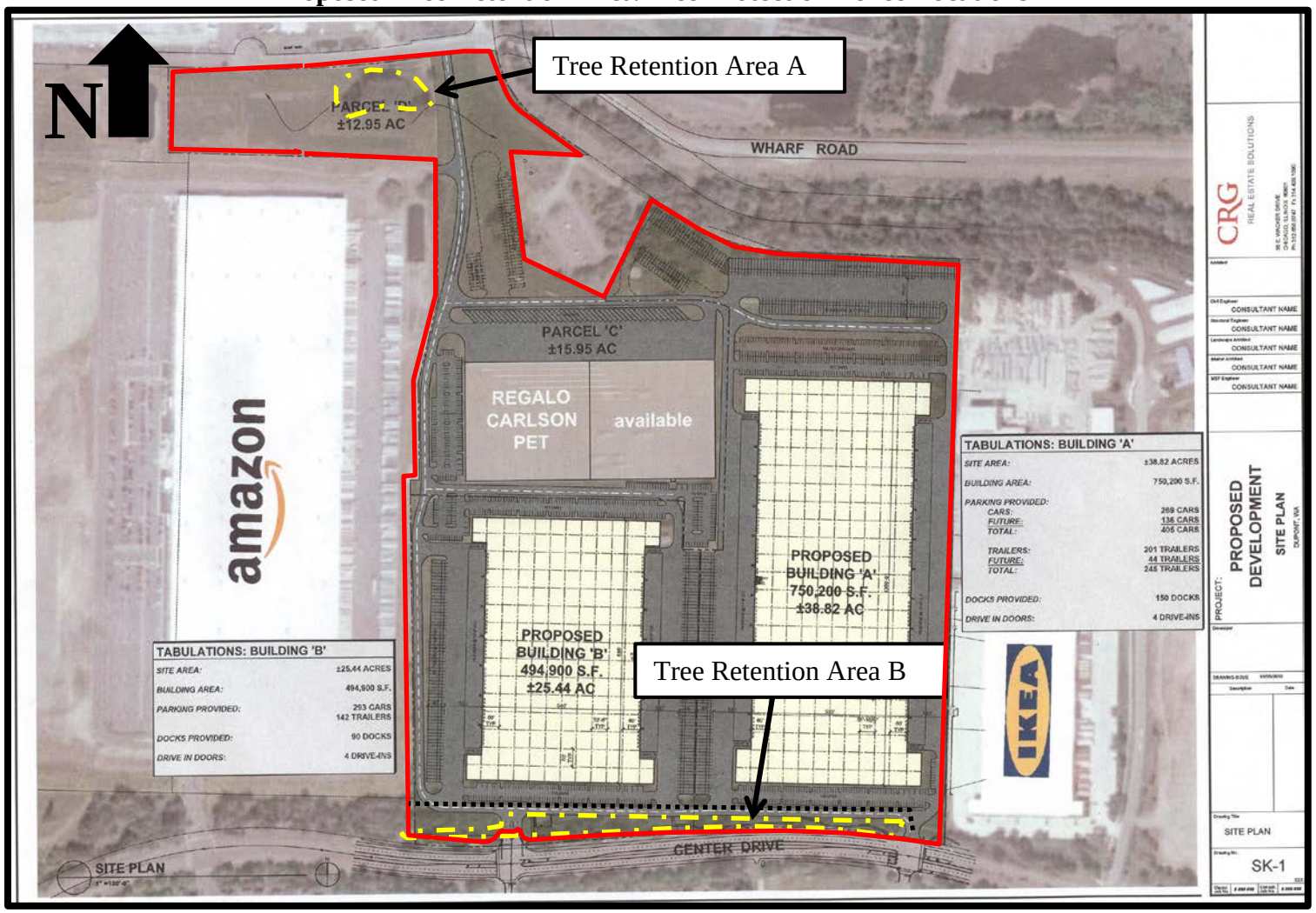
Attachment 1. Aerial Photo of Intel Re-development Site with Forest Cover Types

(Pierce County PublicGIS – 2014 Aerial Photo)

Approximate Site Boundary
Type Boundaries
Landmark Oregon White Oak tree

Attachment 2. Intel Re-development Site Plan

Proposed Tree Retention Area/Tree Protection Fence Locations*



Parcel Boundary

Tree Protection Area

Tree Protection Fence Location

Attachment 3. Individual Tree Rating Key for Tree Condition

RATING	SYMBOL	DEFINITION
Very Good	**VG**	• Balanced crown that is characteristic of the species • Normal lateral and terminal branch growth rates for the species and soil type • Stem sound, normal bark vigor • No root problems • No insect or disease problems • Long-term, attractive tree
Good	**G**	• Crown lacking symmetry but nearly balanced • Normal lateral and terminal branch growth rates for the species and soil type • Minor twig dieback O.K. • Stem sound, normal bark vigor • No root problems • No or minor insect or disease problems – insignificant • Long-term tree
Fair	**F**	• Crown lacking symmetry due to branch loss • Slow lateral and terminal branch growth rates for the species and soil type • Minor and major twig dieback – starting to decline • Stem partly unsound, slow diameter growth and low bark vigor • Minor root problems • Minor insect or disease problems • Short-term tree 10-30 years
Poor	**P**	• Major branch loss – unsymmetrical crown • Greatly reduced growth • Several structurally import dead or branch scaffold branches • Stem has bark loss and significant decay with poor bark vigor • Root damage • Insect or disease problems – remedy required • Short-term tree 1-10 years
Very Poor	**VP**	• Lacking adequate live crown for survival and growth • Severe decline • Minor and major twig dieback • Stem unsound, bark sloughing, previous stem or large branch failures, very poor bark vigor • Severe root problems or disease • No or minor insect or disease problems • Mortality expected within the next few years
Dead	**DEAD**	• Dead

Cultural Care Needs:

ABBRV.	ACTIVITY	DESCRIPTION
CC	**Crown Cleaning**	Pruning of dead, dying, diseased, damaged, or defective branches over 1/2 inch in diameter –includes removal of dead tops
CT	**Crown Thinning**	Pruning of branches described in crown cleaning, plus thinning of up to 20% of the live branches over ½ inch diameter. Branch should be 1/3 to ½ the diameter of the lateral branch. Thinning should be well distributed throughout crown of tree, and should release healthy, long-term branches.
RC	**Crown Reduction**	Reduction of the crown of a tree by pruning to lateral branches. Generally used to remove declining branches or to lighten end weight on long branches.
CR	**Crown Raising**	Pruning of lower branches to remove deadwood or to provide ground or building clearances.
RMV	**Remove**	Remove tree due to decline or hazardous conditions that cannot be mitigated by pruning.
RS	**Remove Sprouts**	Remove basal sprouts from stem of tree.
Rep	**Replace**	Tree is small – is in decline or dead. Replace with suitable tree species.
HT	**Hazard Tree**	Tree is hazardous and cannot be mitigated by pruning. Recommendation is to remove tree.
None	**No Work**	No work necessary at this time.

Attachment 4. Tree Risk Assessment – A Description of the Process

The purpose of this document is to summarize the methodology of modern tree risk assessment for users of this type of information. This methodology has been put into place by the International Society of Arboriculture and has been in use in its present form since 2013. It updates the initial changes put into place in 2011.

Tree risk assessment is the systematic and qualitative process to identify, analyze, and evaluate tree risk. Tree risk evaluation is the process of comparing the assessed risk against given risk criteria to determine the significance of the risk. This methodology is based on the ANSI A300 standard[1] for tree risk assessment. This standard is supported by a best management practices guide[2].

Those qualified to do tree risk assessment have the qualification from the International Society of Arboriculture called **'Tree Risk Assessor Qualified.'** The methodology for tree risk assessment is more recently detailed in the authoritative tree risk assessment manual[3], which provides the state of the art for tree risk assessment.

Risk is the evaluation and categorizing of both the likelihood (probability) of occurrence of a tree or tree part failure, and the severity of consequences (value of and damage to the target that is impacted). The magnitude of risk can be categorized and compared to the client's tolerances to determine if the risk is acceptable.

Tree risk management is the application of policies, procedures and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk. It is up to the tree owner to determine what level of risk they are able to tolerate, and to conduct any mitigation required when that risk is unacceptable.

There are 3 levels of tree risk assessment:

Level 1 – assessment is limited to a visual assessment of the tree(s) near specified targets, such as along roadways or utility rights-of-ways to identify specified conditions or obvious defects. Assessment shall be from a specified perspective such as foot, vehicle, or aerial patrol.

Level 2 – assessment shall include a 360 degree, ground based visual inspection of the tree crown, trunk, trunk flare, above-ground roots, and site conditions around the tree in relation to targets. It may include sounding the stem to look for internal decay and/or the use of hand tools, or binoculars to view the crown better. Surrounding site conditions are also evaluated.

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[1] ANSI A300 (Part 9 – 2011) – *American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Management – Standard Practices (Tree Risk Assessment a. Tree Structure Assessment).* American National Standards Institute, Inc. Washington D.C. 14 pgs.

[2] Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. 2011. *Best Management Practices – Tree Risk Assessment.* International Society of Arboriculture. Champaign, IL.

[3] Dunster, Dr. Julian et al. 2013. *Tree Risk Assessment Manual.* International Society of Arboriculture. Champaign, IL.

Level 3 – all of the level 2 techniques, plus advanced methodologies such as coring or drilling the tree stem or roots to look for decay, a climbing assessment, probing, pull testing, or radiation, sonic, or subsurface root assessments.

In tree risk assessment, **targets** are people who could be injured, property that may be damaged, or activities that could be disrupted by a tree failure. A tree must have a target for there to be a risk rating higher than 'Low'. The target has a value and people are the highest value target, followed by structures, cars and other high value objects. Fences would be a low value target. As part of a target assessment, the assessor considers if the target can be moved out of reach of the tree or tree part that might fail, or if people could be excluded from the target area of the tree.

As part of the risk analysis, the assessor must conduct a site analysis. This may include looking for signs of recent tree removal that may expose a previously sheltered subject tree to winds, construction activity that severed roots of the tree, or other site or soils conditions/changes that affected drainage or tree health.

Defects often predispose a tree or part of a tree to failure. A key part of tree risk assessment is to categorize the likelihood of failure of the tree or a defective part. The tree or defect is examined, and the likelihood of failure is categorized in a matrix (below) as: **Improbable, Possible, Probable, or Imminent**. A tree with a lifting root plate would likely be categorized as 'Imminent' to fail. A tree with a broken and hanging branch that is still attached would likely be categorized as 'Improbable' or 'Possible.' Cracks in a trunk or branch would likely be categorized as 'Probable' or 'Imminent' to fail.

This rating of **'Likelihood of Failure'** is then brought forward into the Likelihood of Failure and Impact matrix to assign a level of risk of the tree. The level of risk is then categorized as **Low, Moderate, High, or Extreme.**

The following 2 tables are used by Tree Risk Assessor Qualified professionals to rate the risk of the tree. Note: this system does not use a numerical rating system as old systems used.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Attachment 5. Description of Tree Evaluation Methodology

The evaluation of the tree condition on this site included the visual assessment of:

1. Live-crown ratio,
2. Lateral and terminal branch growth rates,
3. Presence of dieback in minor and major scaffold branches and twigs,
4. Foliage color,
5. Stem soundness and other structural defects,
6. Visual root collar examination,
7. Presence of insect or disease problems.
8. Wind firmness: if tree removal will expose this tree to failure.

In cases where signs of internal defect or disease were suspected, a core sample was taken to look for stain, decay, and diameter growth rates. Also, root collars were exposed to look for the presence of root disease.

In all cases, the overall appearance of the tree was considered relative to its ability to add value to either an individual lot or the entire subdivision. Also, the scale of the tree and its proximity to both proposed and existing houses was considered.

Lastly, the potential for incorporation into the project design is evaluated, as well as potential site plan modifications that may allow otherwise removed tree(s) to be both saved and protected in the development.

Trees that are preserved in a development must be carefully selected to make sure that they can survive construction impacts, adapt to a new environment, and perform well in the landscape. Healthy, vigorous trees are better able to tolerate impacts such as root injury, changes in soils moisture regimes, and soil compaction than are low vigor trees.

Structural characteristics are also important in assessing suitability. Trees with significant decay and other structural defects that cannot be treated are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.

Trees that have developed in a forest stand are adapted to the close, dense conditions found in such stands. When surrounding trees are removed during clearing and grading, the remaining trees are exposed to extremes in wind, temperature, solar radiation, which causes sunscald, and other influences. Young, vigorous trees with well-developed crowns are best able to adapt to these changing site conditions.

Attachment 6. Glossary of Forestry and Arboricultural Terminology

DBH: Diameter at Breast Height (measured 4.5 ft. above the ground line on the high side of the tree).

Live Crown Ratio: Ratio of live foliage on the stem of the tree. Example: A 100' tall tree with 40 feet of live crown would have a 40% live crown ratio. Conifers with less than 30% live crown ratio are generally not considered to be long-term trees in forestry.

Crown: Portion of a trees stem covered by live foliage.

Crown Position: Position of the crown with respect to other trees in the stand.

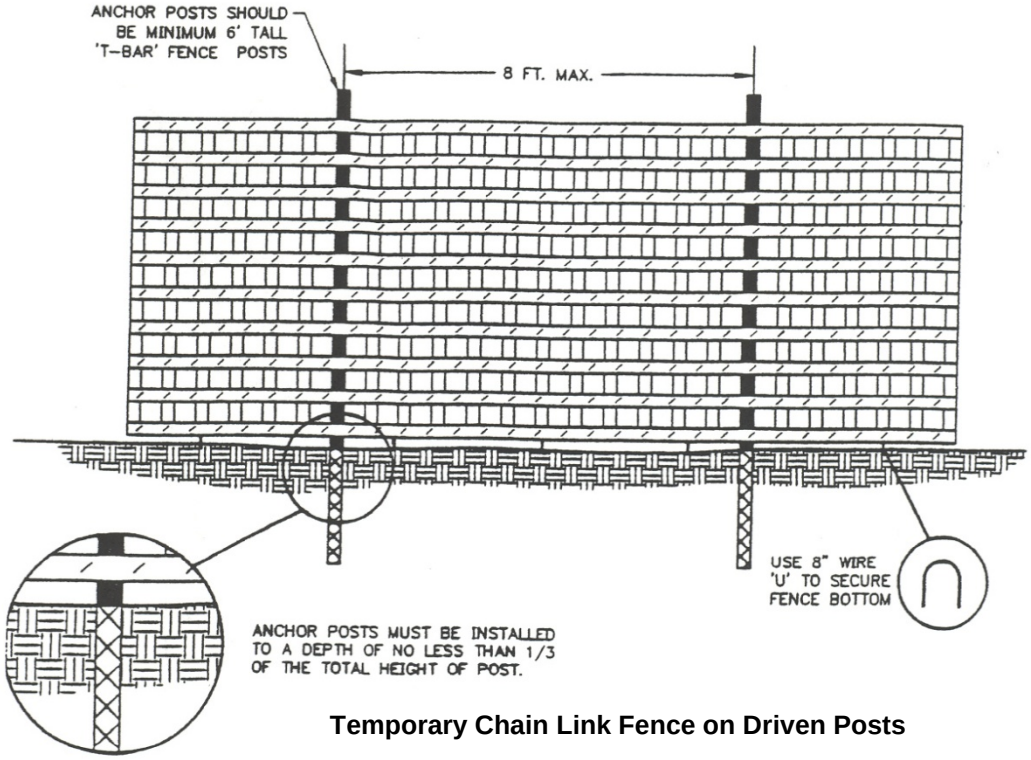
Dominant Crown Position: Receives light from above and from the sides.

Codominant Crown Position: Receives light from above and some from the sides.

Intermediate Crown Position: Receives little light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Suppressed Crown Position: Receives no light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Attachment 7. Tree Protection Fence Detail



Temporary Chain Link Fence on Driven Posts

THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT WFCI PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

Attachment 8. Assumptions and Limiting Conditions

1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.

3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.

4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5) Loss or alteration of any part of this report invalidated the entire report.

6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.

7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.

8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.

9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.

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First American

Owner's Policy

Owner's Policy of Title Insurance
ISSUED BY
First American Title Insurance Company
POLICY NUMBER
5011453-NCS-873738-WA1

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

(This Policy is valid only when Schedules A and B are attached)

This Jacket was created electronically and constitutes an original document

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Attachment 1k - Title Report

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5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

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(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant 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 Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

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

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

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

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

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9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including 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, adverse to the Title, as insured.

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

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

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

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way; Santa Ana, CA 92707. Phone: 888-632-1642.**

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Name and Address of Title Insurance Company:
First American Title Insurance Company, 1 First American Way, Santa Ana, CA 92707.

NOTICE: This is a pro-forma policy furnished to or on behalf of the party to be insured. It neither reflects the present status of title, nor is it intended to be a commitment to insure. The inclusion of endorsements as part of the pro-forma policy in no way evidences the willingness of the Company to provide any affirmative coverage shown therein.

There are requirements which must be met before a final policy can be issued in the same form as this pro-forma policy. A commitment to insure setting forth these requirements should be obtained from the Company.

PRO FORMA AS OF DECEMBER 27, 2017

File No.: NCS-873738-WA1

Address Reference: 2700-2800 Center Drive, DuPont, WA

Amount of Insurance: $60,000,000.00

Premium: $_____

Date of Policy: Date of Recording at Time of Recording

1. Name of Insured:

   Center Drive, LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Center Drive, LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

   PARCEL A:

   THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND OF THE SOUTHWEST QUARTER OF SECTION 24 AND OF THE NORTHWEST QUARTER OF SECTION 25 AND OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 AS SHOWN ON THAT RECORD OF SURVEY BY ESM, INC., RECORDED MARCH 5, 1993 UNDER RECORDING NO. 9303050249;
   THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, SOUTH 02°06'11" WEST, 5326.14 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 23 AS SHOWN ON

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SAID RECORD OF SURVEY;
THENCE ALONG SAID NORTH-SOUTH CENTERLINE, NORTH 02°06'11" EAST, 7.47 FEET;
THENCE SOUTH 87°53'49" EAST, 90.00;
THENCE NORTH 02°06'11" EAST, 1603.56 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 39.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'36" TO A POINT OF TANGENCY;
THENCE SOUTH 87°58'13" EAST, 683.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 87°58'13" EAST, 243.31 FEET TO A POINT OF CURVATURE;
THENCE EASTERLY, 543.07 FEET ALONG THE ARC OF TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'24" TO A POINT OF TANGENCY;
THENCE NORTH 83°08'23" EAST, 241.43 FEET TO A POINT OF CURVATURE;
THENCE EASTERLY 92.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 355.00 FEET, THROUGH A CENTRAL ANGLE OF 14°51'02" TO THE WESTERLY MARGIN OF THE PUGET SOUND OUTFALL CHANNEL AS CONVEYED BY DEED RECORDED UNDER RECORDING NO. 1674527 AND AS SHOWN ON SAID RECORD OF SURVEY BY ESM, INC.;
THENCE ALONG SAID WESTERLY MARGIN SOUTHEASTERLY 305.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 386.48 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 79°48'35" EAST, THROUGH A CENTRAL ANGLE OF 45°18'27" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID WESTERLY MARGIN, SOUTH 55°29'52" EAST, 185.72 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT EASEMENT CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED APRIL 19, 1990 UNDER RECORDING NO. 9004190543;
THENCE ALONG SAID EASTERLY EXTENSION, NORTH 87°58'13" WEST 262.83 FEET TO THE CENTERLINE OF THAT 25 FOOT WIDE SANITARY SEWER EASEMENT CONVEYED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1310652;
THENCE ALONG SAID CENTERLINE, SOUTH 06°46'45" EAST 361.52 FEET TO THE CENTERLINE OF A 45 FOOT STRIP OF LAND WHICH CONTAINS SAID 25 FOOT WIDE SANITARY SEWER EASEMENT RECORDED UNDER RECORDING NO. 1310652 AND A 20 FOOT WIDE SANITARY SEWER EASEMENT RECORDED UNDER RECORDING NO. 1836680;
THENCE ALONG SAID CENTERLINE OF THE 45 FOOT WIDE STRIP, SOUTH 65°14'45" EAST, 300.00 FEET;
THENCE NORTH 24°45'15" EAST, 367.30 FEET TO SAID SOUTHWESTERLY MARGIN OF THE PUGET SOUND OUTFALL CHANNEL;
THENCE ALONG SAID SOUTHWESTERLY MARGIN, SOUTH 55°29'52" EAST, 126.46 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, 368.54 FEET ALONG AT THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 672.96 FEET, THROUGH A CENTRAL ANGLE OF 31°22'40" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, SOUTH 86°52'32" EAST, 603.19 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE PLAT OF "NORTHWEST LANDING INDUSTRIAL PARK DIVISION 2" AS RECORDED AUGUST 18, 1994 UNDER RECORDING NO. 9408180545;
THENCE ALONG SAID NORTHERLY EXTENSION, THE WESTERLY LINE OF SAID PLAT AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 01°53'56" WEST, 1972.18 FEET TO THE NORTHERLY MARGIN OF CENTER DRIVE AS CONVEYED BY THOSE INSTRUMENTS RECORDED NOVEMBER 27, 1990 AND DECEMBER 23, 1991 UNDER RECORDING NOS. 9011270235 AND 9112230169;
THENCE ALONG SAID NORTHERLY MARGIN, WESTERLY 758.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2560.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 13°07'15" WEST, THROUGH A CENTRAL ANGLE OF 16°59'01" TO A POINT OF TANGENCY;
THENCE SOUTH 86°08'14" WEST, 653.40 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, WESTERLY 11.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2440.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'31" TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, NORTHWESTERLY 41.67 FEET

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ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°30'26" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, NORTH 01°54'11" EAST, 7.76 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, WESTERLY 60.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2405.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 03°01'45" WEST, THROUGH A CENTRAL ANGLE OF 01°26'00";
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, SOUTH 01°54'11" WEST, 11.41 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, SOUTHWESTERLY 38.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°06'35" TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, WESTERLY 276.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2440.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'58"
THENCE NORTH 00°16'38" WEST, 1225.57 FEET;
THENCE NORTH 89°43'22" EAST, 31.09 FEET;
THENCE NORTH 00°05'17" WEST, 330.68 FEET;
THENCE NORTH 13°51'13" EAST, 289.93 FEET;
THENCE NORTH 00°05'17" WEST, 464.37 FEET;
THENCE NORTH 87°47'18" WEST, 913.02 FEET;
THENCE NORTH 00°02'20" EAST, 287.65 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1 OF SURVEY RECORDED MARCH 29, 2005 UNDER RECORDING NO. 200503295003, IN PIERCE COUNTY, WASHINGTON).

PARCEL B:

A NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS ESTABLISHED AND SUBSEQUENTLY AMENDED BY DOCUMENTS RECORDED JANUARY 17, 1984, DECEMBER 11, 1990, MAY 23, 1991, AUGUST 24, 1992, JANUARY 10, 1995, MARCH 15, 1995, JANUARY 09, 1996, JANUARY 26, 1996, MARCH 12, 1996, MARCH 18, 1996, SEPTEMBER 11, 1996, DECEMBER 24, 1996, OCTOBER 17, 1997, MARCH 17, 1998, JULY 07, 1998, DECEMBER 20, 1999, NOVEMBER 08, 2000, DECEMBER 06, 2000, JANUARY 08, 2002, SEPTEMBER 18, 2002, APRIL 04, 2003, APRIL 16, 2003, AUGUST 25, 2003 AND OCTOBER 24, 2006 UNDER RECORDING NOS. 8401170062, 8401170065, 8401170220, 9012110159, 9105230439, 9208240297, 9501100462, 9503150368, 9601090368, 9601260346, 9603120707, 9603180103, 9603180105, 9603180106, 9609110555, 9612240420, 9710170646, 9803170310, 9807070025, 9912200109, 200011080374, 200012060263, 200201080842, 200201080843, 200209180938, 200304041434, 200304160284, 200308250162, 200610240276, 200610240277, AND 9603180102, RECORDS OF PIERCE COUNTY, WASHINGTON;

THE EASEMENTS SET FORTH IN DOCUMENTS 8401120220, 8401170062, 9105230439 AND 9603180105 ARE FURTHER DESCRIBED AS FOLLOWS:

I) NORTH ROAD EASEMENT DESCRIBED IN DOCUMENTS 8401120220 AND 8401170062:

A RIGHT-OF-WAY 60 FEET WIDE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE FOR LEWIS MONUMENT NO. 254 AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°53'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 733.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE IN SAID SECTION 24 THE FOLLOWING COURSES:

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NORTH 86°09'24" WEST 83.57 FEET;
NORTH 71°53'41" WEST 145.15 FEET;
NORTH 58°49'17" WEST 99.07 FEET;
NORTH 53°35'48" WEST 271.24 FEET;
NORTH 66°53'46" WEST 129.05 FEET;
NORTH 74°42'35" WEST 248.19 FEET;
NORTH 78°44'48" WEST 139.80 FEET;
SOUTH 89°42'40" WEST 139.75 FEET;
SOUTH 81°19'11" WEST 484.30 FEET INTO SAID SECTION 23;
THENCE IN SAID SECTION 23 THE FOLLOWING COURSES:

SOUTH 72°52'31" WEST 211.32 FEET;
SOUTH 58°19'08" WEST 212.53 FEET;
SOUTH 53°48'44" WEST 546.78 FEET, MORE OR LESS, TO INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PUGET SOUND OUTFALL CHANNEL AND THE END OF THIS DESCRIPTION;

SIDELINES TO BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE PUGET SOUND OUTFALL CHANNEL.

II) THE SOUTH ROAD EASEMENT DESCRIBED IN DOCUMENT 9105230439:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, BEING 60 FEET WIDE, LYING 30 FEET ON ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE FOR LEWIS MONUMENT NO. 259 AS SHOWN ON THAT RECORD OF SURVEY BY ESM, INC. FILED UNDER PIERCE COUNTY RECORDING NO. 8806170120;
THENCE NORTH 01°48'28" EAST 1325.03 FEET TO FORT LEWIS MONUMENT NO. 258;
THENCE CONTINUING NORTH 01°48'28" EAST 45.99 FEET;
THENCE NORTH 88°31'47" EAST 99.14 FEET TO THE APPROXIMATE AS-BUILT CENTERLINE OF DUPONT-STEILACOOM HIGHWAY AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°31'47" WEST 292.27 FEET;
THENCE NORTH 87°08'07" WEST 147.74 FEET;
THENCE NORTH 88°03'57" WEST 1579.34 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 256.31 FEET ALONG AN ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 433.28 FEET, THROUGH A CENTRAL ANGLE OF 33°53'37" TO A POINT OF TANGENCY;
THENCE NORTH 54°10'20" WEST 309.65 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 165.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 445.24 FEET, THROUGH A CENTRAL ANGLE OF 21°18'47" TO A POINT OF TANGENCY;
THENCE NORTH 75°29'07" WEST 93.66 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 52.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 67°00'51" TO POINT "A", SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF THE PUGET SOUND OUTFALL CHANNEL AS FILED UNDER RECORDING NO. 1674527 AND THE TERMINUS OF SAID CENTERLINE DESCRIPTION;

SIDELINES TO BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE SAID EASTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE PUGET SOUND OUTFALL CHANNEL.

III) ROAD EASEMENT ACROSS PARCEL 2-W AS DESCRIBED IN DOCUMENTS 8401120220 AND 8401170062:

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THOSE PORTIONS OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 25 (EXCEPTING THEREFROM ANY LANDS CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED UNDER RECORDING NO. 542380) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RIGHT-OF-WAY 80 FEET IN WIDTH, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT FORT LEWIS MONUMENT NO. 268 AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF FORT LEWIS WITH THE NORTHERLY BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36;
THENCE SOUTH 71°36'58" WEST 786.42 FEET ALONG THE NORTHERLY BOUNDARY TO THE TRUE POINT OF BEGINNING;
THENCE IN SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, THE FOLLOWING COURSES:

IN A NORTHERLY DIRECTION ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS POINT OF WHICH BEARS NORTH 83°13'58" EAST 916.32 FEET, THROUGH A CENTRAL ANGLE OF 28°17'46", AN ARC DISTANCE OF 452.53 FEET;
NORTH 21°31'44" EAST 760.51 FEET;
ALONG A CURVE CONCAVE TO THE WEST, A RADIUS OF 1,686.32 FEET, THROUGH A CENTRAL ANGLE OF 19°49'02", AN ARC DISTANCE OF 583.25 FEET INTO SAID SECTION 25;
THENCE IN SAID SECTION 25 THE FOLLOWING COURSES:

NORTH 1°42'42" EAST 1,562.95 FEET, MORE OR LESS, TO THE TERMINUS AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, WHICH POINT BEARS SOUTH 87°56'23" EAST 612.46 FEET FROM FORT LEWIS MONUMENT NO. 262;

SIDELINES TO BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE NORTHERLY BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD COMPANY AND THE PROLONGATION OF A LINE BEARING SOUTH 87°56'23" EAST FROM SAID FORT LEWIS MONUMENT NO. 262.

IV) SOUTH EASEMENT AS DESCRIBED IN DOCUMENT NO. 8401170065:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOR LEWIS MONUMENT NO. 258 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24;
THENCE NORTH 1°49'06" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 45.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°02'38" EAST 55 FEET, MORE OR LESS, TO INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF THE DUPONT-STEILACOOM COUNTY ROAD AND THE END OF THIS DESCRIPTION;

SIDELINES TO BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE DUPONT-STEILACOOM COUNTY ROAD.

V) EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE DOCUMENT NO. 9603180105:

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THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, AS SHOWN ON THAT RECORD OF SURVEY BY ESM, INC., FILED UNDER PIERCE COUNTY RECORDING NO. 9303050249;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, SOUTH 02°06'11" WEST 5326.14 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 23;
THENCE NORTH 87°21'24" EAST 90.31 FEET TO THE EASTERLY MARGIN OF A PROPOSED RIGHT-OF-WAY;
THENCE ALONG SAID PROPOSED EASTERLY MARGIN, NORTH 02°06'11" EAST 1603.56 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID PROPOSED EASTERLY MARGIN, NORTHEASTERLY 39.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'36" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID PROPOSED ROAD RIGHT-OF-WAY, SOUTH 87°58'13" EAST 926.38 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID PROPOSED SOUTHERLY MARGIN, EASTERLY 543.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'24" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID PROPOSED SOUTHERLY MARGIN, NORTH 83°08'23" EAST 151.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID PROPOSED SOUTHERLY MARGIN, NORTH 83°08'23" EAST 90.00 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID PROPOSED SOUTHERLY MARGIN, EASTERLY 92.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 355.00 FEET, THROUGH A CENTRAL ANGLE OF 14°51'02" TO THE WESTERLY MARGIN OF PUGET SOUND OUTFALL CHANNEL AS CONVEYED BY DEED RECORDED UNDER RECORDING NO. 1674527 AND AS SHOWN ON SAID RECORD OF SURVEY BY ESM, INC.;
THENCE ALONG SAID WESTERLY MARGIN, NORTHERLY 22.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 386.48 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 79°48'353" EAST, THROUGH A CENTRAL ANGLE OF 03°20'13" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID WESTERLY MARGIN, NORTH 06°51'12" WEST 39.41 FEET TO A POINT OF CURVATURE AND THE NORTHERLY MARGIN OF SAID PROPOSED ROAD RIGHT-OF-WAY;
THENCE ALONG SAID PROPOSED NORTHERLY MARGIN, WESTERLY 91.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 415.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 05°42'46" WEST, THROUGH A CENTRAL ANGLE OF 12°34'23" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID PROPOSED NORTHERLY MARGIN, SOUTH 83°08'23" 90.00 FEET;
THENCE SOUTH 06°51'37" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING.

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EXCEPTIONS FROM COVERAGE

File No.: NCS-873738-WA1

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. This item has been intentionally deleted.

2. General Taxes for the year 2017, are paid in full. General Taxes for the year 2018, are a lien not yet due or payable.

3. This item has been intentionally deleted.

4. Easement, including terms and provisions contained therein:

Recording Information:	November 23, 1942 as Recording No. 1310652
In Favor of:	United States of America
For:	Sewer line
Affects:	As described therein

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

5. Easement, including terms and provisions contained therein:

Recording Information:	November 21, 1958 under Recording No. 1836680
In Favor of:	United States of America
For:	Sewer pipeline and appurtenances
Affects:	As described therein.

6. The terms, provisions and easement(s) contained in the document entitled "Easement for Road or Street" recorded January 17, 1984, May 23, 1991 and March 18, 1996 as Recording Nos. 8401170062, 8401170065, 8401170220, 9105230439, 9603180102, 9603180103 and 9603180105 of Official Records.

7. Mineral Reservations as contained in deeds:

From:	Weyerhaeuser Company, a Washington corporation
To:	Weyerhaeuser Real Estate Company, a Washington corporation
Recorded:	January 26, 1989 as Recording No. 8901260100
Recorded:	February 2, 1990 as Recording No. 9002020329
Recorded:	December 9, 1991 as Recording No. 9112090237

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

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

8. Easement, including terms and provisions contained therein:

Recording Information:	April 12, 1990 under Recording No. 9004120162
In Favor of:	Puget Sound Power & Light Co.
For:	Underground electric transmission and/or distribution system
Affects:	As described therein.

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

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

9. Easement, including terms and provisions contained therein:

Recording Information:	April 19, 1990 as Recording No. 9004190543
In Favor of:	Puget Sound Power & Light Company
For:	Electric transmission and/or distribution lines
Affects:	As described therein

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

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

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

Recorded:	December 11, 1990
Recording No.:	9012110159

11. The terms and provisions contained in the document entitled "Notice Regarding Open Space" recorded December 21, 1990 as Recording No. 9012210434 of Official Records.

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

12. Easement, including terms and provisions contained therein:

Recording Information:	January 4, 1991 under Recording No. 9101040283
For:	Ingress and egress
Affects:	As described therein

13. Easement, including terms and provisions contained therein:

Recording Information:	December 23, 1991 as Recording No. 9112230168
In Favor of:	City of Dupont
For:	Landscaping
Affects:	As described therein

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

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

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

15. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey, recorded March 5, 1993 under Recording No. 9303050249 of Surveys, in Pierce County, Washington.

16. The terms, provisions and easement(s) contained in the document entitled "Consent for Use of Puget Sound Power & Light Company Transmission Line Right-of-Way" recorded June 16, 1994 as Recording No. 9406160116 of Official Records.

17. Easement, including terms and provisions contained therein:

Recording Information:	January 10, 1995 under Recording No. 9501100464
In Favor of:	Northwest Landing Commercial Owners Association, a Washington corporation
For:	The construction, placement, maintenance and repair of signs
Affects:	As described therein.

18. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey, recorded December 5, 1995 under Recording No. 9512050386 of Surveys, in Pierce County, Washington.

19. Easement, including terms and provisions contained therein:

Recording Information:	January 9, 1996 under Recording No. 9601090363
In Favor of:	Pierce County
For:	Permanent pump station and for the construction, improvement, maintenance and repair of an underground sanitary sewer lift station and other appurtenant structures
Affects:	As described therein.

    Note: This instrument also releases that certain easement recorded May 14, 1993 under Recording No. 9305140464.

20. The terms and provisions contained in the document entitled "Restrictive Covenant" recorded January 9, 1996 as Recording No. 9601090365 of Official Records.

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21. Easement, including terms and provisions contained therein:

Recording Information:	January 26, 1996 under Recording No. 9601260347
In Favor of:	Puget Sound Power & Light Company
For:	Electric transmission and/or distribution system
Affects:	as described therein.

22. Easement, including terms and provisions contained therein:

Recording Information:	February 26, 1996 under Recording No. 9602260331
In Favor of:	City of DuPont
For:	Utilities
Affects:	As described therein.

23. The terms and provisions contained in the document entitled "South Road Maintenance Agreement" recorded March 18, 1996 as Recording No. 9603180108 of Official Records.

24. The terms and provisions contained in the document entitled "Concomitant Agreement for Intel Dupont Campus Project" recorded March 18, 1996 as Recording No. 9603180109 of Official Records.

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

25. The terms and provisions contained in the document entitled "Inspection and Maintenance of Privately Maintained Storm Drainage Facilities" recorded October 31, 1997 as Recording No. 9710310120 of Official Records.

26. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant" recorded December 23, 1997 as Recording No. 9712230865 of Official Records.

27. Easement, including terms and provisions contained therein:

Recording Information:	May 7, 1998 under Recording No. 9805070822
In Favor of:	City of DuPont and its successors and assigns
For:	Water mains and appurtenances thereto
Affects:	As described therein.

28. Easement, including terms and provisions contained therein:

Recording Information:	May 7, 1998 under Recording No. 9805070823
In Favor of:	City of DuPont and its successors and assigns
For:	Water mains and appurtenances thereto
Affects:	As described therein.

29. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey, recorded March 29, 2005 under Recording No. 200503295003 of Surveys, in Pierce County, Washington.

30. The terms and provisions contained in the document entitled "Addendum No. 1 to Agreement between the City of Dupont and Intel Corporation for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities" recorded October 26, 2006 as Recording No. 200610260153 of Official Records.

31. The terms and provisions contained in the document entitled "Amendment No. 1 to Agreement Between the City of Dupont and Intel Corporation for Water Supply" recorded October 26, 2006 as Recording No. 200610260154 of Official Records.

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32. The terms, provisions and easement(s) contained in the document entitled "Emergency Access Easement" recorded December 21, 2006 as Recording No. 200612210537 of Official Records.

33. Easement, including terms and provisions contained therein:

Recording Information:	April 10, 2008 under Recording No. 200804100319
In Favor of:	Dupont Corporate Park LLC
For:	Temporary construction and permanent utility

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

34. Easement, including terms and provisions contained therein:

Recording Information:	June 06, 2013 under Recording No. 201306060701
In Favor of:	Puget Sound Energy, Inc.
For:	gas and communication lines

35. This item has been intentionally deleted.

36. This item has been intentionally deleted.

37. This item has been intentionally deleted.

38. This item has been intentionally deleted.

39. This item has been intentionally deleted.

40. Subject to the rights of tenants in possession as tenants only, under existing unrecorded written leases, with no rights of first refusal or options to purchase.

41. This item has been intentionally deleted.

42. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Barghausen Consulting Engineers, Inc. on December 27, 2017, designated Job Number 18713:
A. Gravel drive extends over the northeast corner;
B. Water valve and hydrant on the east boundary without a recorded easement;
C. Chain link fence does not conform to the northwesterly and westerly boundary.

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First American

ZONING-LAND UNDER DEVELOPMENT ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. For purposes of this endorsement:
   a. "Improvement" means a building, structure, road, walkway, driveway, curb, subsurface utility or water well existing at Date of Policy or to be built or constructed according to the Plans that is or will be located on the Land, but excluding crops, landscaping, lawns, shrubbery, or trees.
   b. "Plans" means those site and elevation plans made by Craft Architects dated March 3, 2017, designated as 16-053 consisting of 1 (A0.1) sheets.

2. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy
   a. according to applicable zoning ordinances and amendments, the Land is not classified Zone Manufacturing/Research Park (MRP);
   b. the following use or uses are not allowed under that classification: Business Tech Park
   c. There shall be no liability under paragraph 2.b. if the use or uses are not allowed as the result of any lack of compliance with any condition, restriction, or requirement contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.c. does not modify or limit the coverage provided in Covered Risk 5.

3. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing Improvement, as specified in paragraph 2.b. or requiring the removal or alteration of the Improvement, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
   a. Area, width, or depth of the Land as a building site for the Improvement
   b. Floor space area of the Improvement
   c. Setback of the Improvement from the property lines of the Land
   d. Height of the Improvement, or
   e. Number of parking spaces.

4. There shall be no liability under this endorsement based on:
   a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
   b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

DRAFT DRAFT

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

First American

COMMERCIAL ENVIRONMENTAL PROTECTION LIEN ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the Clerk of the United States District Court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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DRAFT DRAFT

First American

COVENANTS, CONDITIONS AND RESTRICTIONS - IMPROVED LAND - OWNER'S POLICY ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For the purposes of this endorsement only,

   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.

   b. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

3. The Company insures against loss or damage sustained by the Insured by reason of:

   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;

   b. Enforced removal of an Improvement as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or

   c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. any Covenant contained in an instrument creating a lease;

   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or

   c. except as provided in Section 3.c, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous

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endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

DRAFT DRAFT

First American

COVENANTS CONDITIONS AND RESTRICTIONS-
LAND UNDER DEVELOPMENT - OWNER'S POLICY ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only:

   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.

   b. "Future Improvement" means a building, structure, road, walkway, driveway, curb to be constructed on or affixed to the Land in the locations according to the Plans and that by law will constitute real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

   c. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

   d. "Plans" means the survey, site and elevation plans or other depictions or drawings prepared by Craft Architects dated March 3, 2017, designated as 16-053 consisting of 1 (A0.1) sheets.

3. The Company insures against loss or damage sustained by the Insured by reason of:

   a. A violation of an enforceable Covenant by an Improvement on the Land at Date of Policy or by a Future Improvement, unless an exception in Schedule B of the policy identifies the violation;

   b. Enforced removal of an Improvement located on the Land or of a Future Improvement as a result of a violation of a building setback line shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy, unless an exception in Schedule B of the policy identifies the violation; or

   c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant

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DRAFT referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation. DRAFT

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. any Covenant contained in an instrument creating a lease;

   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;

   c. except as provided in Section 3.c, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or

   d. contamination, explosion, fire, vibration, fracturing, earthquake or subsidence.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

DRAFT DRAFT

First American

PRIVATE RIGHTS - OWNER'S POLICY

Issued by
First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.
   b. "Private Right" means (i) an option to purchase; (ii) a right of first refusal; or (iii) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under this Owner's Policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy based on a transfer of Title on or before Date of Policy causes a loss of the Insured's Title.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
   c. any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
   d. any Private Right in an instrument identified in Exception(s) None. in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and become valid when signed by an authorized officer or licensed agent of the Company.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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DRAFT DRAFT

First American

ACCESS AND ENTRY
ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Center Drive and Wharf Road (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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DRAFT DRAFT

First American

SINGLE TAX PARCEL
ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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DRAFT DRAFT

First American

SAME AS SURVEY ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Barghausen Consulting Engineers, Inc. dated December 27, 2017, and designated Job No. 18590.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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DRAFT DRAFT

First American

MINERALS AND OTHER SUBSURFACE SUBSTANCES - LAND UNDER DEVELOPMENT ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. The insurance provided by this endorsement is subject to the exclusion in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, :
   a. "Improvement" means a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
   b. "Future Improvement" means a building, structure, and any paved road, walkway, parking area, driveway, or curb to be constructed on or affixed to the Land in the locations according to the Plans and that by law will constitute real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
   c. "Plans" means the survey, site and elevation plans or other depictions or drawings prepared by Craft Architects dated March 3, 2017, designated as 16-053 consisting of 1 (A0.1) sheets.

3. The Company insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement or a Future Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. contamination, explosion, fire, vibration, fracturing, earthquake or subsidence; or
   b. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substance.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

DRAFT DRAFT

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

First American

DELETION OF ARBITRATION - ALTA OWNER'S POLICY ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

1. The policy is hereby amended by deleting Paragraph 14 from the Conditions of the policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

DRAFT DRAFT

First American

POLICY AUTHENTICATION ENDORSEMENT

Issued by

First American Title Insurance Company

Attached to Policy No.: NCS-873738-WA1

File No.: NCS-873738-WA1

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and become valid when signed by an authorized officer or licensed agent of the Company.

Date: _____

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

DRAFT DRAFT

PRELIMINARY STORMWATER SITE PLAN

Dupont Corporate Center
2800 Center Drive
DuPont, Washington 98327

Prepared for:
Center Drive, LLC
2199 Innerbelt Business Center Drive
St. Louis, MO 63114

03/12/2018

March 12, 2018
Our Job No. 18713

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ ROSEVILLE, CA ♦ SAN DIEGO, CA
www.barghausen.com

Attachment 1I - Preliminary Stormwater Site Plan (Option A)

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Tab 1.0

1.0 PROJECT OVERVIEW

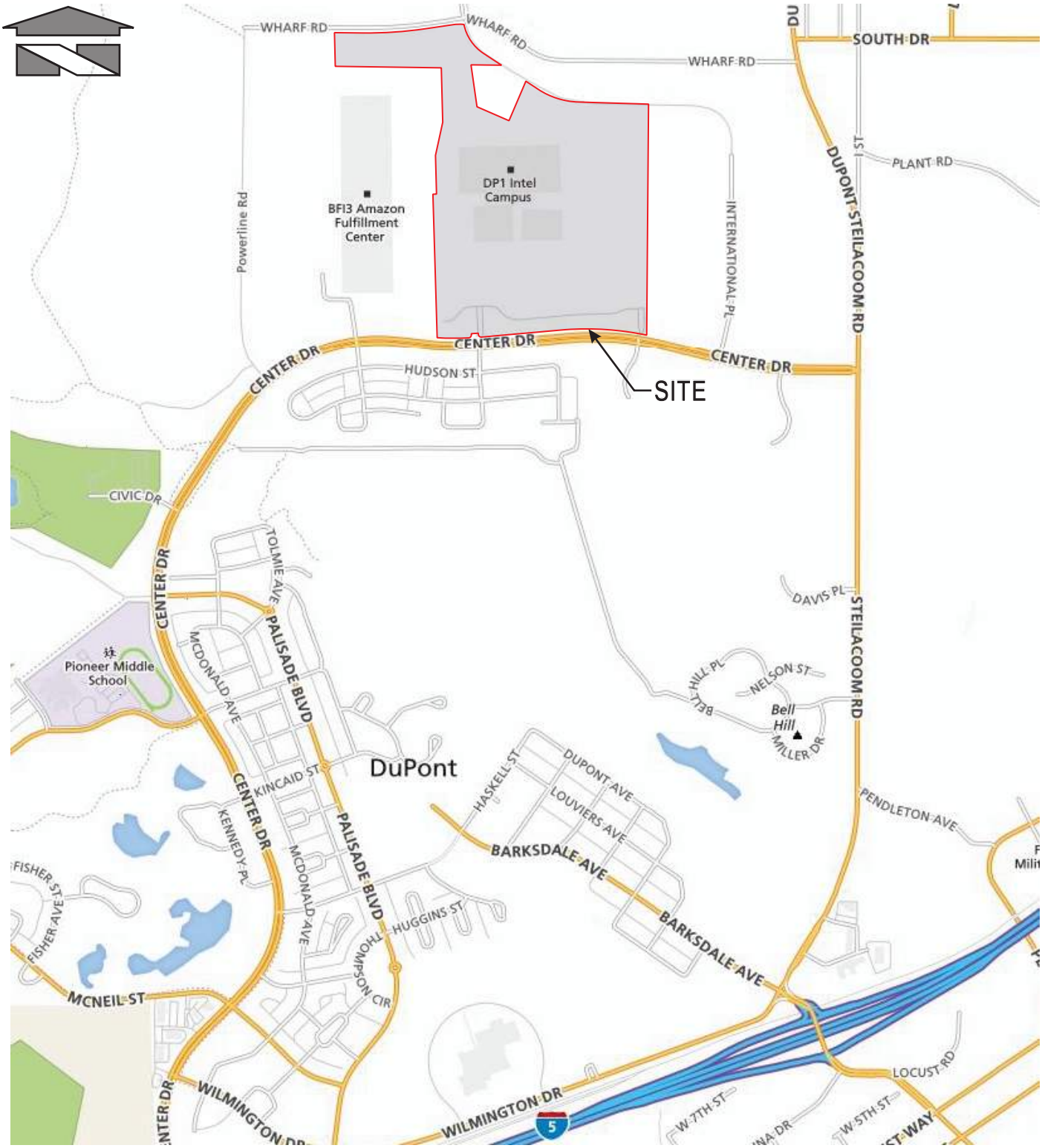
The proposed site redevelopment project is located on an approximate 93.16 situated at the northwest corner of Center Drive and Manchester Place in the City of DuPont, Washington. Please see the attached Vicinity Map for the exact location of the project site.

The proposed development will demolish two (2) existing warehouse and office buildings, along with several acres of asphalt parking, and replace this area with two (2) new warehouse and office buildings. One existing warehouse building, the largest at approximately 1,000,000 square feet, will remain. The proposed warehouse and office buildings will be approximately 494,900 square feet and 750,200 square feet.

The existing storm drainage system was developed to provide flow control and water quality treatment for approximately 72.5 acres of development, as described in the previously prepared Stormwater Site Plan for this site. The original report for the Intel DuPont Campus has been attached to this report in Appendix A. Based on our review, it appears that the report was prepared using the 1992 DOE Stormwater Management Manual for the Puget Sound Basin. The current phase of the project has been updated to comply with the Department of Ecology's 2014 Stormwater Management Manual (SWMM).

The proposed condition will decrease the amount of pollution generating surfaces as a majority of the proposed condition is roof area. Therefore, the existing infiltration pond for this site will be sufficient as flow control and water quality for the proposed site. Additionally, half of the roof runoff from each of the new buildings will be infiltrated with galleries underneath the asphalt parking area adjacent to the building. The remainder of the site will be sent to the existing infiltration pond to the Northwest of the site.

Figure 1
Vicinity Map



REFERENCE: Rand McNally (2015)

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

P:\17000s\17178\exhibit\graphics\17178 vmap.cdr

Figure 2
Drainage Basins, Subbasins, and Site Characteristics

DEVELOPED BASIN MAP
FOR
DUPONT INDUSTRIAL REDEVELOPMENT

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300

TOTAL SITE AREA = 93.16 AC

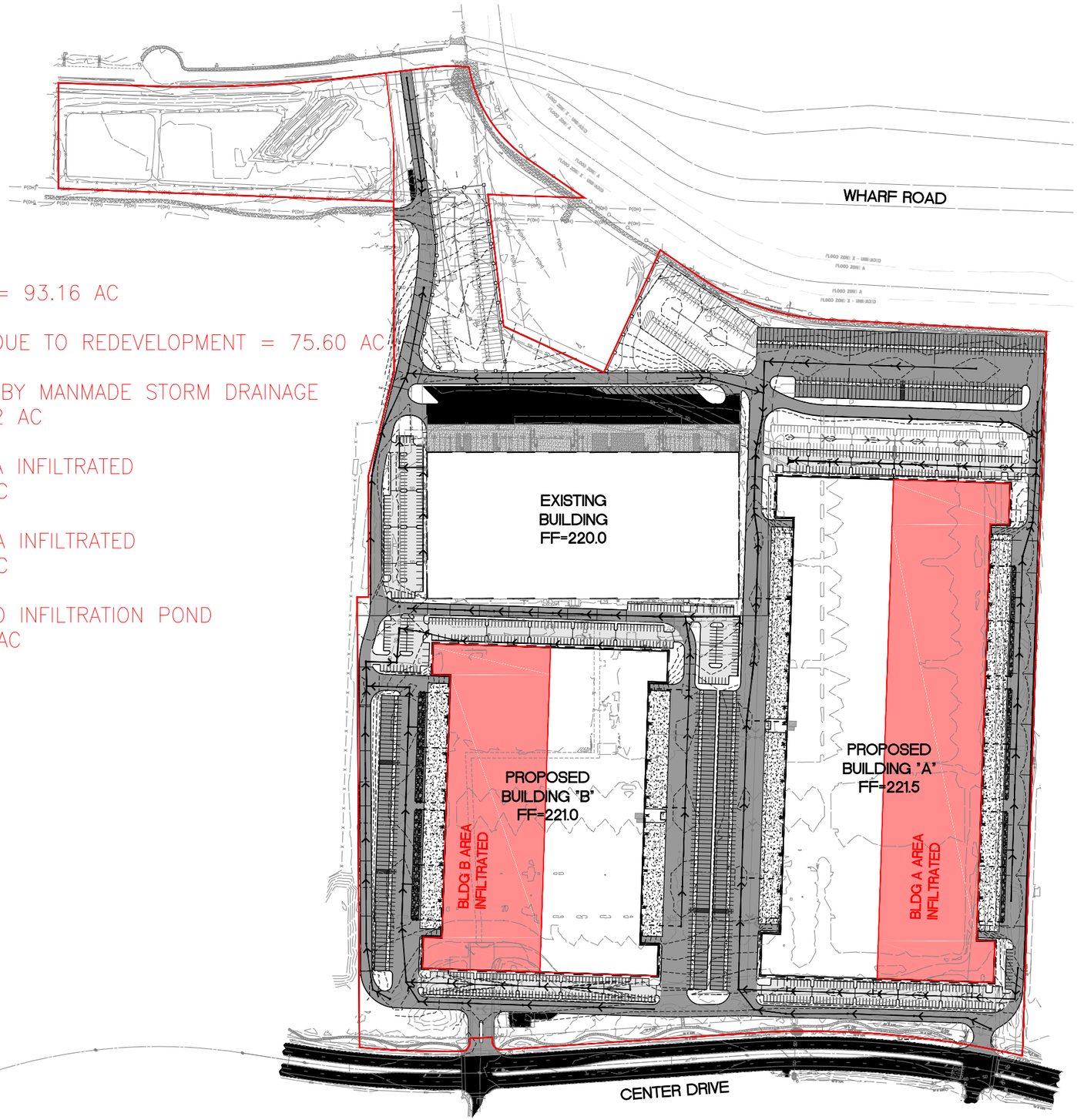
AREA DISTURBED DUE TO REDEVELOPMENT = 75.60 AC

AREA INFILTRATED BY MANMADE STORM DRAINAGE FACILITIES = 86.82 AC

BLDG A AREA INFILTRATED
8.61 AC

BLDG B AREA INFILTRATED
5.68 AC

SITE AREA TO INFILTRATION POND
72.53 AC



"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

No.	Date	By	Ckd.	Appr.	Revision

Title: DEVELOPED BASIN MAP FOR DUPONT INDUSTRIAL REDEVELOPMENT

For: CRG REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, ILLINOIS 60601

DANIEL K. BALLASHOT
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
03/12/2018

Scale: Horizontal 1"=150' Vertical -

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 03/12/18

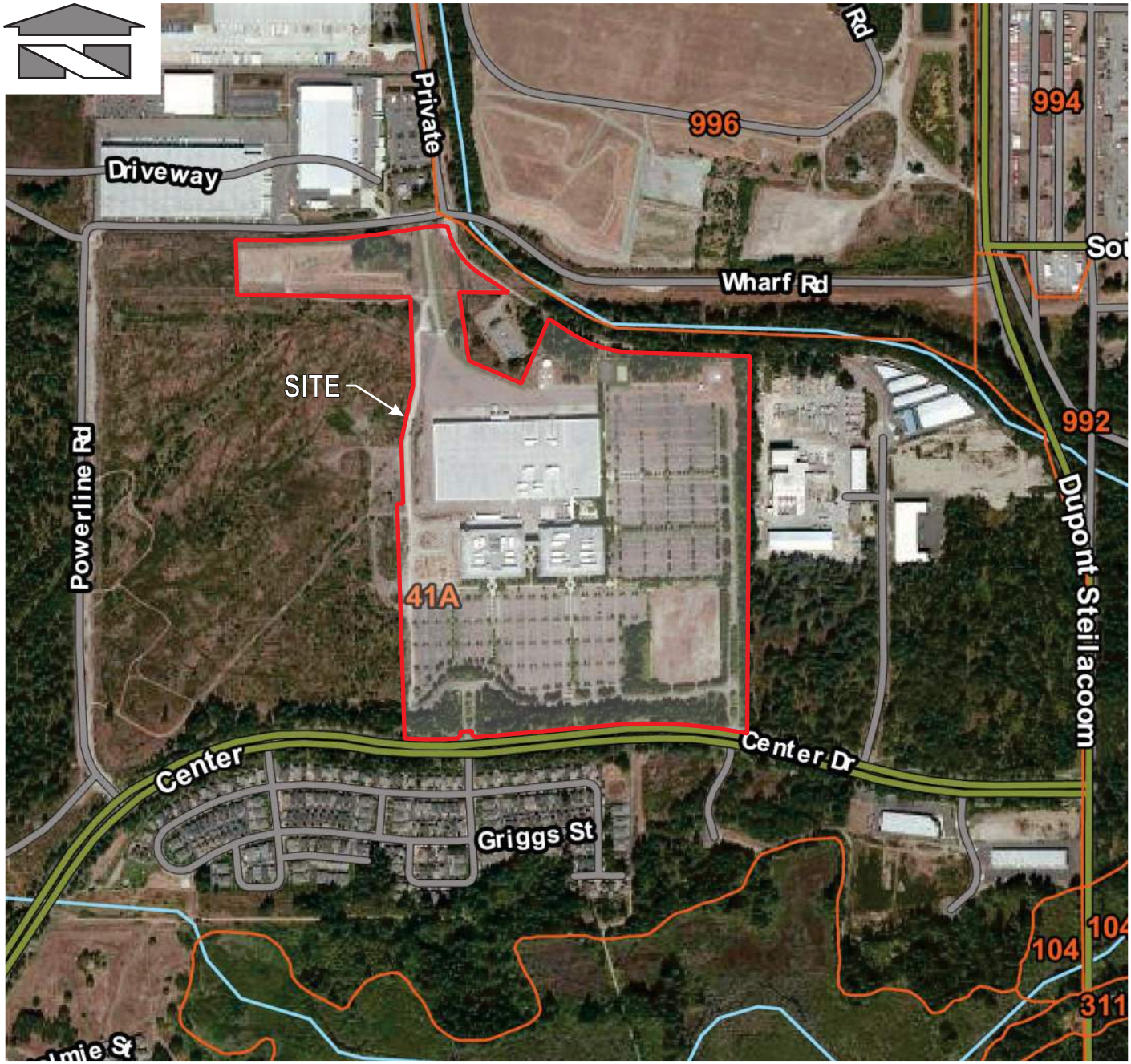
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18713

Sheet C14 of 1

File:P:\18000s\18713\exhibit\Storm Report\18713-Developed Basin Map.dwg Date/Time:3/7/2018 10:29 AM Scale:1" = 1' MEMESON Xref: ----

Figure 3
Soils Map



REFERENCE: USDA, Natural Resources Conservation Service

LEGEND:

41A = Spanaway gravelly sandy loam

Scale:

Horizontal: **N.T.S.** Vertical: **N/A**

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For:

DuPont Intel Campus
DuPont, Washington

Title:

SOIL SURVEY MAP

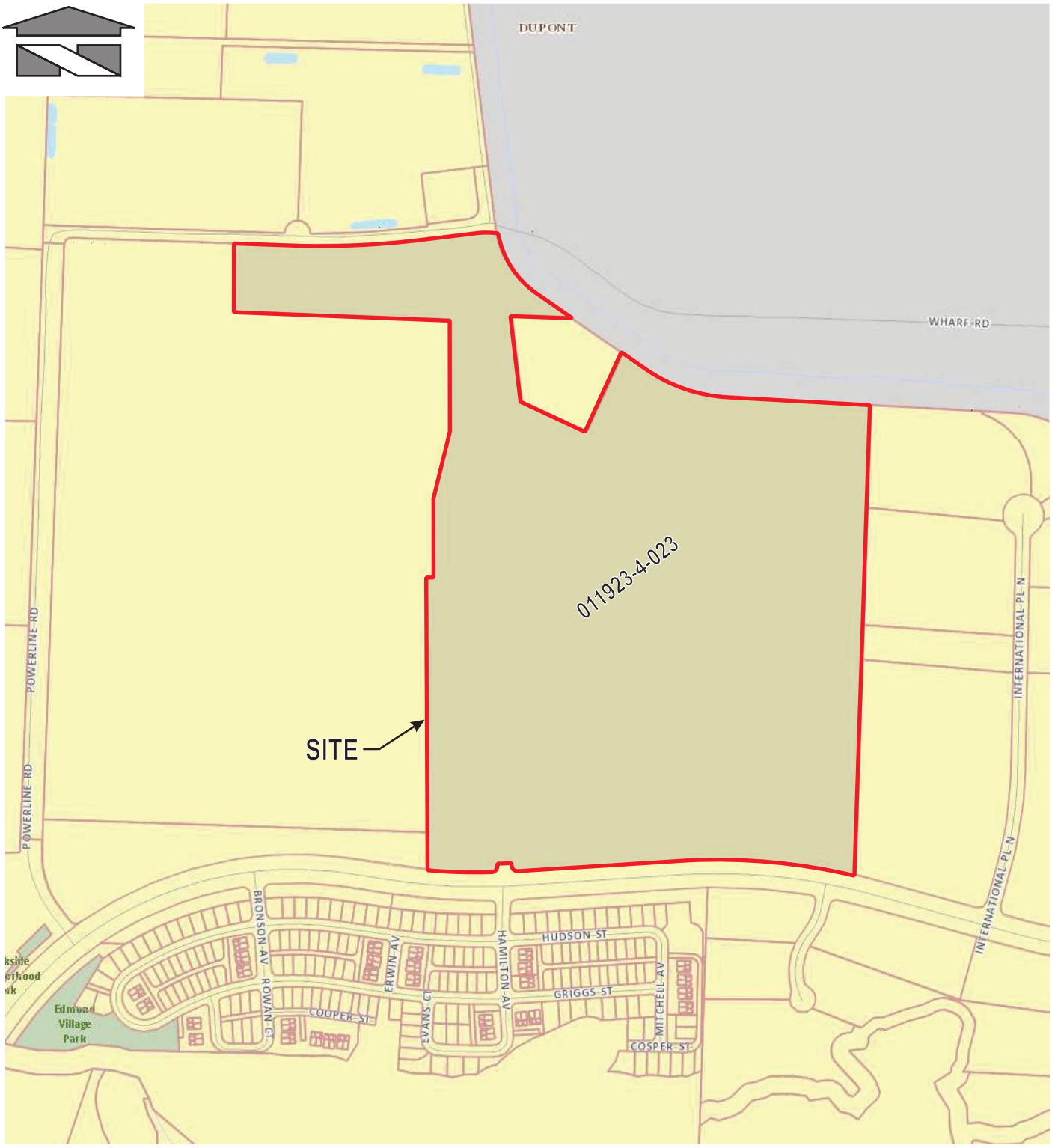
Job Number

18713

DATE: 03/06/18

P:\17000s\17178\exhibit\graphics\17178 soil.cdr

Figure 4
Assessor Map

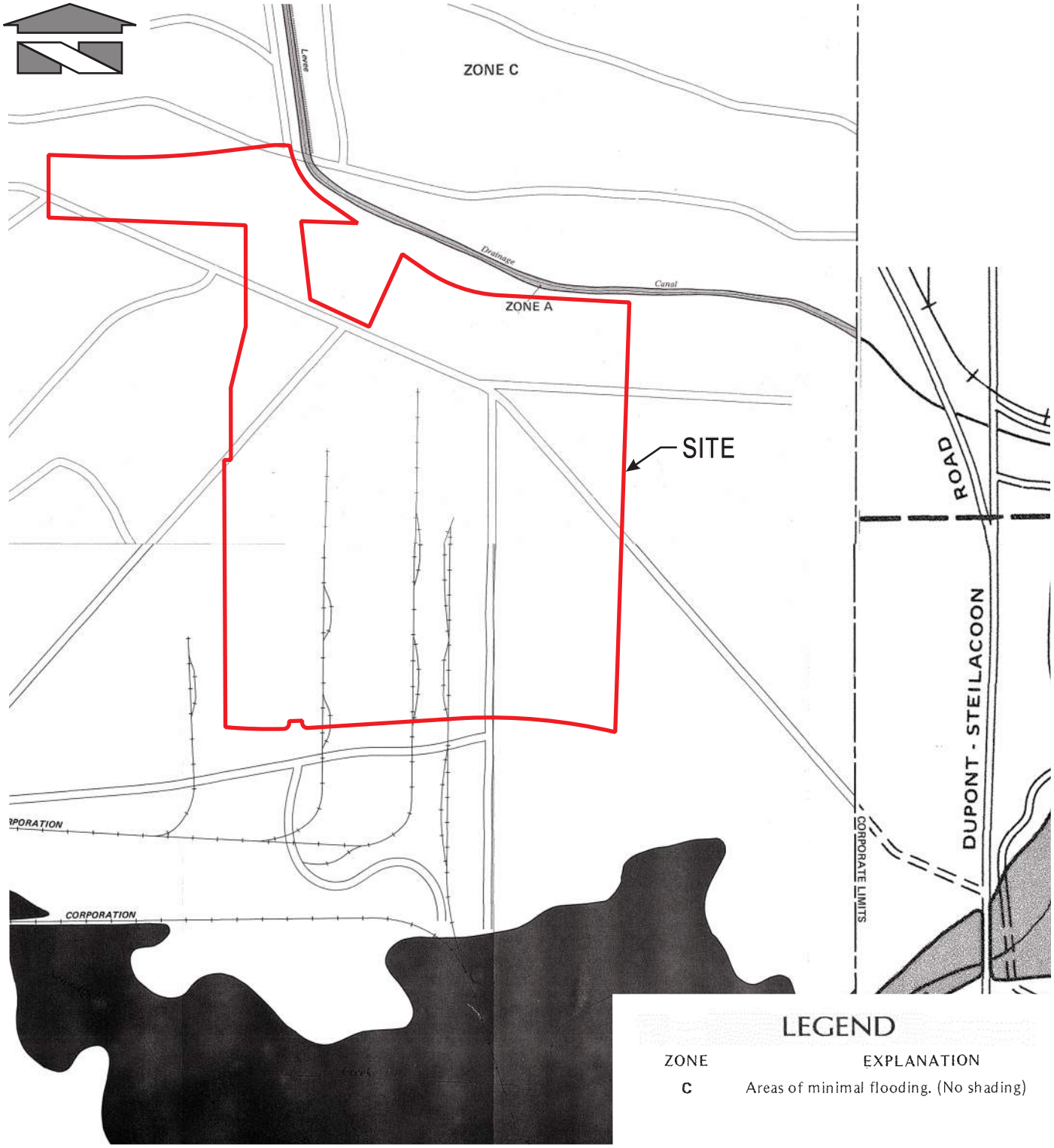


REFERENCE: Pierce County Department of Assessments

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

P:\17000s\17178\exhibit\graphics\17178 amap.cdr

Figure 5
FEMA Map



REFERENCE: Federal Emergency Management Agency (Portion of Maps 530245 0001 B & 530245 0003 B, Sept. 1983)

Scale:
Horizontal: **N.T.S.** Vertical: **N/A**

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(425) 251-8782
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For:
DuPont Intel Campus
DuPont, Washington

Title:
FEMA MAP

Job Number
18713

DATE: 03/06/18

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Tab 2.0

2.0 ANALYSIS OF THE MINIMUM REQUIREMENTS

Minimum Requirement No. 1: Preparation of Stormwater Site Plan:

Response: This document fulfills the requirements of a Stormwater Site Plan.

Minimum Requirement No. 2: Construction Stormwater Pollution Prevention:

Response: Please refer to the Stormwater Pollution Prevention Plan prepared for this project, which will be completed and included with the Final Stormwater Site Plan.

Minimum Requirement No. 3: Source Control Prevention:

Response: Source control will be provided on site in the form of regular sweeping of the parking areas, as well as educating the owner about the proper use of fertilizers and pesticides on the landscaping of a project of this nature. In addition, the trash enclosures will be enclosed and covered.

Minimum Requirement No. 4: Preservation of Natural Drainage System and Outfalls:

Response: This area consists of gravelly sandy type soils that infiltrate over the entire site.

Minimum Requirement No. 5: On-Site Stormwater Management:

Response: On-site Stormwater BMPs are utilized on this project site to retain stormwater runoff on site and infiltrate runoff into the ground. These include BMP T7.10 - Infiltration Basins, and BMP T7.20 - Infiltration Trenches, as described in Volume 5, chapter 7, section 4 of the 2014 SWMM.

Minimum Requirement No. 6: Runoff Treatment:

Response: All areas requiring runoff treatment will have runoff from those areas routed to existing retention ponds with soil strata designed to provide water quality treatment.

Minimum Requirement No. 7: Flow Control:

Response: Flow control for this development will be provided through the use of an existing infiltration pond, in addition to infiltration galleries designed for half of the roofs from each new building.

Minimum Requirement No. 8: Wetland Protection:

Response: There are no wetlands on this project site.

Minimum Requirement No. 9: Operations and Maintenance:

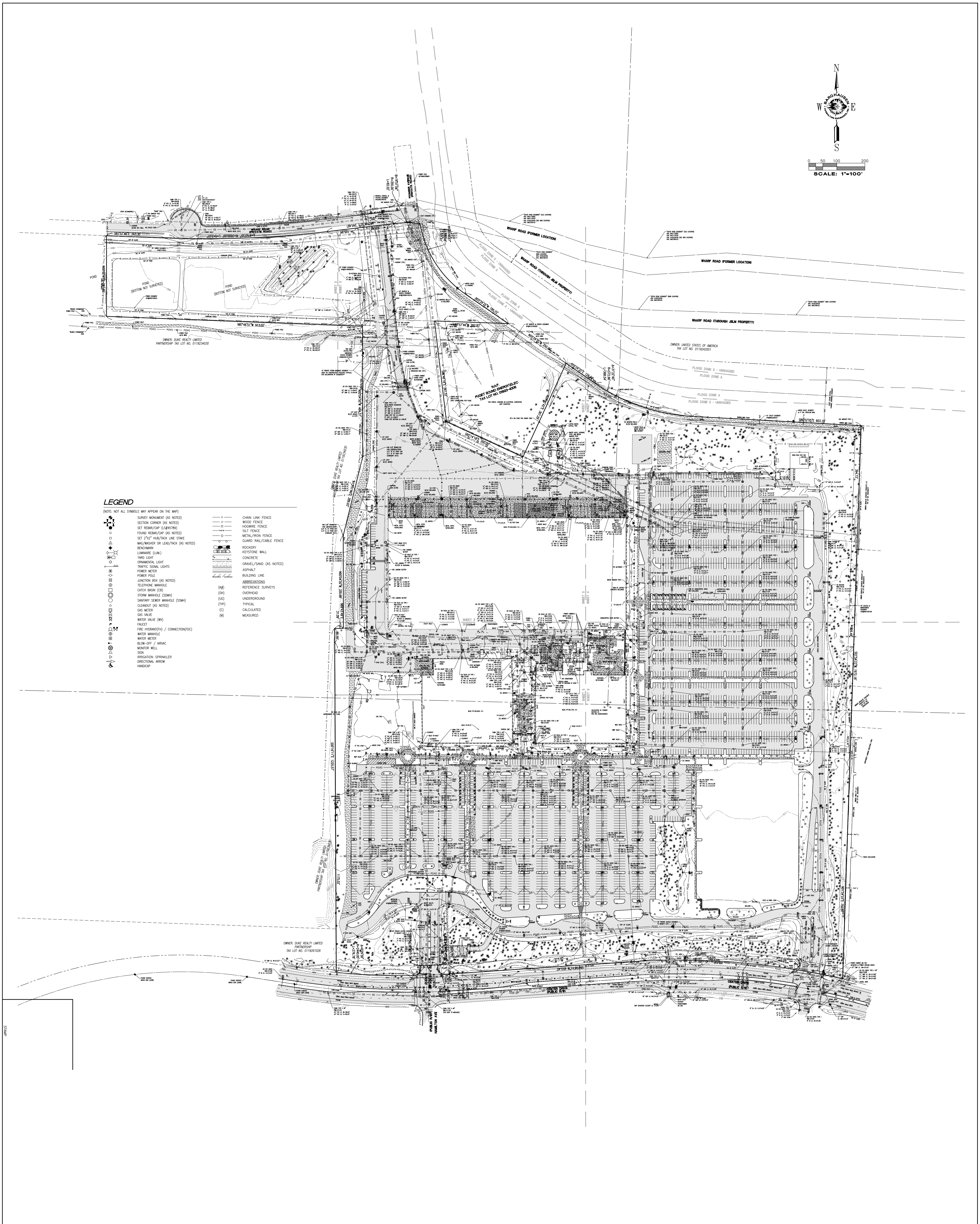
Response: An operations and maintenance manual is provided in section 9.0 of this report.

Tab 3.0

3.0 EXISTING CONDITIONS SUMMARY

The on-site soils are Spanaway gravelly sandy loam type, which is an "A" type soil and exhibits infiltration rates on the order of 60 inches per hour or greater. The existing condition of the site consists of three (3) existing buildings and associated parking lots and drive aisles. The largest of the three existing buildings will remain under the redevelopment of this site. The site is bound on the west by an Amazon warehouse building, on the south by Center Drive, and on the east by Manchester Place.

Figure 6
Existing Conditions Map



Job Number	18713
Sheet	1 of 1

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed ____
Drawn STM
Checked BDG
Approved BDG
Date 11/28/17

Scale: Horizontal 1"=100' Vertical –

For: Center Drive, LLC
2199 Innerbelt Business Center Drive
St. Louis, MO 63114

Title: BOUNDARY AND TOPOGRAPHIC SURVEY
NW1/4, NE1/4 & SE1/4 OF SE1/4, SEC. 23,
SW1/4 OF SW1/4, SEC. 24, NE1/4 OF NE1/4, SEC. 26
& NW1/4 OF NW1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

EXISTING CONDITIONS MAP

No.	Date	By	Ckd.	Appr.	Revision

Tab 4.0

4.0 OFF-SITE ANALYSIS REPORT

Since infiltration is proposed as the flow control method for the entire project site, no off-site analysis has been prepared for this development.

Tab 5.0

5.0 PERMANENT STORMWATER CONTROL PLAN

A. EXISTING SITE HYDROLOGY

Most of the site has been developed with three (3) buildings and associated parking lots. The on-site soils are Spanaway gravelly sandy loam type, which is an "A" type soil and exhibits infiltration rates on the order of 60 inches per hour or greater. The existing site was developed to control the runoff for approximately 72.5 acres of development, as described in the previously prepared Stormwater Site Plan for this site. The design infiltration rate used for the design of the infiltration systems was 20 inches per hour.

B. DEVELOPED SITE HYDROLOGY

The proposed condition will decrease the amount of pollution generating surfaces as a majority of the proposed condition is roof area. Therefore, the existing infiltration pond will be adequate to provide water quality treatment, in addition to flow control, for the proposed site. Half of the roof runoff from each of the new buildings will be infiltrated with galleries underneath the asphalt parking area adjacent to the building.

C. PERFORMANCE STANDARDS AND GOALS

The runoff from the entire site will be 100% infiltrated. Therefore, the low impact development standard for flow control has been achieved. The water quality treatment goal outlined in Volume 2, section 2.5.6 of the SWMM, is to treat a minimum of 91% of the entire runoff volume over a multi-decade period of record.

D. FLOW CONTROL SYSTEM

The flow control system consists of infiltration galleries and an infiltration pond which have been designed to achieve 100% infiltration.

F. WATER QUALITY SYSTEM

The water quality treatment on this site will be provided by the soil layers within the infiltration facilities. Since 100% of the runoff is infiltrated, the minimum goal of 91% is exceeded.

G. CONVEYANCE SYSTEM ANALYSIS AND DESIGN

The conveyance system for this project will be designed to convey the runoff from the 100-year precipitation event. Calculations will be provided with the final submittal for this project.

Figure 7
WWHM Report

WWHM2012

PROJECT REPORT

General Model Information

Project Name:	18713-INFIL
Site Name:	DUPONT REDEV
Site Address:	2700 Center DRive
City:	Dupont
Report Date:	3/6/2018
Gage:	SPU 158 Year 5min
Data Start:	10/01/1901
Data End:	09/30/2059
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2017/04/14
Version:	4.2.13

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data
Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Forest, Flat	86.82
Pervious Total	86.82
Impervious Land Use	acre
Impervious Total	0
Basin Total	86.82

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

BLDG A

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
Pervious Total	0
Impervious Land Use	acre
ROOF TOPS FLAT	8.61
Impervious Total	8.61
Basin Total	8.61

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed A	Gravel Trench Bed A	

BLDG B

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
Pervious Total	0
Impervious Land Use	acre
ROOF TOPS FLAT	5.68
Impervious Total	5.68
Basin Total	5.68

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed B	Gravel Trench Bed B	

Basin 3

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
Pervious Total	0
Impervious Land Use	acre
PARKING FLAT	72.53
Impervious Total	72.53
Basin Total	72.53

Element Flows To:

Surface	Interflow	Groundwater
Infiltration Pond	Infiltration Pond	

Infiltration Pond

Bottom Length:	660.00 ft.
Bottom Width:	160.00 ft.
Trench bottom slope 1:	2 To 1
Trench Left side slope 0:	2 To 1
Trench right side slope 2:	2 To 1
Material thickness of first layer:	1.25
Pour Space of material for first layer:	0.3
Material thickness of second layer:	1
Pour Space of material for second layer:	0.5
Material thickness of third layer:	1.25
Pour Space of material for third layer:	0.3
Infiltration On	
Infiltration rate:	20
Infiltration safety factor:	1
Wetted surface area On	
Total Volume Infiltrated (ac-ft.):	29195.59
Total Volume Through Riser (ac-ft.):	0
Total Volume Through Facility (ac-ft.):	29195.59
Percent Infiltrated:	100
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	2.31 ft.
Riser Diameter:	12 in.
Element Flows To:	
Outlet 1	Outlet 2

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	2.424	0.000	0.000	0.000
0.0368	2.427	0.026	0.000	48.94
0.0736	2.429	0.053	0.000	49.00
0.1103	2.432	0.080	0.000	49.05
0.1471	2.435	0.107	0.000	49.11
0.1839	2.438	0.134	0.000	49.16
0.2207	2.440	0.161	0.000	49.22
0.2574	2.443	0.188	0.000	49.28
0.2942	2.446	0.215	0.000	49.33
0.3310	2.449	0.242	0.000	49.39
0.3678	2.452	0.269	0.000	49.44
0.4046	2.454	0.296	0.000	49.50
0.4413	2.457	0.323	0.000	49.56
0.4781	2.460	0.350	0.000	49.61
0.5149	2.463	0.377	0.000	49.67
0.5517	2.465	0.404	0.000	49.72
0.5884	2.468	0.431	0.000	49.78
0.6252	2.471	0.459	0.000	49.84
0.6620	2.474	0.486	0.000	49.89
0.6988	2.477	0.513	0.000	49.95
0.7356	2.479	0.541	0.000	50.01
0.7723	2.482	0.568	0.000	50.06
0.8091	2.485	0.595	0.000	50.12
0.8459	2.488	0.623	0.000	50.17
0.8827	2.491	0.650	0.000	50.23

0.9194	2.493	0.678	0.000	50.29
0.9562	2.496	0.705	0.000	50.34
0.9930	2.499	0.733	0.000	50.40
1.0298	2.502	0.760	0.000	50.46
1.0666	2.505	0.788	0.000	50.51
1.1033	2.507	0.816	0.000	50.57
1.1401	2.510	0.843	0.000	50.63
1.1769	2.513	0.871	0.000	50.68
1.2137	2.516	0.899	0.000	50.74
1.2504	2.519	0.945	0.000	50.79
1.2872	2.521	0.992	0.000	50.85
1.3240	2.524	1.038	0.000	50.91
1.3608	2.527	1.084	0.000	50.96
1.3976	2.530	1.131	0.000	51.02
1.4343	2.533	1.177	0.000	51.08
1.4711	2.535	1.224	0.000	51.13
1.5079	2.538	1.271	0.000	51.19
1.5447	2.541	1.317	0.000	51.25
1.5814	2.544	1.364	0.000	51.30
1.6182	2.547	1.411	0.000	51.36
1.6550	2.549	1.458	0.000	51.42
1.6918	2.552	1.505	0.000	51.47
1.7286	2.555	1.552	0.000	51.53
1.7653	2.558	1.599	0.000	51.59
1.8021	2.561	1.646	0.000	51.64
1.8389	2.563	1.693	0.000	51.70
1.8757	2.566	1.740	0.000	51.76
1.9124	2.569	1.787	0.000	51.82
1.9492	2.572	1.835	0.000	51.87
1.9860	2.575	1.882	0.000	51.93
2.0228	2.578	1.929	0.000	51.99
2.0596	2.580	1.977	0.000	52.04
2.0963	2.583	2.024	0.000	52.10
2.1331	2.586	2.072	0.000	52.16
2.1699	2.589	2.119	0.000	52.21
2.2067	2.592	2.167	0.000	52.27
2.2434	2.595	2.215	0.000	52.33
2.2802	2.597	2.243	0.000	52.39
2.3170	2.600	2.272	0.006	52.44
2.3538	2.603	2.301	0.097	52.50
2.3906	2.606	2.330	0.241	52.56
2.4273	2.609	2.358	0.422	52.61
2.4641	2.612	2.387	0.628	52.67
2.5009	2.614	2.416	0.851	52.73
2.5377	2.617	2.445	1.079	52.79
2.5744	2.620	2.474	1.304	52.84
2.6112	2.623	2.503	1.516	52.90
2.6480	2.626	2.532	1.706	52.96
2.6848	2.629	2.561	1.867	53.01
2.7216	2.631	2.590	1.997	53.07
2.7583	2.634	2.619	2.097	53.13
2.7951	2.637	2.648	2.175	53.19
2.8319	2.640	2.677	2.275	53.24
2.8687	2.643	2.706	2.354	53.30
2.9054	2.646	2.735	2.430	53.36
2.9422	2.649	2.764	2.504	53.42
2.9790	2.651	2.794	2.576	53.47
3.0158	2.654	2.823	2.646	53.53

3.0526	2.657	2.852	2.714	53.59
3.0893	2.660	2.882	2.780	53.65
3.1261	2.663	2.911	2.845	53.70
3.1629	2.666	2.940	2.908	53.76
3.1997	2.668	2.970	2.970	53.82
3.2364	2.671	2.999	3.031	53.88
3.2732	2.674	3.029	3.091	53.93
3.3100	2.677	3.058	3.149	53.99

Gravel Trench Bed A

Bottom Length:	485.00 ft.
Bottom Width:	12.00 ft.
Trench bottom slope 1:	0 To 1
Trench Left side slope 0:	0 To 1
Trench right side slope 2:	0 To 1
Material thickness of first layer:	1.25
Pour Space of material for first layer:	0.3
Material thickness of second layer:	1
Pour Space of material for second layer:	0.5
Material thickness of third layer:	1.25
Pour Space of material for third layer:	0.3
Infiltration On	
Infiltration rate:	20
Infiltration safety factor:	1
Wetted surface area On	
Total Volume Infiltrated (ac-ft.):	3462.622
Total Volume Through Riser (ac-ft.):	0.877
Total Volume Through Facility (ac-ft.):	3463.499
Percent Infiltrated:	99.97
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	3.5 ft.
Riser Diameter:	12 in.
Element Flows To:	
Outlet 1	Outlet 2

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.133	0.000	0.000	0.000
0.0500	0.133	0.002	0.000	2.694
0.1000	0.133	0.004	0.000	2.694
0.1500	0.133	0.006	0.000	2.694
0.2000	0.133	0.008	0.000	2.694
0.2500	0.133	0.010	0.000	2.694
0.3000	0.133	0.012	0.000	2.694
0.3500	0.133	0.014	0.000	2.694
0.4000	0.133	0.016	0.000	2.694
0.4500	0.133	0.018	0.000	2.694
0.5000	0.133	0.020	0.000	2.694
0.5500	0.133	0.022	0.000	2.694
0.6000	0.133	0.024	0.000	2.694
0.6500	0.133	0.026	0.000	2.694
0.7000	0.133	0.028	0.000	2.694
0.7500	0.133	0.030	0.000	2.694
0.8000	0.133	0.032	0.000	2.694
0.8500	0.133	0.034	0.000	2.694
0.9000	0.133	0.036	0.000	2.694
0.9500	0.133	0.038	0.000	2.694
1.0000	0.133	0.040	0.000	2.694
1.0500	0.133	0.042	0.000	2.694
1.1000	0.133	0.044	0.000	2.694
1.1500	0.133	0.046	0.000	2.694
1.2000	0.133	0.048	0.000	2.694

1.2500	0.133	0.051	0.000	2.694
1.3000	0.133	0.054	0.000	2.694
1.3500	0.133	0.058	0.000	2.694
1.4000	0.133	0.061	0.000	2.694
1.4500	0.133	0.064	0.000	2.694
1.5000	0.133	0.068	0.000	2.694
1.5500	0.133	0.071	0.000	2.694
1.6000	0.133	0.074	0.000	2.694
1.6500	0.133	0.078	0.000	2.694
1.7000	0.133	0.081	0.000	2.694
1.7500	0.133	0.084	0.000	2.694
1.8000	0.133	0.088	0.000	2.694
1.8500	0.133	0.091	0.000	2.694
1.9000	0.133	0.094	0.000	2.694
1.9500	0.133	0.098	0.000	2.694
2.0000	0.133	0.101	0.000	2.694
2.0500	0.133	0.104	0.000	2.694
2.1000	0.133	0.108	0.000	2.694
2.1500	0.133	0.111	0.000	2.694
2.2000	0.133	0.114	0.000	2.694
2.2500	0.133	0.116	0.000	2.694
2.3000	0.133	0.118	0.000	2.694
2.3500	0.133	0.120	0.000	2.694
2.4000	0.133	0.122	0.000	2.694
2.4500	0.133	0.124	0.000	2.694
2.5000	0.133	0.126	0.000	2.694
2.5500	0.133	0.128	0.000	2.694
2.6000	0.133	0.130	0.000	2.694
2.6500	0.133	0.132	0.000	2.694
2.7000	0.133	0.134	0.000	2.694
2.7500	0.133	0.136	0.000	2.694
2.8000	0.133	0.139	0.000	2.694
2.8500	0.133	0.141	0.000	2.694
2.9000	0.133	0.143	0.000	2.694
2.9500	0.133	0.145	0.000	2.694
3.0000	0.133	0.147	0.000	2.694
3.0500	0.133	0.149	0.000	2.694
3.1000	0.133	0.151	0.000	2.694
3.1500	0.133	0.153	0.000	2.694
3.2000	0.133	0.155	0.000	2.694
3.2500	0.133	0.157	0.000	2.694
3.3000	0.133	0.159	0.000	2.694
3.3500	0.133	0.161	0.000	2.694
3.4000	0.133	0.163	0.000	2.694
3.4500	0.133	0.165	0.000	2.694
3.5000	0.133	0.167	0.000	2.694
3.5500	0.133	0.173	0.118	2.694
3.6000	0.133	0.180	0.333	2.694
3.6500	0.133	0.187	0.604	2.694
3.7000	0.133	0.193	0.907	2.694
3.7500	0.133	0.200	1.217	2.694
3.8000	0.133	0.207	1.509	2.694
3.8500	0.133	0.213	1.762	2.694
3.9000	0.133	0.220	1.960	2.694
3.9500	0.133	0.227	2.101	2.694
4.0000	0.133	0.233	2.203	2.694
4.0500	0.133	0.240	2.335	2.694
4.1000	0.133	0.247	2.439	2.694

4.1500	0.133	0.253	2.539	2.694
4.2000	0.133	0.260	2.635	2.694
4.2500	0.133	0.267	2.727	2.694
4.3000	0.133	0.273	2.817	2.694
4.3500	0.133	0.280	2.903	2.694
4.4000	0.133	0.287	2.988	2.694
4.4500	0.133	0.293	3.069	2.694
4.5000	0.133	0.300	3.149	2.694

Mitigated Routing

Gravel Trench Bed B

Bottom Length:	485.00 ft.
Bottom Width:	12.00 ft.
Trench bottom slope 1:	0 To 1
Trench Left side slope 0:	0 To 1
Trench right side slope 2:	0 To 1
Material thickness of first layer:	1.25
Pour Space of material for first layer:	0.3
Material thickness of second layer:	1
Pour Space of material for second layer:	0.5
Material thickness of third layer:	1.25
Pour Space of material for third layer:	0.3
Infiltration On	
Infiltration rate:	20
Infiltration safety factor:	1
Wetted surface area On	
Total Volume Infiltrated (ac-ft.):	2284.047
Total Volume Through Riser (ac-ft.):	0.021
Total Volume Through Facility (ac-ft.):	2284.068
Percent Infiltrated:	100
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	3.5 ft.
Riser Diameter:	12 in.
Element Flows To:	
Outlet 1	Outlet 2

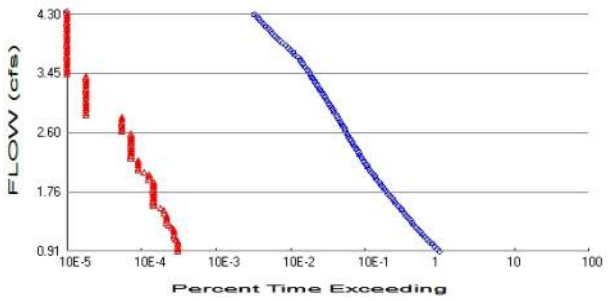
Gravel Trench Bed Hydraulic Table

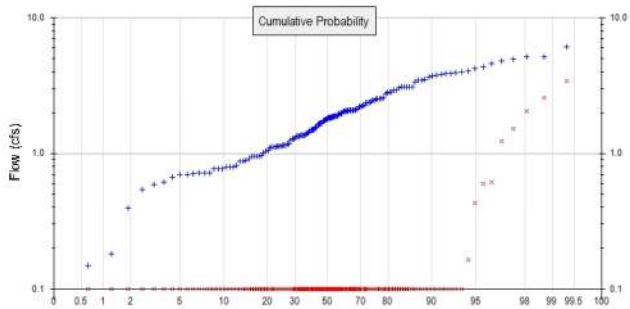
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.133	0.000	0.000	0.000
0.0500	0.133	0.002	0.000	2.694
0.1000	0.133	0.004	0.000	2.694
0.1500	0.133	0.006	0.000	2.694
0.2000	0.133	0.008	0.000	2.694
0.2500	0.133	0.010	0.000	2.694
0.3000	0.133	0.012	0.000	2.694
0.3500	0.133	0.014	0.000	2.694
0.4000	0.133	0.016	0.000	2.694
0.4500	0.133	0.018	0.000	2.694
0.5000	0.133	0.020	0.000	2.694
0.5500	0.133	0.022	0.000	2.694
0.6000	0.133	0.024	0.000	2.694
0.6500	0.133	0.026	0.000	2.694
0.7000	0.133	0.028	0.000	2.694
0.7500	0.133	0.030	0.000	2.694
0.8000	0.133	0.032	0.000	2.694
0.8500	0.133	0.034	0.000	2.694
0.9000	0.133	0.036	0.000	2.694
0.9500	0.133	0.038	0.000	2.694
1.0000	0.133	0.040	0.000	2.694
1.0500	0.133	0.042	0.000	2.694
1.1000	0.133	0.044	0.000	2.694

1.1500	0.133	0.046	0.000	2.694
1.2000	0.133	0.048	0.000	2.694
1.2500	0.133	0.051	0.000	2.694
1.3000	0.133	0.054	0.000	2.694
1.3500	0.133	0.058	0.000	2.694
1.4000	0.133	0.061	0.000	2.694
1.4500	0.133	0.064	0.000	2.694
1.5000	0.133	0.068	0.000	2.694
1.5500	0.133	0.071	0.000	2.694
1.6000	0.133	0.074	0.000	2.694
1.6500	0.133	0.078	0.000	2.694
1.7000	0.133	0.081	0.000	2.694
1.7500	0.133	0.084	0.000	2.694
1.8000	0.133	0.088	0.000	2.694
1.8500	0.133	0.091	0.000	2.694
1.9000	0.133	0.094	0.000	2.694
1.9500	0.133	0.098	0.000	2.694
2.0000	0.133	0.101	0.000	2.694
2.0500	0.133	0.104	0.000	2.694
2.1000	0.133	0.108	0.000	2.694
2.1500	0.133	0.111	0.000	2.694
2.2000	0.133	0.114	0.000	2.694
2.2500	0.133	0.116	0.000	2.694
2.3000	0.133	0.118	0.000	2.694
2.3500	0.133	0.120	0.000	2.694
2.4000	0.133	0.122	0.000	2.694
2.4500	0.133	0.124	0.000	2.694
2.5000	0.133	0.126	0.000	2.694
2.5500	0.133	0.128	0.000	2.694
2.6000	0.133	0.130	0.000	2.694
2.6500	0.133	0.132	0.000	2.694
2.7000	0.133	0.134	0.000	2.694
2.7500	0.133	0.136	0.000	2.694
2.8000	0.133	0.139	0.000	2.694
2.8500	0.133	0.141	0.000	2.694
2.9000	0.133	0.143	0.000	2.694
2.9500	0.133	0.145	0.000	2.694
3.0000	0.133	0.147	0.000	2.694
3.0500	0.133	0.149	0.000	2.694
3.1000	0.133	0.151	0.000	2.694
3.1500	0.133	0.153	0.000	2.694
3.2000	0.133	0.155	0.000	2.694
3.2500	0.133	0.157	0.000	2.694
3.3000	0.133	0.159	0.000	2.694
3.3500	0.133	0.161	0.000	2.694
3.4000	0.133	0.163	0.000	2.694
3.4500	0.133	0.165	0.000	2.694
3.5000	0.133	0.167	0.000	2.694
3.5500	0.133	0.173	0.118	2.694
3.6000	0.133	0.180	0.333	2.694
3.6500	0.133	0.187	0.604	2.694
3.7000	0.133	0.193	0.907	2.694
3.7500	0.133	0.200	1.217	2.694
3.8000	0.133	0.207	1.509	2.694
3.8500	0.133	0.213	1.762	2.694
3.9000	0.133	0.220	1.960	2.694
3.9500	0.133	0.227	2.101	2.694
4.0000	0.133	0.233	2.203	2.694

4.0500	0.133	0.240	2.335	2.694
4.1000	0.133	0.247	2.439	2.694
4.1500	0.133	0.253	2.539	2.694
4.2000	0.133	0.260	2.635	2.694
4.2500	0.133	0.267	2.727	2.694
4.3000	0.133	0.273	2.817	2.694
4.3500	0.133	0.280	2.903	2.694
4.4000	0.133	0.287	2.988	2.694
4.4500	0.133	0.293	3.069	2.694
4.5000	0.133	0.300	3.149	2.694

Analysis Results
POC 1





+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 86.82
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0
Total Impervious Area: 86.82

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	1.82954
5 year	2.846227
10 year	3.398653
25 year	3.960924
50 year	4.295123
100 year	4.569933

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1902	1.342	0.000
1903	1.116	0.000
1904	1.825	0.000
1905	0.878	0.000
1906	0.393	0.000
1907	2.808	0.000
1908	2.080	0.000
1909	2.057	0.000
1910	2.836	0.000
1911	1.846	0.000

1912	6.090	1.237
1913	2.918	0.000
1914	0.713	2.588
1915	1.176	0.000
1916	1.826	0.000
1917	0.609	0.000
1918	1.955	0.000
1919	1.445	0.000
1920	1.861	0.000
1921	2.081	0.000
1922	2.087	0.000
1923	1.678	0.000
1924	0.767	0.000
1925	0.951	0.000
1926	1.772	0.000
1927	1.149	0.000
1928	1.418	0.000
1929	2.906	0.000
1930	1.867	0.000
1931	1.727	0.000
1932	1.352	0.000
1933	1.304	0.000
1934	3.831	0.000
1935	1.779	0.000
1936	1.546	0.000
1937	2.468	0.000
1938	1.504	0.000
1939	0.094	0.000
1940	1.667	0.000
1941	0.794	0.000
1942	2.510	0.000
1943	1.292	0.000
1944	2.366	0.596
1945	2.091	0.000
1946	1.131	0.000
1947	0.714	0.000
1948	3.936	0.000
1949	3.372	0.000
1950	0.956	0.000
1951	1.176	0.000
1952	5.132	0.432
1953	4.629	0.000
1954	1.671	0.000
1955	1.365	0.000
1956	0.669	0.000
1957	2.371	0.000
1958	4.952	0.000
1959	3.062	0.000
1960	0.815	0.000
1961	3.078	1.514
1962	1.653	0.000
1963	0.792	0.000
1964	0.872	0.163
1965	3.445	0.000
1966	0.966	0.000
1967	1.480	0.000
1968	1.510	0.000
1969	1.507	0.000

1970	2.360	0.000
1971	3.715	0.000
1972	2.409	3.408
1973	3.070	0.000
1974	1.662	0.000
1975	3.899	0.000
1976	2.065	0.000
1977	0.695	0.000
1978	3.472	0.000
1979	0.952	0.000
1980	1.966	0.000
1981	1.882	0.000
1982	0.769	0.000
1983	3.079	0.000
1984	1.254	0.000
1985	2.041	0.000
1986	1.831	0.000
1987	3.492	0.000
1988	2.215	0.000
1989	1.991	0.000
1990	2.253	0.000
1991	1.764	0.000
1992	2.523	0.000
1993	2.446	0.000
1994	3.669	0.000
1995	0.704	0.000
1996	4.021	0.000
1997	1.542	0.000
1998	1.835	0.000
1999	0.148	0.000
2000	1.396	0.000
2001	0.714	0.000
2002	2.551	0.000
2003	2.221	0.000
2004	2.043	0.000
2005	3.761	0.612
2006	1.137	0.000
2007	1.141	0.000
2008	1.943	0.000
2009	1.334	0.000
2010	1.135	0.000
2011	0.917	0.000
2012	1.330	0.000
2013	1.039	0.000
2014	0.774	0.000
2015	1.482	0.000
2016	0.590	0.000
2017	2.819	0.000
2018	5.127	0.000
2019	4.782	0.000
2020	1.560	0.000
2021	2.539	0.000
2022	1.051	0.000
2023	2.135	0.000
2024	4.015	2.043
2025	1.885	0.000
2026	3.078	0.000
2027	1.106	0.000

2028	0.958	0.000
2029	2.086	0.000
2030	3.869	0.000
2031	1.278	0.000
2032	0.696	0.000
2033	1.119	0.000
2034	1.101	0.000
2035	4.364	0.000
2036	2.266	0.000
2037	0.542	0.000
2038	1.808	0.000
2039	0.181	0.000
2040	1.005	0.000
2041	1.354	0.000
2042	4.246	0.000
2043	2.050	0.000
2044	2.767	0.000
2045	1.884	0.000
2046	2.207	0.000
2047	1.625	0.000
2048	2.103	0.000
2049	1.880	0.000
2050	1.349	0.000
2051	1.959	0.000
2052	1.127	0.000
2053	2.016	0.000
2054	2.562	0.000
2055	0.794	0.000
2056	0.891	0.000
2057	1.384	0.000
2058	1.753	0.000
2059	3.095	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	**Predeveloped**	**Mitigated**
1	6.0900	3.4083
2	5.1320	2.5878
3	5.1266	2.0434
4	4.9523	1.5136
5	4.7818	1.2368
6	4.6293	0.6117
7	4.3645	0.5964
8	4.2458	0.4325
9	4.0207	0.1634
10	4.0150	0.0000
11	3.9357	0.0000
12	3.8992	0.0000
13	3.8689	0.0000
14	3.8307	0.0000
15	3.7612	0.0000
16	3.7152	0.0000
17	3.6688	0.0000
18	3.4925	0.0000
19	3.4718	0.0000
20	3.4450	0.0000
21	3.3722	0.0000
22	3.0954	0.0000

23	3.0790	0.0000
24	3.0781	0.0000
25	3.0776	0.0000
26	3.0702	0.0000
27	3.0616	0.0000
28	2.9182	0.0000
29	2.9058	0.0000
30	2.8356	0.0000
31	2.8194	0.0000
32	2.8078	0.0000
33	2.7665	0.0000
34	2.5623	0.0000
35	2.5507	0.0000
36	2.5389	0.0000
37	2.5233	0.0000
38	2.5105	0.0000
39	2.4678	0.0000
40	2.4462	0.0000
41	2.4089	0.0000
42	2.3709	0.0000
43	2.3660	0.0000
44	2.3597	0.0000
45	2.2664	0.0000
46	2.2534	0.0000
47	2.2208	0.0000
48	2.2145	0.0000
49	2.2067	0.0000
50	2.1353	0.0000
51	2.1025	0.0000
52	2.0914	0.0000
53	2.0871	0.0000
54	2.0858	0.0000
55	2.0810	0.0000
56	2.0797	0.0000
57	2.0648	0.0000
58	2.0568	0.0000
59	2.0504	0.0000
60	2.0427	0.0000
61	2.0413	0.0000
62	2.0159	0.0000
63	1.9910	0.0000
64	1.9659	0.0000
65	1.9592	0.0000
66	1.9547	0.0000
67	1.9430	0.0000
68	1.8851	0.0000
69	1.8838	0.0000
70	1.8823	0.0000
71	1.8795	0.0000
72	1.8675	0.0000
73	1.8606	0.0000
74	1.8464	0.0000
75	1.8349	0.0000
76	1.8309	0.0000
77	1.8263	0.0000
78	1.8254	0.0000
79	1.8075	0.0000
80	1.7785	0.0000

81	1.7719	0.0000
82	1.7643	0.0000
83	1.7528	0.0000
84	1.7274	0.0000
85	1.6776	0.0000
86	1.6705	0.0000
87	1.6666	0.0000
88	1.6620	0.0000
89	1.6529	0.0000
90	1.6246	0.0000
91	1.5599	0.0000
92	1.5457	0.0000
93	1.5423	0.0000
94	1.5099	0.0000
95	1.5069	0.0000
96	1.5040	0.0000
97	1.4823	0.0000
98	1.4797	0.0000
99	1.4451	0.0000
100	1.4181	0.0000
101	1.3958	0.0000
102	1.3843	0.0000
103	1.3654	0.0000
104	1.3545	0.0000
105	1.3524	0.0000
106	1.3490	0.0000
107	1.3417	0.0000
108	1.3335	0.0000
109	1.3303	0.0000
110	1.3045	0.0000
111	1.2915	0.0000
112	1.2784	0.0000
113	1.2544	0.0000
114	1.1759	0.0000
115	1.1758	0.0000
116	1.1492	0.0000
117	1.1410	0.0000
118	1.1375	0.0000
119	1.1350	0.0000
120	1.1310	0.0000
121	1.1268	0.0000
122	1.1192	0.0000
123	1.1160	0.0000
124	1.1059	0.0000
125	1.1012	0.0000
126	1.0509	0.0000
127	1.0386	0.0000
128	1.0046	0.0000
129	0.9660	0.0000
130	0.9584	0.0000
131	0.9557	0.0000
132	0.9522	0.0000
133	0.9513	0.0000
134	0.9169	0.0000
135	0.8905	0.0000
136	0.8785	0.0000
137	0.8715	0.0000
138	0.8145	0.0000

139	0.7940	0.0000
140	0.7938	0.0000
141	0.7921	0.0000
142	0.7737	0.0000
143	0.7692	0.0000
144	0.7666	0.0000
145	0.7144	0.0000
146	0.7143	0.0000
147	0.7130	0.0000
148	0.7040	0.0000
149	0.6960	0.0000
150	0.6951	0.0000
151	0.6694	0.0000
152	0.6092	0.0000
153	0.5898	0.0000
154	0.5417	0.0000
155	0.3930	0.0000
156	0.1814	0.0000
157	0.1477	0.0000
158	0.0941	0.0000

Duration Flows

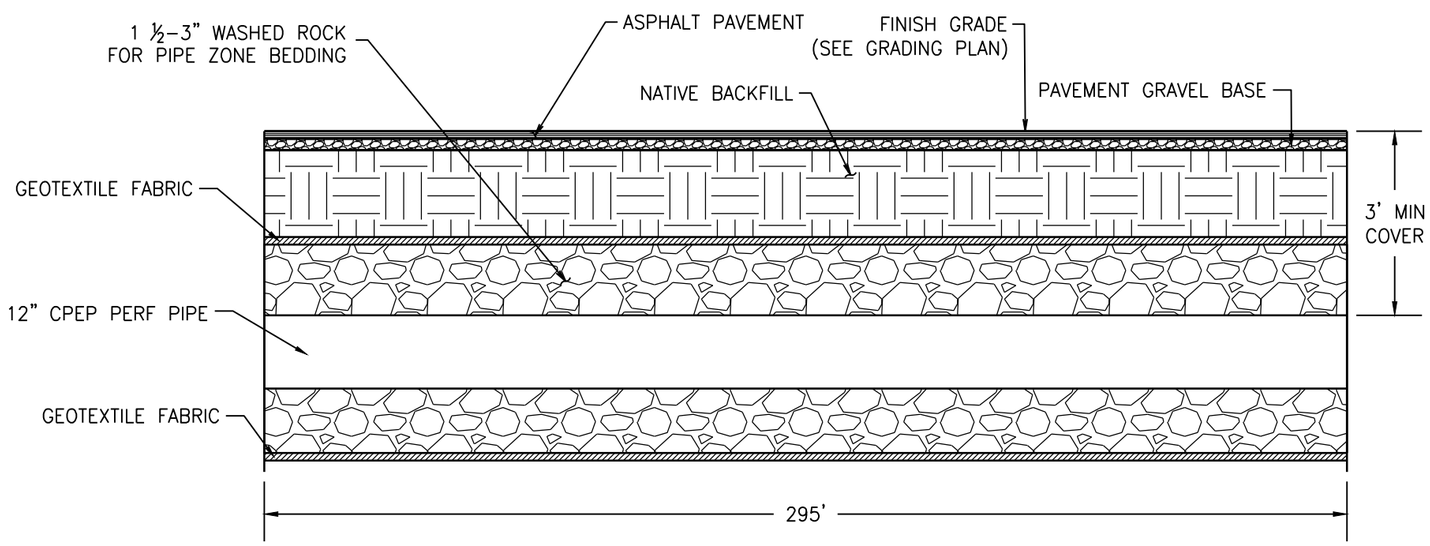
The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.9148	54387	17	0	Pass
0.9489	50276	17	0	Pass
0.9831	46570	17	0	Pass
1.0172	43323	17	0	Pass
1.0513	40287	17	0	Pass
1.0855	37495	16	0	Pass
1.1196	34952	15	0	Pass
1.1538	32614	15	0	Pass
1.1879	30376	15	0	Pass
1.2221	28265	15	0	Pass
1.2562	26432	14	0	Pass
1.2904	24797	13	0	Pass
1.3245	23307	12	0	Pass
1.3587	21944	12	0	Pass
1.3928	20659	12	0	Pass
1.4269	19446	12	0	Pass
1.4611	18282	11	0	Pass
1.4952	17219	11	0	Pass
1.5294	16160	10	0	Pass
1.5635	15152	8	0	Pass
1.5977	14282	8	0	Pass
1.6318	13462	8	0	Pass
1.6660	12681	8	0	Pass
1.7001	11933	8	0	Pass
1.7342	11246	8	0	Pass
1.7684	10565	8	0	Pass
1.8025	9978	8	0	Pass
1.8367	9385	8	0	Pass
1.8708	8859	8	0	Pass
1.9050	8338	8	0	Pass
1.9391	7856	7	0	Pass
1.9733	7462	7	0	Pass
2.0074	7030	7	0	Pass
2.0416	6620	6	0	Pass
2.0757	6277	5	0	Pass
2.1098	5983	5	0	Pass
2.1440	5712	5	0	Pass
2.1781	5437	5	0	Pass
2.2123	5198	5	0	Pass
2.2464	4944	4	0	Pass
2.2806	4706	4	0	Pass
2.3147	4515	4	0	Pass
2.3489	4339	4	0	Pass
2.3830	4153	4	0	Pass
2.4171	3957	4	0	Pass
2.4513	3766	4	0	Pass
2.4854	3581	4	0	Pass
2.5196	3416	4	0	Pass
2.5537	3266	4	0	Pass
2.5879	3135	4	0	Pass
2.6220	3026	3	0	Pass
2.6562	2926	3	0	Pass
2.6903	2814	3	0	Pass

2.7245	2682	3	0	Pass
2.7586	2556	3	0	Pass
2.7927	2454	3	0	Pass
2.8269	2362	3	0	Pass
2.8610	2255	1	0	Pass
2.8952	2140	1	0	Pass
2.9293	2038	1	0	Pass
2.9635	1952	1	0	Pass
2.9976	1861	1	0	Pass
3.0318	1779	1	0	Pass
3.0659	1692	1	0	Pass
3.1000	1618	1	0	Pass
3.1342	1561	1	0	Pass
3.1683	1482	1	0	Pass
3.2025	1407	1	0	Pass
3.2366	1340	1	0	Pass
3.2708	1271	1	0	Pass
3.3049	1218	1	0	Pass
3.3391	1162	1	0	Pass
3.3732	1103	1	0	Pass
3.4074	1055	1	0	Pass
3.4415	1006	0	0	Pass
3.4756	964	0	0	Pass
3.5098	920	0	0	Pass
3.5439	873	0	0	Pass
3.5781	814	0	0	Pass
3.6122	773	0	0	Pass
3.6464	738	0	0	Pass
3.6805	694	0	0	Pass
3.7147	637	0	0	Pass
3.7488	601	0	0	Pass
3.7829	556	0	0	Pass
3.8171	517	0	0	Pass
3.8512	478	0	0	Pass
3.8854	434	0	0	Pass
3.9195	394	0	0	Pass
3.9537	363	0	0	Pass
3.9878	339	0	0	Pass
4.0220	310	0	0	Pass
4.0561	295	0	0	Pass
4.0903	273	0	0	Pass
4.1244	252	0	0	Pass
4.1585	237	0	0	Pass
4.1927	223	0	0	Pass
4.2268	206	0	0	Pass
4.2610	195	0	0	Pass
4.2951	180	0	0	Pass

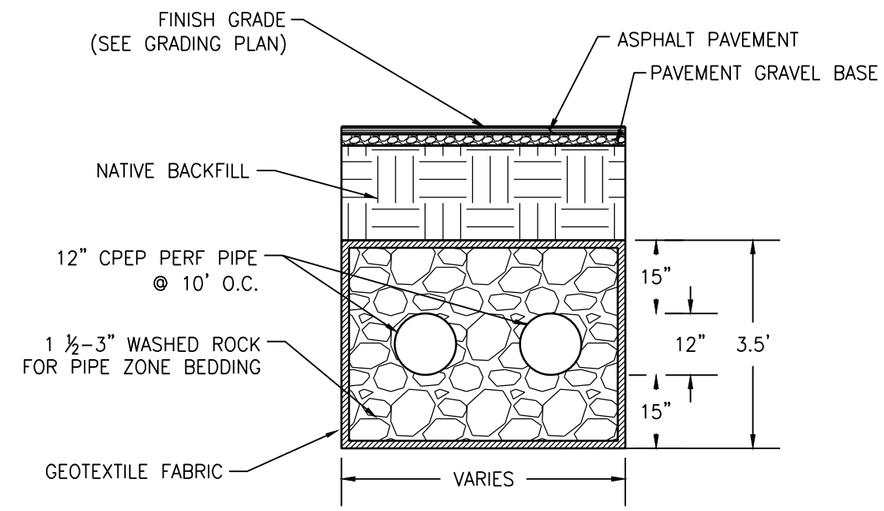
Figure 8
Infiltration Gallery Details

INFILTRATION GALLERY DETAILS



INFILTRATION GALLERY SECTION VIEW

NTS



INFILTRATION GALLERY CROSS-SECTION

NTS

Tab 6.0

6.0 CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

This document is provided under separate cover.

Tab 7.0

7.0 SPECIAL REPORTS AND STUDIES

No special reports or studies are available at this time.

Tab 8.0

8.0 OTHER PERMITS

Other permits for this project include:

- Site Development Permit
- Building Permit
- Water Main Extension Permit
- Sanitary Sewer Extension Permit
- Construction Stormwater General Permit (NPDES)

Tab 9.0

9.0 OPERATION AND MAINTENANCE MANUAL

No. 2 – Infiltration

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1)
Storage Area	Sediment	Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).	Sediment is removed and/or facility is cleaned so that infiltration system works according to design.
Filter Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.
Side Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway	Rock Missing	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Pre-settling Ponds and Vaults	Facility or sump filled with Sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

No. 18 – Catchbasin Inserts

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert
	Media Insert-Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Normal Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.

Tab 10.0

10.0 BOND QUANTITIES WORKSHEET

Appropriate documentation will be provided if the City of Dupont requires.

Appendix A Stormwater Site Plan Report

184 AC. CAMPUS TOTAL
72.5 AC. PH 1 & 2

Intel DuPont Campus

Stormwater Site Plan Report

Narrative Prepared by
CH2M Hill

Site Design & Calculations Prepared by
ESM, Inc.

Date
October 25, 1996

STEVEN J. WASSON
STATE OF WASHINGTON
27513
REGISTERED
PROFESSIONAL ENGINEER
10-25-95
EXPIRES 3/3/96

JOHN S. CHADWELL
STATE OF WASHINGTON
28792
REGISTERED
PROFESSIONAL ENGINEER
10-25-95
EXPIRES: 9/2/96

CH2M HILL

ESM, Inc.

This plan has been prepared under the guidance of a professional engineer.

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I. Project Overview

Intel Corporation proposes to build and operate a light manufacturing (computer system assembly) and research and development campus on an approximately 184-acre industrially zoned site within the city limits of DuPont, Washington. See Figure I-1.

Facilities will be constructed sequentially, beginning with a computer assembly building and its associated parking, infrastructure, and landscaping. This initial construction is planned to start November 1, 1995, allowing the first assembly building to be operational in June 1996. Three office buildings and a second assembly building will follow. The stages of development are shown in Table I-1, culminating with full build-out by the year 2003. The layout of the planned facilities is shown in Figure I-2.

Table I-1
Approximate Construction Sequence

	Completion Date
Phase I	
Assembly Building	June 96
Office Building	Dec 96
Later Phases	
Office Building	May 98
Office Building	4th Quarter '99
Assembly Building	2000-2003

The site layout seeks to combine the proposed development with preservation of the existing native cover in the landscaped areas. A vegetative buffer strip will surround the perimeter of the site.

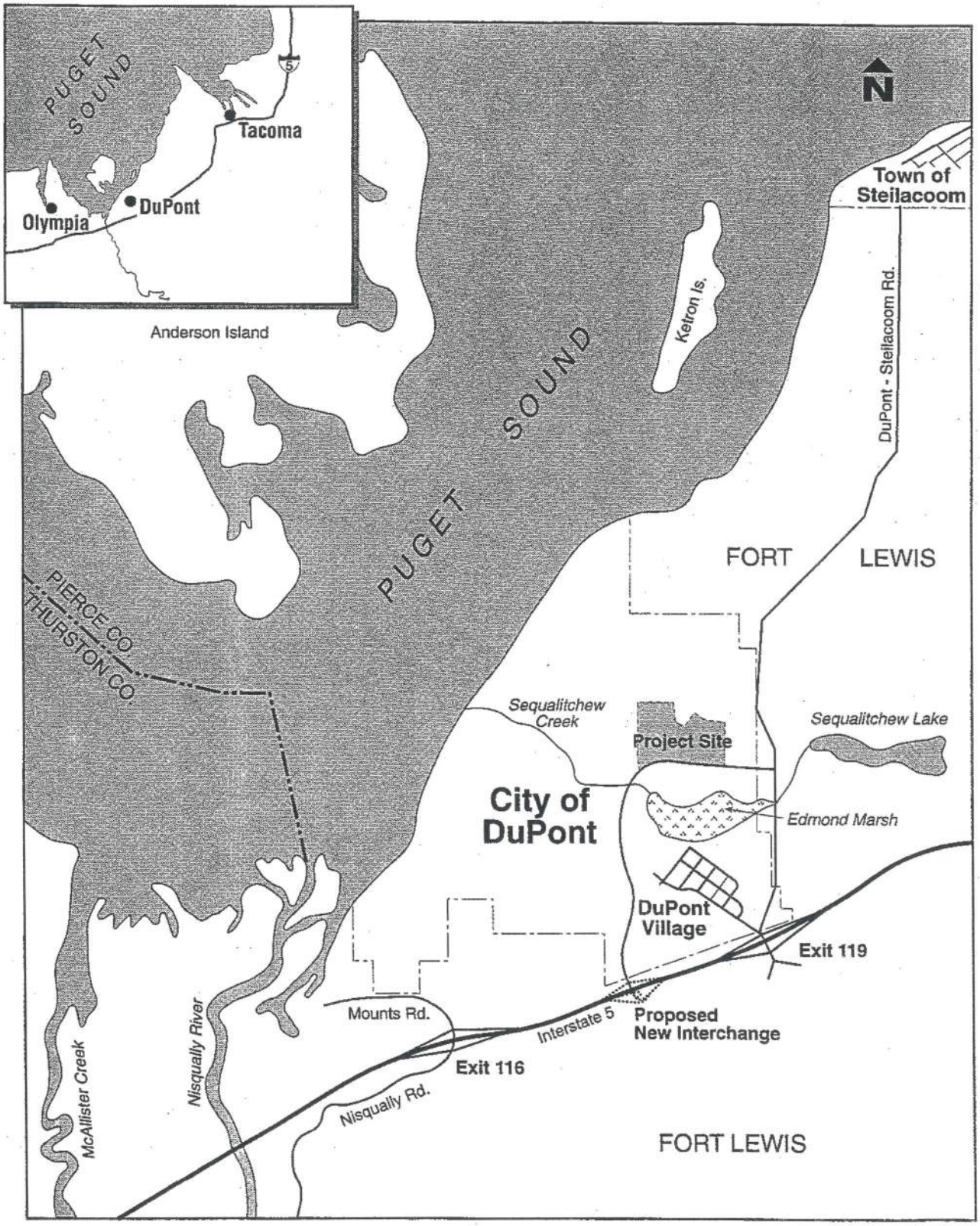
During construction of the site, cover practices, erosion control, and sediment retention measures will be implemented to minimize erosion and to contain sediment onsite until permanent stabilization measures have been implemented.

Permanent drainage facilitates for the site will consist of catch basins and pipes to collect and convey water from the parking and roof areas. The runoff will be conveyed towards the north to a biofiltration swale that will treat the runoff prior to discharge to an infiltration basin. Runoff from the access road encircling the parking and building areas will drain to biofiltration swales located along the road and then drain to the ground via infiltration trenches. There will be no offsite discharge of runoff or discharge of runoff to any identified stream.

What about overflow?

This stormwater site plan addresses stormwater runoff and erosion/sediment control associated with the Phase I development only. While this site design provides an overview of stormwater control for the entire site, subsequent site plans will specifically address future development phases.

130644.A0.07/Project Vicinity/ 9-19-95/ GM-PC



0 1
Scale in Miles

Figure I-1
Project Vicinity

CH2M HILL

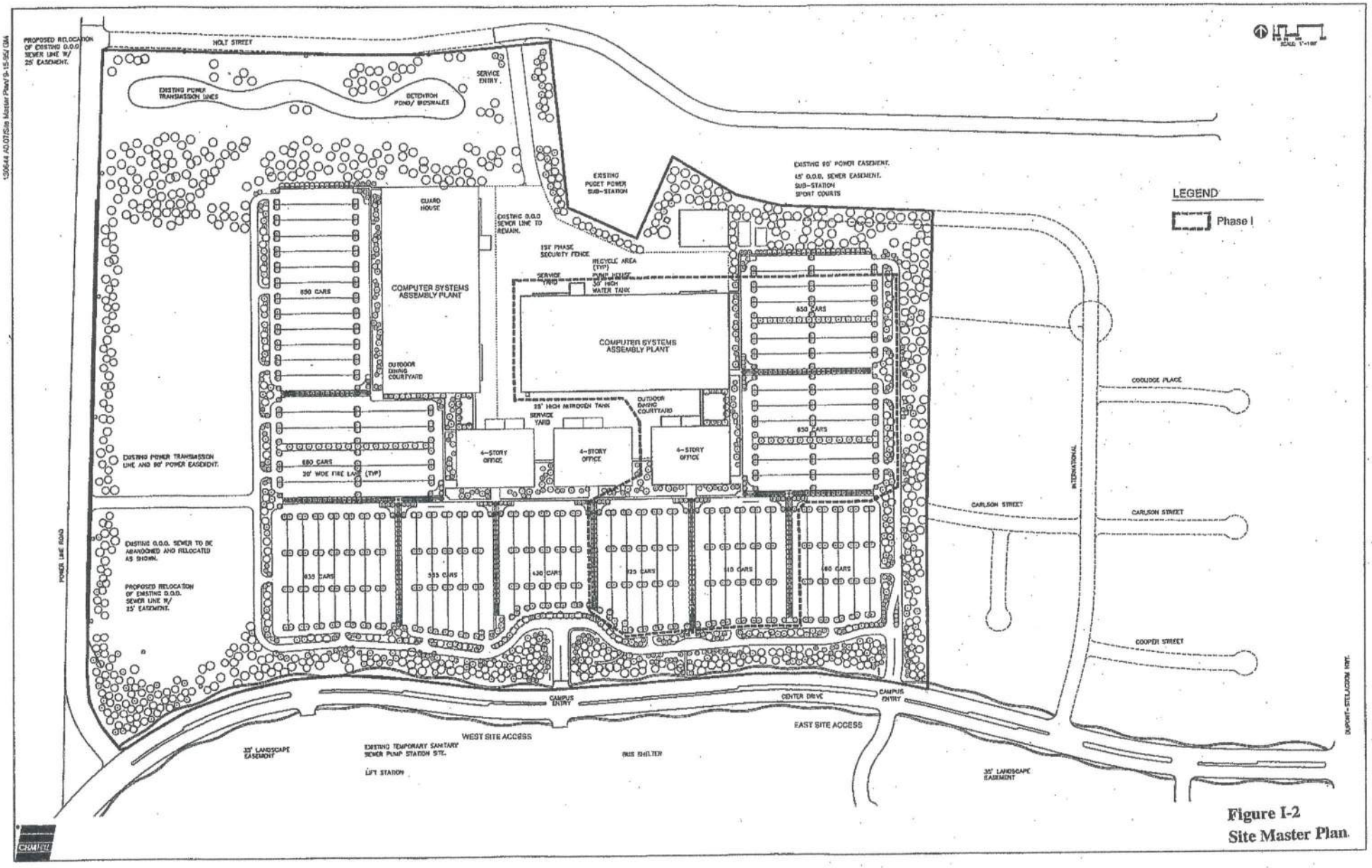


Figure I-2
Site Master Plan

Minimum Requirements

Stormwater impacts will be mitigated by designing and constructing a stormwater system consistent with the requirements of the City of DuPont (Ordinance Nos. 95-514 and 95-515) and the Stormwater Management Manual for Puget Sound Basin (1992). The Stormwater Management Manual for the Puget Sound Basin (Technical Manual) requires site development projects to meet 11 minimum requirements for controlling stormwater runoff from the project site. These requirements include a Large Parcel Erosion and Sediment Control Plan (see Section IX) and a Permanent Stormwater Quality Control Plan (see Section V). A description of how the 11 requirements will be met is presented below.

Minimum Requirement # 1: Erosion and Sediment Control (ESC)

The following BMPs will be used as necessary at the Intel DuPont Campus to minimize erosion and contain sediment. See Section IX (Erosion & Sediment Control Plan) for additional details.

Cover Practices

BMP E1.10 Temporary Seeding
BMP E1.35 Permanent Seeding & Planting
BMP E1.45 Topsoiling (in coordination with E1.35)

Erosion Control

BMP E2.10 Stabilized Construction Entrance & Tire Wash
BMP E2.60 Check Dams
BMP E2.75 Riprap

Sediment Retention

BMP E3.10 Filter Fence
BMP E3.15 Straw Bale Barrier
BMP E3.30 Storm Drain Inlet Protection
BMP E3.35 Sediment Trap (or Sump)
BMP E3.40 Sediment Pond (or Basin)

A Large Parcel Erosion and Sediment Control Plan has been prepared and is presented in Section IX of this report.

Minimum Requirement # 2: Preservation of Natural Drainage Systems

The US Department of Agriculture, Soil Conservation Service Soil Survey of Pierce County Area, Washington (1979), has mapped the development site as the Spanaway series. The Spanaway series consists of somewhat excessively drained sands and gravels formed by glacial outwash mixed in the upper layers with volcanic ash. As no evidence of stream systems or overland flow paths have been found on the site, stormwater runoff will be treated and disposed to the ground as naturally occurs.

Minimum Requirement # 3: Source Control of Pollution

Following guidance provided in Section IV-2.4.8 of the Stormwater Manual, the following source control BMP has been identified as appropriate for Intel DuPont Campus.

BMP S2.00 Maintenance of Storm Drainage Facilities

An Industrial Stormwater Pollution Prevention Plan (SWPPP) will also be developed and implemented prior to occupancy to address other source control measures.

Minimum Requirement #4: Runoff Treatment BMPs

Because runoff from this site will be collected and infiltrated into the ground, runoff treatment BMPs must be implemented to remove pollutants prior to infiltration. The following runoff treatment BMPs will be provided for the Intel DuPont Campus.

BMP RO.05 Spill Control (SC) Oil/Water Separators
BMP RB.05 Biofiltration Swales
BMP RB.10 Vegetated filter strips

Design details of these features are provided in Section V "Permanent Stormwater Quality Control Plan."

Minimum Requirement #5: Streambank Erosion Control

There will be no discharge of runoff from the site to a stream system. An infiltration basin (BMP RI.05) will be used as the primary means of stormwater disposal. The soils underlying this site are too coarse for runoff treatment purposes. Therefore, runoff will be treated in accordance with the Technical Manual requirements prior to infiltration. The basin has been sized to accommodate the 100-year, 24-hour storm and the 100-year, 7-day storm.

Sizing calculations for the infiltration basin are provided in Appendix B.

Minimum Requirement #6: Wetlands

Not applicable. A wetland reconnaissance has not identified any wetlands within the project area or as a receiving water for site runoff.

Minimum Requirement #7: Water Quality Sensitive Areas

Not applicable. DuPont sensitive area maps do not identify any water quality sensitive areas adjacent to the site.

Minimum Requirement #8: Off-site Analysis

See Section IV below "Off-site Analysis" for a full description.

Minimum Requirement #9: Basin Planning

The project area is located within the Northwest Landing area of the City of DuPont, which is covered under the Storm Drainage Comprehensive Plan (Gardner, 1989). This plan was adopted by the City in 1989. All requirements of this plan are met through the implementation of this Stormwater Site Plan.

Minimum Requirement #10: Operation and Maintenance

Operation and maintenance guidelines and a maintenance schedule for the permanent facilities are included in Section XI "Operation and Maintenance."

Minimum Requirement #11: Financial Liability

The City of DuPont does not require issuance of a construction bond for construction of storm drainage facilities on private property. Issuance of the building occupancy permit will be dependent on approval of the permanent stormwater facilities by the City of DuPont (personal communication with Tamara Nack, City Engineer, October 23, 1995).

II Plot Plan

A plot plan has been developed for the Intel DuPont Campus, which outlines the layout of the proposed development. Included on the plan are the lot boundary, road rights-of-way and easements, stormwater facilities, building footprints, parking areas, and access roads. The drawings are included in Appendix A of this Stormwater Site Plan.

III. Preliminary Conditions Summary

The site for the proposed development is located in a relative flat area northwest of downtown DuPont in Sections 23, 24, 25, and 26 of Township 19 North, Range 1 East, Willamette Meridian.

The topography of the site is relatively flat with some slightly rolling terrain that generally slopes to the west-northwest. The steepest natural slopes on the development site are approximately 10 percent and limited to lengths of less than 200 feet. Cut slopes of up to 50 percent but less than 12 feet in height exist where railroad tracks were once located. The topography of the site is included in Appendix A.

A field inspection of offsite downstream areas was conducted by CH2M HILL on September 7, 1995. No evidence of drainage systems or overland flow paths were found on the site and no existing drainage problems were identified.

Currently, the site is undeveloped. Existing vegetation consist primarily of second-growth Douglas fir in scattered woodlands and disturbed open-areas dominated almost exclusively by Scotch broom. Also included within the project site is a small grove (0.9 acre) of native Garry oaks (*Quercus garryana*). The grove of oaks is located in the northwest corner of the site.

Several unimproved logging roads are located on the site. Evidence of previously existing railroad beds and a corral are present. Masonry foundations from six storage buildings are also located on the site.

A water main currently crosses the middle of the site in a north-south orientation. This water line lies below a sub-graded road bed. This sub-graded road bed, referred to as Stanley Road, is located at approximately the center of the site and connects Center Drive along the southern property boundary to the proposed Holt Street along the northern property boundary. The site master plan shown in Figure I-2 proposes realignment of this roadway.

Several Department of Defense (DOD) sewer lines and easements are located on the site. Crossing the site in a southwest-northeast orientation is a 30-inch sewer main. Also located along this easement is a Puget Power transmission line. Two 24-inch DOD sanitary sewer mains cross the northeast corner of the site in a southeast-northwest direction. One of these two 24-inch sewer mains has been abandoned. A 36-inch DOD sanitary sewer main transects the southwest corner of the site.

IV. Off-Site Analysis

A field inspection of the site and the outlying area was conducted by CH2M HILL on September 7, 1995. The site is bounded by Center Drive to the south, a power transmission line corridor to the west, the future Holt Street to the north, and properties in Northwest Landing Industrial Park Divisions 1 and 2 to the east. Refer to Figure I-2, Site Master Plan.

Adjacent properties are largely vacant, undeveloped land. The exceptions are the Fort Lewis landfill, Puget Power Substation, Lone Star Pioneer aggregate mining facility, and Westblock cement block manufacturer to the north and east of the site. The historic 1843 fort and cemetery are approximately 500 to 1,0000 feet southwest of the site.

During the field inspection, no evidence of drainage systems or overland flow paths were found on the site, and no existing drainage problems were identified. In addition no offsite discharge has been identified.

V. Permanent Stormwater Quality Control Plan

This Permanent Stormwater Quality Control (PSQC) Plan describes the water quality controls that will be implemented through the permanent stormwater control BMPs. This PSQC Plan also describes which BMPs have been selected and gives details of how they have been designed and will be installed. Engineering drawings are included in Appendix A.

The BMPs have been selected based on the Technical Manual's selection process illustrated by Figure I-4.3 and explained on pages I-4-7 through I-4-19 of the Technical Manual. This BMP selection process has been used to develop the specific BMPs for the Intel DuPont Campus site.

Stormwater Control Scenario

Based on Table I-4.2 of the Stormwater Manual and information presented in Section I "Project Overview," the Stormwater Control Scenario for this site is Scenario # 1. Since

Oil/Water separators, nutrient control, and streambank erosion control are not required, the BMP Sequence and selections are-

Source Control
Runoff Treatment (conventional)

Coaslescing plate oil/water separators are not required based on the land use. Nutrient control is not required since stormwater runoff will not be discharge to surface waters where eutrophication is a concern. Streambank erosion control is not required since there will be no discharge of runoff to any identified stream.

Source Control

The source controls identified for this site in Minimum Requirement # 3 are-

BMP S2.00 Maintenance of Storm Drainage Facilities (nutrient control)

An Industrial Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented prior to occupancy to address other activity-based source controls.

Runoff Treatment

Runoff from parking areas, roof drains, and the loading area will be collected, conveyed, and treated with Spill Control Oil/Water Separators (BMP RO.05) and Biofiltration Swales (BMP RB.05) for pollutant removal. Spill control oil/water separators capture floating petroleum products from accidental spills that may occur on vehicular parking areas and access roads. The vegetative system of biofiltration swales removes suspended solids and is also effective in removing petroleum by-products and in nutrient uptake. OK

Additionally, wherever possible, runoff from access roads and parking areas will flow across vegetated filter strips (BMP RB.10) prior to entering the drainage system for the site.

Biofiltration swales will be located along the access road that encircles the buildings and parking areas to treat runoff prior to discharge into infiltration trenches. A large biofiltration swale will also treat runoff prior to entering the infiltration basin located at the northwestern area of the site. All runoff that enters this swale will already have been treated with a spill control oil/water separator. Spill control oil/water separators will be placed at several locations within the parking area.

According to Table 1-4.6 of the Technical Manual, biofiltration swales provide pretreatment and meet the treatment requirements for conventional pollutants.

Details of the spill control oil/water separators are shown in Appendix A not in appendix A. Supporting calculations for the runoff computations are included in Appendix B.

Infiltration System

An infiltration basin will be constructed in the northwestern area of the site. The basin has been designed to drain the 100-year, 7-day and the 100-year, 24-hour design storms. The design specifications for the basin were determined in accordance with Sections III-1.4 and III-3.4 of the Technical Manual. Calculations are shown in Appendix B.

The calculated total runoff and design volume of the permanent pool is:

- Bottom Area 222,000 square feet
- Bottom Elevation 200 feet
- Peak stage (100-year, 24-hour) 202.31 feet
- Storage volume (100-year, 24-hour) 91,866 cubic feet
- Maximum storage depth 2.31 feet
- Freeboard 2.69 feet
- Design rate of infiltration 20 inches per hour

where will overflow go
>18" of soil under
etc > 5 meg/kg

Conveyance System

The conveyance system outlined in the attached plan is a combination of open ditches and a piped collection system. The open ditches serve the entrance roads and the loop road that encircles the parking area. lining

The ditch system incorporates a filter strip area between the loop road and the ditch sideslope. Sheet flow through this grassed filter strip provides a simple and effective method of removing sediment and oils from runoff. Each ditch will be sized for the 100-year, 24-hour and 100-year, 7-day events and will flow towards a catch basin. The elevation of the catch basin rim will be designed to collect flows greater than the 100-year, 24-hour and the 100-year, 7-day events. Water collected in the catch basins will be infiltrated to the ground through perforated pipes.

A piped conveyance system will serve the parking lots, roof runoff, and loading areas. The catch basins shall have a sump depth to settle and hold heavy particles. A 12-inch minimum diameter will be used for the drain lines to prevent clogging from settled debris. At least one foot of cover shall also be maintained over the drain lines to minimize impact loading from traffic and to provide adequate depth of lateral connections. Several spill control oil/water separators will be used to prevent conveyance of floatable material to the downstream infiltration and water quality facilities.

The piped conveyance systems will discharge to a biofiltration swale (BMP RB.05), then disposed of through infiltration. The swale will help prevent small particles and oils from entering the infiltration system. The swale will be a minimum of 200 feet long, maintain a 0.5 percent minimum slope, and be mowed and maintained along with the rest of the landscaped area. Design of Biofiltration Swales has followed the guidance provided in Section III-6 of the Technical Manual.

Operation and Maintenance

The operation and maintenance guidelines for the runoff control facilities are covered in Section X "Maintenance and Operation."

VI. Special Reports and Studies

A geotechnical report entitled, "Geotechnical Investigation, Intel DuPont Facility, DuPont, Washington," October 5, 1995, was authored by Geotechnical Resources, Inc.

VII. Basin and Community Planning Areas

The project area is located within the Northwest Landing area of the City of DuPont, which is covered under the Storm Drainage Comprehensive Plan (Gardner, 1989). This plan was adopted by the City in 1989. All requirements of this plan are met through the implementation of this Stormwater Site Plan.

VIII Permits

Applications for the following permits and approvals have been applied for from the listed permit authorities (Table VIII-1):

Table VIII-1
Permits Applied For

Agency	Permit/Approval
City of DuPont	Site Plan Approval
City of DuPont	Conditional Use permit (for office buildings)
City of DuPont	Local Improvement District Parcel Segregation
City of DuPont	Grading and Drainage Permit
City of DuPont	Building Permits
Pierce County	Utilities Sewer Connection Permit
Pierce County	Utilities Industrial Wastewater Discharge Permit
Department of Natural Resources	Forest Practices Permit

IX. Erosion and Sediment Control Plan

During construction, soil is stripped of its natural vegetation and becomes very susceptible to erosion. Natural elements such as rain and wind, and human impacts such as vehicular movement, can cause sediment to be transported offsite. To control erosion and to prevent the transport of sediment, erosion, and sediment control, best management practices (BMPs) are implemented until the site can be permanently stabilized. The selected BMPs are

dependent on several factors such as the proposed land use type, the erodibility of the soil, the time of year that construction will occur, the topography of the site, and the presence or absence of natural water bodies. The Erosion and Sediment Control Plan describes the how and why the various BMPs have been selected, while the drawings (Appendix A) tell where these measures are to be implemented. The contractor may need to install additional BMPs based on construction methods and scheduling.

Erosion Control Strategies

Cover practices such as temporary seeding (BMP E1.10) and permanent seeding and planting (BMP E1.35) will provide vegetative cover on graded areas to stabilize the soil and retard the velocity of runoff. Seeding will be used along the perimeter of the parking and other paved areas as part of the permanent landscaping of the site. Topsoiling (BMP E1.45) will be used as an integral component of preparing permanent cover to those areas where there is an unsuitable soil surface for plant growth.

Temporary seeding will be applied to areas that will remain exposed for more than 7 days and where permanent cover is not appropriate or necessary. Temporary seeding offers fairly rapid protection for exposed areas and will trap sediment in runoff from other areas of the site.

Measures such as stabilized construction entrance and tire wash, construction road stabilization, check dams, and riprap will be implemented to control erosion. A temporary stone-stabilized pad and tire wash area will be located at points of vehicular egress to reduce the amount of mud, dirt, rocks, etc., transported onto public roadways. The primary construction entrance will be at the north end of the site. Immediately following grading, stone shall also be placed in areas of high vehicular transportation to control erosion and sediment transport during wet weather.

Check dams will be constructed across swales to reduce the velocity of concentrated flows, thereby reducing the potential for erosion of the swale and allowing sediment to settle out prior to infiltration. Check dams will be constructed within the swales located along the Holt Street and Center Drive construction entrances.

Riprap shall be used at soil-water interfaces, where the soil conditions and water velocity provide a high risk of erosion. Riprap will be used onsite where the piped conveyance system enters the biofiltration swales, and at any other temporary or permanent points of concentrated discharge.

Filter fabric fence, straw bale barriers, and sediment traps (or sumps) will be used to detain sediment onsite. Due to the relatively flat topography and the relatively fast draining soils, the likelihood for sediment transport offsite should be minimal.

Filter fabric fence will be installed along the toe of slope of the infiltration pond at the western and southern edges of the pond. Filter fabric fence will also be installed at the downstream end of the biofiltration swales located on each side of the Center Drive construction entrance.

Straw bale barriers will be installed as necessary along the clearing limits to protect native vegetation that will be preserved downstream of the clearing limits. Straw bales will also be used as necessary to detain and filter sediment laden runoff within ditches.

Sediment traps will be used to collect and store sediment from areas cleared or graded during construction. These traps will be located in the proximity of each construction entrance. A temporary sedimentation trap/infiltration basin will be used for site runoff prior to final stabilization.

During the construction period, storm drain inlet protection and sediment traps or sumps shall be installed to prevent sediment from entering the catch basins. A sump around the perimeter of catch basin inlets will allow runoff water to pond and sediment to settle, prior to the runoff entering the inlet.

The complete erosion and sediment control plan site drawings, prepared by ESM, are in Appendix A.

Maintenance and Operation for Temporary ESC BMPs

1. BMP E1.10 Temporary Seeding

Seeding provides vegetative cover on graded areas to stabilize the soil and retard the velocity of runoff. Well-established grass and ground covers can give an aesthetically pleasing finished look to a development.

Maintain seeded areas as follows:

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately.
- If vegetative cover is inadequate to prevent rill erosion, over-seed and fertilize as needed.
- If the season prevents re-sowing, apply mulch or jute netting as a temporary cover.
- During summer months, irrigate regularly to establish seed growth.
- Re-seed as necessary.

2. BMP E1.35 Permanent Seeding & Planting

Seeding provides vegetative cover on graded areas to stabilize the soil and retard the velocity of runoff. Well-established grass and ground covers can give an aesthetically pleasing finished look to a development.

Maintain seeded areas as follows:

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately.
- If vegetative cover is inadequate to prevent rill erosion, over-seed and fertilize as needed. In general, 10-20-20 (nitrogen-phosphorous-potassium) fertilizer can be used at a rate of 250 lbs per acre. Slow-release fertilizers are preferred because they are more efficient and have fewer environmental impacts.
- If a stand has less than 40 percent of cover, re-evaluate choice of plant materials and quantities of lime and fertilizer. Reestablish the stand following

seedbed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.

- If the season prevents re-sowing, apply mulch or jute netting as a temporary cover.
- During summer months, irrigate regularly to establish seed growth.
- Mow with mulching mower to a height of 2.5 to 5 inches.

3. BMP E1.45 Topsoiling (In coordination with E1.10 & E1.35)

Topsoiling is an integral component of preparing permanent cover to those areas where there is an unsuitable soil surface for plant growth. Provide a minimum of 4 inches of topsoil as necessary to areas that will be seeded.

4. BMP E2.10 Stabilized Construction Entrance & Tire Wash

The stabilized construction entrance and tire wash is a temporary stone-stabilized pad and tire wash area located at points of vehicular egress which will reduce the amount of mud, dirt, rocks, etc., transported onto public roadways. Maintenance measures to minimize the transport of sediment offsite are as follows:

- Maintain entrance in a condition that will prevent tracking or flow of mud onto public rights-of-way.
- Periodically top-dress with 2-inch stone as conditions demand.
- Repair and/or clean out any structures used to trap sediment.
- **Immediately** remove all materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains.

5. BMP E2. 60 Check Dams

A check dam is a small flow barrier placed across a drainage channel to reduce velocity (and resultant erosion) and allow sediments to settle. Check dams can be made of rock, pea-gravel filled bags, small logs, brush, or straw bales. They are often preceded by a small sump for the collection of sediments.

Maintain check dams as follows:

- Monitor for performance and sediment accumulation during and after each runoff producing rainfall.
- Remove sediment when it reaches one-half the sump depth.

6. BMP E2.75 Riprap

Riprap is placed at the outlets of pipes or paved channel sections to prevent scour.

Maintain riprap as follows:

- Inspect monthly to ensure continued performance of the intended function.
- Add or replace rock if sediment builds up in the pore spaces of the outlet pad.
- Repair as needed.

7. BMP E3.10 Filter Fence

A filter fence acts as a temporary sediment barrier consisting of an entrenched filter fabric stretched across and attached to support posts and supported by a rigid wire-fence backing, where necessary.

Maintain filter fence as follows:

- Inspect immediately after each rainfall, and at least daily during prolonged rainfall.
- Repair as necessary.
- Remove sediment when it reaches approximately one-third the height of the fence, especially if heavy rains are expected.
- Dress any sediment deposits remaining in place after the filter fence is no longer required to conform with the existing grade.
- Permanently stabilize disturbed soil areas resulting from removal after the filter fence is no longer needed.

8. BMP E3.15 Straw Bale Barrier

Straw bales are used as filters along the toe of fill, as erosions checks in ditches, and as diversions at unfinished drop inlets, culvert inlets, and outlets. Straw bales reduce flow velocities, thereby reducing erosion and allowing sediments to settle out.

The bales must be properly placed, entrenched, and anchored for effectiveness. They should never be used as a sediment barrier in live streams or in swales where there is the possibility of washout.

Maintain straw bale barriers as follows:

- Inspect straw bale barriers immediately after each runoff-producing rainfall and at least daily during prolonged rainfall. Pay particular attention to repaired bales, end runs, and areas where undercutting may occur.
- Promptly repair or replace damaged bales.
- Remove sediment deposits after each runoff-producing rainfall. Sediment deposits should not exceed a level of approximately one-half the height of the barrier.

- Remove straw bale barriers within 30 days after the upslope areas have been permanently stabilized and the bales are no longer needed.
- Remove trapped sediment or stabilize it on site. Permanently stabilize all disturbed soil areas resulting from removal of the entrenched straw bales.

9. BMP E3.30 Storm Drain Inlet Protection

Storm drain inlet protection prevents sediment from entering storm drainage systems prior to permanent stabilization of disturbed areas by placing a sediment filter or excavating an impounding area around a storm drain drop or curb inlet. The proposed protection will settle large sediment in a sump area surrounding the catch basin. Runoff will then be filtered through pea gravel and filter fabric prior to entering the catch basin.

Maintain stone filter inlet protection as follows:

- Inspect regularly, especially after large storm events.
- Replace filter fabric that becomes clogged.
- Remove sediment when it fills approximately one-half the depth of the sump surrounding the basin.
- Clean or replace stones when the filter becomes clogged. Since cleaning may be difficult, use the clogged stone as fill and replace with fresh stone around the inlet.
- Maintain and repair as needed to ensure continued performance.

10. BMP E3.35 Sediment Trap (or Sump)

A sediment trap is a small water detention area with a gravel outlet that is formed by excavation and/or by constructing an earthen embankment.

The trap is used to collect and store sediment from sites cleared or graded during construction. Typically designed to remove sediment on the order of medium silts (0.2 mm) and larger, sediment traps should be used where the contributing area is 3 acres or less.

Maintain sediment traps as follows:

- Continual maintenance of sediment traps is extremely important to their function. The following steps should be taken to ensure proper trap operation.
- Inspect traps regularly and after each large runoff-producing storm.
- Remove sediment from the trap when it reaches 1 foot in depth.
- Drain traps regularly to prepare for future storms.
- Repair any damage to trap embankments or slopes.
- Remove sediment traps within 30 days after final site stabilization is achieved or after they are no longer needed. Remove trapped sediment or stabilize it on site.
- Permanently stabilize disturbed soil areas resulting from removal of the traps.

ESM inc.
A CIVIL ENGINEERING, LAND SURVEY, AND PROJECT MANAGEMENT CONSULTING FIRM

34004 9TH AVE SOUTH, BLDG A
FEDERAL WAY, WASHINGTON 98003
PHONE: (206) 838-6113

APPENDIX C

BOND QUANTITY WORKSHEET

INTEL DUPONT CAMPUS

1st SUBMITTAL

CITY OF DUPONT

PIERCE COUNTY, WASHINGTON

PREPARED FOR:
ENGLISH HARPER RETA ARCHITECTS
SACRAMENTO, CA

OCTOBER 25, 1995
JOB NO. 689-01-953-001

JOHN S. CHADWELL
STATE OF WASHINGTON
28792
REGISTERED PROFESSIONAL ENGINEER
10-25-95

EXPIRES 9/2/96

Bond Quantity Worksheet

Earthwork	220000	CY	@	$ 1,000,000.00	LS	=	$ 1,000,000.00
Type 1 CB	78	EA	@	850.00	EA	=	66300
Type 2 CB, 48"	21	EA	@	1,600.00	EA	=	33600
Type 2 CB, 72"	3	EA	@	2,800.00	EA	=	8400
Oil/Water Seperator Tee	4	EA	@	1,000.00	EA	=	4000
12" SD Pipe	4320	LF	@	16.50	LF	=	71280
18" SD Pipe	1480	LF	@	21.90	LF	=	32412
24" SD Pipe	780	LF	@	31.00	LF	=	24180
30" SD Pipe	2340	LF	@	39.00	LF	=	91260
42" SD Pipe	380	LF	@	42.00	LF	=	15960
Filter Fabric Fence	160	LF	@	1.00	LF	=	160
Sediment Barrier	99	EA	@	250.00	EA	=	24750
Rock Level Spreader	1	EA	@	500.00	EA	=	500
Hydroseeding	5	AC	@	1000	EA	=	5000
Rock Const. Entrance	1	EA	@	1800	EA	=	1800
Total							$ 1,379,602.00

Appendix D
Maintenance and Operation Guidelines
for
Intel DuPont Campus

1. BMP RI.06 Infiltration Basin

The infiltration basin is located along the north boundary in the western corner of the site. Side banks are vegetated in order to enhance infiltration, to prevent erosion and consequent sedimentation, and to prevent invasive weed growth.

Maintenance requirements fall into three categories: Inspection, sediment control, and vegetative maintenance.

Inspection

- When basins are first placed into use, inspect on a monthly basis and more frequently if a large storm occurs in that schedule.
- Conduct monthly inspections during the period October 1 through March 31.
- Once it is determined that the basin is functioning satisfactorily, and that there are no potential sediment problems, inspection can be reduced to a semiannual basis, with additional inspections following large storm events (greater than 1-inch precipitation per 24 hours).
- Inspection shall include investigation for potential sources of contamination.

Sediment Control

- Cleanout frequency will depend on whether they are vegetated or non-vegetated and will be a function of their storage capacity, recharge characteristics, volume of inflow, and sediment load.

Vegetative Maintenance

- The use of low-growing, stoloniferous grasses will permit long intervals between mowings.
- Mowing twice per year is generally satisfactory.
- Bare spots are to be immediately stabilized and re-vegetated.
- Fertilizers should be applied only as necessary and in limited amounts to avoid contamination to groundwater. In general, 10-20-20 (nitrogen-phosphorous-potassium) fertilizer can be used at a rate of 250 lbs per acre. Slow-release fertilizers are preferred because they are more efficient and have fewer environmental impacts. It is recommended that areas being seeded for final landscaping be soil tested to determine the exact type and quantity of fertilizer recommended.

2. BMP RI.10 SBEC Infiltration Trench

SBEC infiltration trenches are located along entrance roads and parking lot access ways. This is a shallow excavated trench designed primarily to infiltrate water. Runoff is treated prior to discharge to the trench through a vegetative swale.

Inspection Schedule

- For the first year after completion of construction monitor observation well:
  - Quarterly and after every large storm (> 1-inch per 24 hours).
  - Monthly during the period October 1 through March 31.

- Maintain a log book indicating the rate at which the facility de-waters after large storms and the depth of the well for each observation.

- Once the performance characteristics of the structure have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicate that a more frequent schedule is required.
- Maintain vegetative swale above trench as described in Biofiltration Swales.

Sediment Removal

- Sediment deposits shall not be allowed to build up to the point where it will reduce the rate of infiltration into the trench. Sediment will be removed regularly from the inlet catch basin.

3. BMP RB.05 Biofiltration Swales

Several Biofiltration Swales are located on the Intel DuPont Campus site. One discharges to the Infiltration Pond. The remainder of the Biofiltration Swales are located along side of the entrance roads to the site and the parking lot access roads.

These Biofiltration Swales are designed to clean stormwater runoff. The grass and plants cleanse the runoff as it moves through the biofilter. During most storms the depth of water in the biofilters should be less than 3 inches.

Since these Biofiltration Swales are used to clean runoff, make sure that routine maintenance is done carefully. Use small amounts of fertilizer only as needed to establish grass and do not clean or maintain equipment inside the biofilter.

Complete these maintenance tasks every 2 weeks:

- Remove all litter and debris from the bottom and sides.
- Mow to a height of 6 inches using a self-bagging mower to catch all grass clippings when average height exceeds 10 inches.
- Re-seed all bare areas and cover with matting.

4. Spill Control Oil/Water Separators

The spill control oil/water separator is a simple underground vault or manhole with a "T" outlet that is effective at retaining small spills of oil and other floating materials.

Inspect system every 2 months.

- Remove all sediment and debris from manhole or vault when accumulated sediment is 6 inches from the outlet.
- Remove oil from manhole or vault when accumulated oil is present.
- Remove all sediment and debris when accumulated sediment and/or debris blocks more than 20 percent of the diameter of the pipe.
- Remove vegetation so water flows freely through pipes when vegetation reduces free movement of water through pipes.
- Repair or replace pipe if any dent decreases the cross-sectional area by more than 25 percent.

5. Piped Conveyance Systems

The underground piped conveyance system conveys collected runoff from the impervious area to the biofiltration swale at the northwestern area of the site.

- Inspect system annually.
- Flush all sediment and debris from the pipes when accumulated sediment blocks greater than 20 percent of the pipe diameter, and then follow maintenance procedures outlined below for catch basins.

6. Catch Basins

Several catch basins are located on the campus site. They are generally located within parking areas and within the paved loading area north of the computer assembly building.

The sump area inside the catch basins provides an area for sediment in the stormwater to settle out of the runoff. This helps to keep the drainage system working and keeps pollutants out of the infiltration pond downstream from the parking areas.

Complete these maintenance tasks annually.

- Review the engineering plans for catch basin locations.
- Remove each catch basin cover.
- Remove all sediment and debris from catch basins when depth is greater than 1/3 of sump depth.
- Inspect condition of interior walls, pipe, and/or drain tile outlets and inlets.
- Note all repairs required and unusual conditions for each catch basin on the engineering drawing.

DRY DETENTION PONDS / INFILTRATION BASINS

Description:

Dry Detention Ponds are installed to mitigate the impact of increased runoff from a developed area on the downstream drainage and stream systems. The ponds temporarily store peak stormwater flows from the developed areas, then slowly release the water to the downstream system. Detention ponds additionally provide a place for sediment to fall out of the runoff, which improves the overall quality of the stormwater. When functioning properly, the ponds will partially fill during a storm, then slowly drain over a period lasting from as short as 6 hours up to several days. Maintenance is required to ensure mechanisms are functioning properly to ensure their safety and reduce the owner's liability, and to ensure protection of the downstream systems.

Inspection Frequency: Annually by August 1

Date Inspected: _____

Inspected (Y/N)	Items to Inspect	Condition Requiring Action	Action Required	Action Req'd? (Y/N)	Action Taken? (Y/N)
	Trash & Debris	Any trash or debris that exceeds 2 cubic feet (this is about equal to a 15-gal. garbage can). Examples of trash and debris include: paper, plastic, fallen tree limbs, leaves.	Clear trash and debris from pond		
	Poisonous or Invasive Vegetation	Any poisonous or invasive vegetation that may constitute a hazard to City personnel or the public or that threatens the habitat of the pond. Examples of poisonous and invasive vegetation include: tansy ragwort, poison oak, stinging nettles, devils club, purple loosestrife, blackberry bushes, Scot's broom, Yellow iris, Reed canary grass	Remove vegetation. Contact Washington State Noxious Weed Control Board (872-2318) for assistance.		

DRY DETENTION PONDS / INFILTRATION BASINS (continued)					
	Pollution	Oil, gasoline or other contaminants such as grease, fuel oil, heating oil, paint, pesticides, herbicides, fertilizers, sewage, chlorine, solvents, antifreeze of one gallon or more, or any amount found that could 1) cause damage to plant, animal or marine life; 2) constitute a fire hazard; 3) be flushed downstream during rain storms; 4) contaminate groundwater.	Remove contaminants present other than surface film. Contact local health department regarding removal and disposal.		
	Unmowed Grass/Ground Cover	Grass height exceeds 24"	Mow to 6" (max.) height.		
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Contact local health department and/or pest control service regarding removal and disposal. Repair damage to dam or berm after rodents are removed.		
	Insects	When insects such as wasps and hornets interfere with maintenance activities.	Destroy insects or remove from pond. Herbicides and pesticides are prohibited within critical areas or buffers. Contact the County Cooperative Extension office for assistance.		
	Tree Growth	When tree growth interferes with access of maintenance activities. When tree growth reduces the designed capacity of the pond by 10%.	Trim or remove trees to allow maintenance access for mowing, inspection, silt removal, vactoring. Remove trees.		
	Erosion of side slopes	Where eroded surface exceeds 3" in depth	Stabilize slopes using appropriate erosion control measures e.g., rock reinforcement, planting of grass, embankment fill, plastic sheeting, straw mulching. Correct cause of erosion.		

DRY DETENTION PONDS / INFILTRATION BASINS (continued)					
	Storage area	When accumulated sediment exceeds 1 foot or 20% of the designed pond depth. whichever is greater.	Clean out sediment to designed pond shape and depth. Re-seed if necessary to control erosion.		
	Emergency overflow/ spillway	When accumulated sediment exceeds 50% of the distance from the spillway to the top of the berm.	Remove sediment to designed elevation and replace rock, if necessary.		
	Debris Barrier/Trash Rack	See Debris Barriers (Trash Racks), Standard No. 5.			
	Fencing	Any defect in the fence or any erosion under the fence that permits easy entrance to the facility. Any part of fence (including posts, top rails and fabric) 1 foot or more out of design alignment. Damaged, broken, or missing parts including barbed wire, tension wire, extension arm. Deteriorated paint or protective coating.	Repair to provide security. Realign fence to design standards. Replace or repair to design standards. Repaint or replace protective coating. Replace any parts that are structurally inadequate as a result of rust.		
	Gates	Damaged, broken, or missing parts including locks, hinges, stretcher bars and ties. Any defect in the gate or any erosion under the gate that permits easy entrance to facility.	Replace or repair to design standards. Lubricate hinges and check that gate opens freely. Repair to provide adequate security.		

DRY DETENTION PONDS / INFILTRATION BASINS (continued)					
	Access roads, easements	Roadway is blocked.	Free roadway of trash, debris, weeds, and brush in such a way as to allow maintenance vehicle access. Clear roadway overhead to 14-feet-high clearance. Move obstructions to allow at least a 12-foot -wide access route.		
		Surface defect prevents or hinders maintenance access.	Smooth road surface uniformly to allow maintenance vehicle access.		
		Erosion within 1 foot of the roadway is 8 inches wide and 6 inches deep or greater.	Repair shoulder with riprap or embankment fill to match surrounding road. Correct cause of erosion.		
	Rock filters	By visual inspection, little or no water flows through filter during heavy rain storms.	Clear gravel filter of debris or replace rock.		

BIOFILTRATION SWALES

Description:

Biofiltration Swales are designed to clean stormwater runoff. The grass and plants cleanse the runoff as it moves through the biofilter.

Inspection Frequency: Every 2 weeks.

Date Inspected: _____

Inspected (Y/N)	Items to Inspect	Condition Requiring Action	Action Required	Action Req'd? (Y/N)	Action Taken? (Y/N)
	Trash and debris	Any trash or debris which exceeds 2 cubic feet (this is about equal to a 15-gal. garbage can). Examples of trash and debris include: paper, plastic, fallen tree limbs, leaves.	Remove all litter and debris from the bottom and sides.		
	Poisonous or invasive vegetation	Any poisonous or invasive vegetation that may constitute a hazard to City personnel or the public or that threatens the habitat of the pond. Examples of poisonous and invasive vegetation include: tansy ragwort, poison oak, stinging nettles, devils club, purple loosestrife, blackberry bushes, Scot's broom, Yellow iris, Reed canary grass	Remove vegetation. Contact Washington State Noxious Weed Control Board (872-2318) for assistance.		
	Unmowed grass/ground cover	Grass height exceeds 10".	Mow grass to a height of 6 inches using a self-bagging mower to catch all grass clippings.		

BIOFILTRATION SWALES (continued)					
	Tree growth	When tree growth interferes with access of maintenance activities, or shades > 30% of the biofilter area. When tree growth reduces designed capacity of swale by 10%.	Trim or remove trees to allow maintenance access for mowing, inspection and silt removal, and to promote vegetative growth Remove trees.		
	Erosion of side slopes	Where eroded surface exceeds 3" in depth	Stabilize slopes using appropriate erosion control measures e.g., planting of grass, embankment fill, plastic sheeting, straw mulching. Correct cause of erosion. Re-seed all bare areas and cover with matting.		

CATCH BASINS/MANHOLES

Description:

Catch basins are installed to collect surface runoff from impervious areas and to create a juncture structure for a piped conveyance system. Catch basins contain a sump that allows heavy solids to settle out prior to entering the piped system.

Inspection Frequency: **Annually by September 1**

Date Inspected: _____

Inspected (Y/N)	Items to Inspect	Condition Requiring Action	Action Required	Action Req'd? (Y/N)	Action Taken? (Y/N)
	Sediment, trash and debris	Trash, sediment and/or debris is blocking more than 20% of the grate surface.	Remove trash, debris and sediment from grate.		
		Trash, sediment and/or debris in the basin exceeds 1/3 the depth from the bottom of the basin to invert of the lowest pipe.	Remove trash, debris and sediment from the basin.		
		Dead animals or vegetation that could generate offensive odors and/or dangerous gases.	Remove vegetation. If dead animals are present, contact local health department and/or animal control regarding removal and disposal.		
		Presence of trash, debris or garbage exceeding 1 cubic foot that could attract insects or rodents.	Remove trash, debris or garbage and dispose.		
	Structural damage to frame and/or structure.	Frame is separated from top slab by more than 1 inch.	Repair or replace frame.		
		There is evidence that soil particles are entering catch basin through cracks, or structure is unsound.	Repair or replace basin to design standards.		

CATCH BASINS/MANHOLES (continued)					
	Vegetation	Vegetation growing across and blocking more than 20% of the basin opening. Vegetation growing in inlet or outlet pipes that is more than 6 inches tall and less than 6 inches apart.	Remove vegetation to clear basin opening. Remove vegetation.		
	Pollution	Oil, gasoline or other contaminants such as grease, fuel oil, heating oil, paint, pesticides, herbicides, fertilizers, sewage, chlorine, solvents, antifreeze of one gallon or more, or any amount found that could 1) cause damage to plant, animal or marine life; 2) constitute a fire hazard; 3) be flushed downstream during rain storms; or 4) contaminate groundwater. Nonflammable chemicals of more than 1/2 cubic foot per 3 feet of basin length.	Remove chemicals present other than a surface film. Contact local health department regarding removal and disposal.		
	Catch Basin/Manhole Cover	Cover not in place and/or grate is missing or broken. Locking mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread working. Cover is difficult to remove. One maintenance person cannot remove lid after applying 80 lbs. of lift.	Replace cover and/or grate. Repair or replace locking mechanism. Correct cause and/or replace cover.		
	Ladder	Ladder is missing rungs, mis-aligned, rusted, cracked or has sharp edges.	Repair or replace ladder to meet design standards.		

Notes:

1. Follow Washington State Department of Ecology guidelines for handling and disposal of sediment, vactor waste, or other potentially contaminated or hazardous materials.
2. Conform to WISHA and OSHA guidelines before entering a confined space.

CONVEYANCE SYSTEMS

Description:

A conveyance system includes all portions of the surface water system, either natural or man-made, that transport storm and surface water runoff. The purpose of the conveyance system is to drain surface water from properties, up to a specific design flow, so as to provide protection to property and the environment. Conveyance systems can be separated into two primary categories, pipe system, and ditches or open channels.

Inspection Frequency: **Annually by October 1**

Date Inspected: _____

Inspected (Y/N)	Items to Inspect	Condition Requiring Action	Action Required	Action Req'd? (Y/N)	Action Taken? (Y/N)
	Pipes	Accumulated sediment and/or debris is blocking more that 20% of the diameter of the pipe. Vegetation reduces free movement of water through pipes. Any dent that decreases cross sectional area by more than 25%	Clean pipe of all sediment and debris. Remove vegetation so water flows freely through pipes. Repair or replace pipe.		
	Open ditches	Accumulated sediment exceeds 25% of design depth. Trash and debris exceeds 2 cubic feet per 1,000 sq. feet of ditch. Vegetation reduces free movement of water through ditches. Rock lining is out of place or missing.	Clean ditch of sediment. Clear ditch of trash and debris. Clear ditch of vegetation or mow. Replace rock lining to design standards.		

Notes:

1. Follow Washington State Department of Ecology guidelines for handling and disposal of sediment, vactor waste, or other potentially contaminated or hazardous materials.
2. Conform to WISHA and OSHA guidelines before entering a confined space.

SPILL CONTROL/OIL WATER SEPARATORS

Description:

The spill control oil/water separator is a simple underground vault or manhole with a "T" outlet that is effective at retaining small spills.

Inspection Frequency: **Every 2 months**

Date Inspected: _____

Inspected (Y/N)	Items to Inspect	Condition Requiring Action	Action Required	Action Req'd? (Y/N)	Action Taken? (Y/N)
	Manhole or vault	Accumulated sediment is 6 inches from the outlet. Accumulated oil.	Remove all sediment and debris from manhole or vault. Remove oil from manhole or vault.		
	Pipes	Accumulated sediment and/or debris blocking more than 20% of the diameter of the pipe. Vegetation reduces free movement of water through pipes. Any dent that decreases cross-sectional area by more than 25%	Remove all sediment and debris. Remove vegetation so water flows freely through pipes. Repair or replace pipe.		

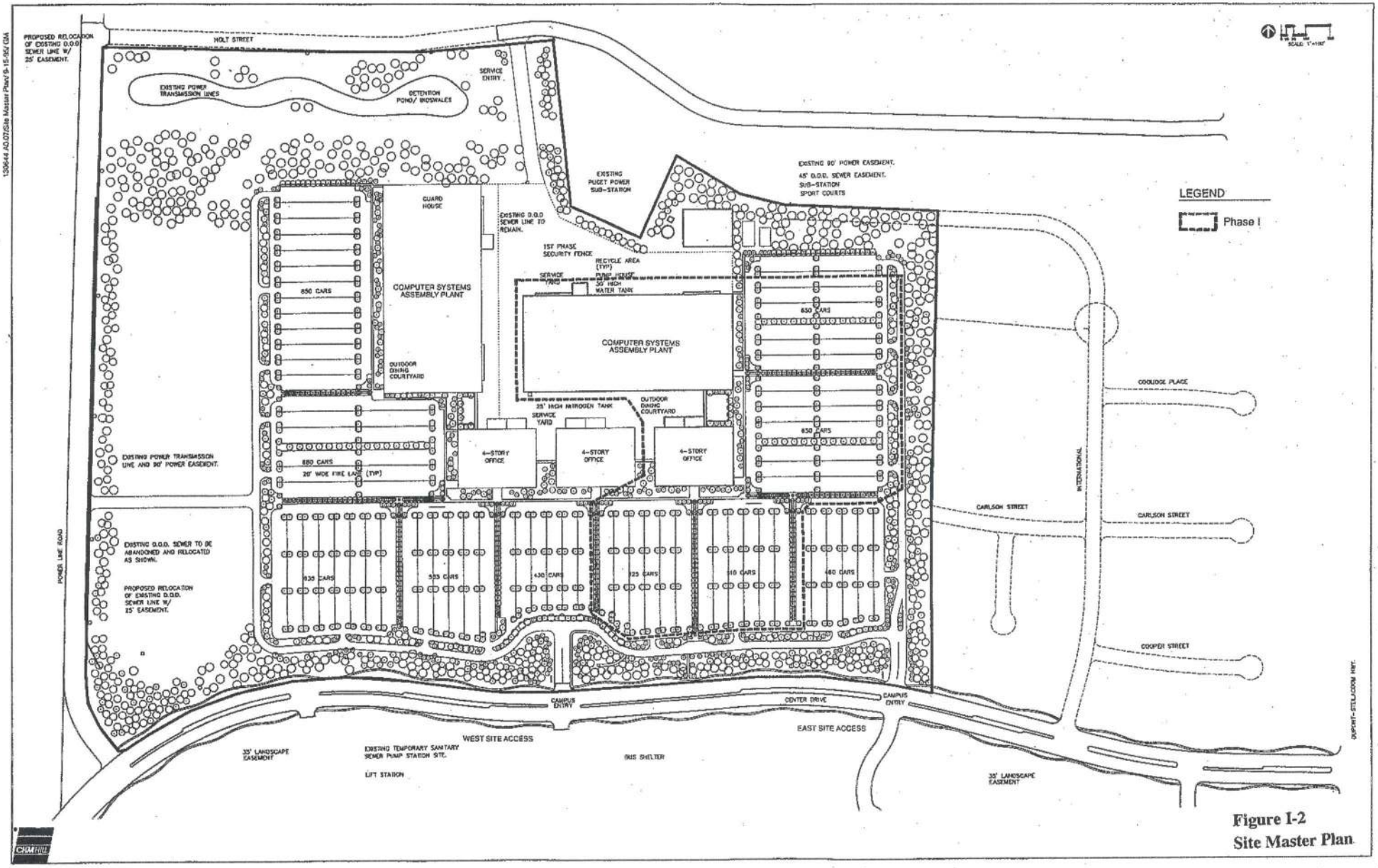


Figure I-2
Site Master Plan

Betsy Dyer

From: Ric Thompson <Harold.Thompson@WasteConnections.com>
Sent: Monday, March 12, 2018 10:45 AM
To: Whitney Dunlap
Subject: RE: Dupont Corporate Center Trash Enclosures

Good Morning Whitney,

This enclosure looks great. Do they require a man door? If so I don't think we would need any more room than what you have in the plans. Most generally they use the big gates to access the containers.

Respectfully,

Ric Thompson
LeMay Inc., Pierce County Refuse
A Waste Connections Company
Community Outreach
4111 192nd St E
Tacoma, WA 98446
Cell# 253-606-8869
Office# 253-875-5882

From: Whitney Dunlap [mailto:wdunlap@barghausen.com]
Sent: Friday, March 09, 2018 10:11 AM
To: Ric Thompson
Subject: Dupont Corporate Center Trash Enclosures

Hi Ric,
I was hoping you could give a quick look over this trash enclosure detail attached and let me know if this works for you. I wasn't sure if you needed to additional area near the man door, or if just the rectangular area as shown works.
Let me know and I can change the detail to match the other details you have sent over before.

Thanks,

Whitney Dunlap | Design Engineer
Office: 425-251-6222
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South, Kent WA 98032
www.barghausen.com

Attachment 1m - Request to LeMay for Refuse Enclosure Design Approval

TABULATIONS: BUILDING 'A'

BUILDING AREA:	±750,200 S.F.
CAR PARKING PROVIDED:	268 CARS (INCLUDING 10 H.C. STALLS) 138 FUTURE
TRAILER PARKING PROVIDED:	201 TRAILERS 44 FUTURE
DOCK DOORS PROVIDED (9'X10'):	147 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS

TABULATIONS: BUILDING 'B'

BUILDING AREA:	±494,900 S.F.
CAR PARKING PROVIDED:	293 CARS (INCLUDING 11 H.C. STALLS)
TRAILER PARKING PROVIDED:	142 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	89 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS

TABULATIONS: (EXISTING BLDG)

BUILDING AREA (EXISTING):	±340,000 S.F.
CAR PARKING PROVIDED:	183 CARS (INCLUDING 7 H.C. STALLS)
TRAILER PARKING PROVIDED:	41 TRAILERS 45 FUTURE
DOCK DOORS PROVIDED (9'X10'):	35 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	3 DRIVE INS

OVERALL TABULATIONS:

OVERALL SITE AREA:	93.16 ACRES
OVERALL F.A.R.:	39.06%
OVERALL GREEN SPACE:	21.31%

SITE PLAN
1" =130'-0"

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SEAL

developed by: CRG | INTEGRATED REAL ESTATE SOLUTIONS
realcrg.com
35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601
Ph 312.658.0747 Fx 314.429.1890

Architect

Civil Engineer
CONSULTANT NAME

Structural Engineer
CONSULTANT NAME

Landscape Architect
CONSULTANT NAME

Interior Architect
CONSULTANT NAME

MEP Engineer
CONSULTANT NAME

PROJECT:
PROPOSED DEVELOPMENT
SITE PLAN
DUPONT, WA

Developer

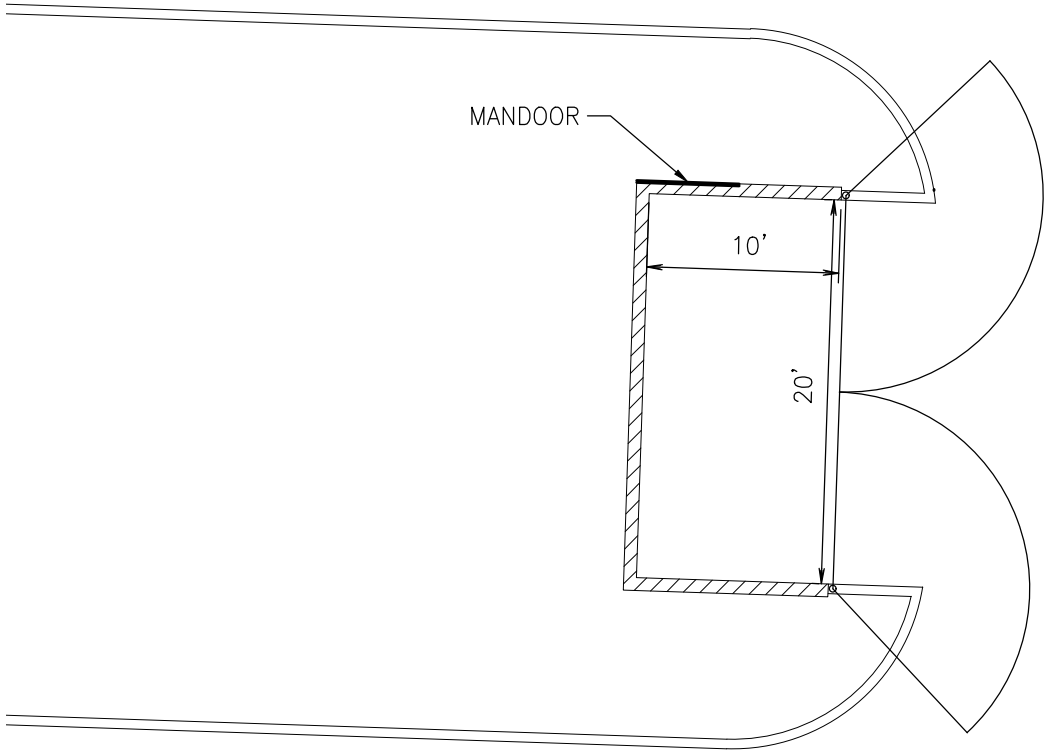
DRAWING ISSUE 03/08/2018

Description	Date

Drawing Title
SITE PLAN

Drawing No.
SK-1
XXX

Clayco Job No.	#-###-###	Consult. Job No.	#-###-###



TRASH ENCLOSURE DETAIL

1"=10'

MEMORANDUM

DATE: March 16, 2018

TO: Jeff Wilson
City of DuPont

FROM: Amy Wasserman
TENW

SUBJECT: Trip Generation and Distribution for Current Proposal (Site Plan Amendment #2)
DuPont Corporate Center
TENW Project No. 5671

This memorandum summarizes the trip generation and trip distribution for the current Site Plan Amendment land use proposals for the DuPont Corporate Center site. This memorandum includes a project history, current project proposal, trip generation, comparison to the site's SEPA approved trip generation, and trip distribution and assignment.

Project History

The DuPont Corporate Center site is commonly known as the "Intel" property. The site is located at 2800-2980 Center Drive and is bounded by Center Drive (to the south), Wharf Road (to the north), and Manchester Place (to the east) as shown in Attachment A. The existing site currently contains a 370,847 square foot (SF) building occupied by warehousing and office uses and two office buildings (formerly occupied by Intel) totaling approximately 660,000 SF. The buildings were built in approximately1996-1998 after review and approval by the City.

SEPA Approved Development Proposal – May 2017

A development proposal for the DuPont Corporate Center site was reviewed under SEPA and approved in May 2017. It included the construction of up to 1,355,000 SF of high-cube warehouse/distribution center use and 100,000 SF of office use, which would replace the existing two office buildings (660,000 SF). The existing 370,847 SF building (currently used for warehousing/office) was proposed to remain on the site as part of the proposed project. Vehicular access to the redeveloped site was proposed to continue to be provided via the two existing full access driveways on Center Drive at Hamilton Ave and Manchester Place, and also via the existing full access driveway on Wharf Road.

SEPA Addendum Approved Site Plan Amendment – December 2017

Conditions in the May 2017 SEPA Mitigated Determination of Nonsignificance (MDNS) and the Hearing Examiner's Condition of Approval (together the "Conditional Approvals") required a Site Plan Amendment and a Transportation Impact Analysis (TIA) to analyze the potential impacts of a high-cube fulfillment center warehouse use.

In December 2017, the applicant submitted a Site Plan Amendment and TIA to address the "Conditional Approvals" and analyze the transportation impacts of up to 1,250,000 square feet (SF) of high-cube fulfillment

center warehouse use on the DuPont Corporate Center site. High-cube fulfillment center warehouse is the highest traffic generating classification of the high-cube warehouse uses that might be potentially located on the site and other allowed high-cube warehouse uses (transload, short-term storage, or cold storage) in all or a portion of the buildings would result in less traffic impact.

Similar to the May 2017 SEPA approval, the proposed development plan was to replace the existing office buildings (660,000 SF) and the existing 370,847 SF warehouse/office building was proposed to remain on-site.

With the December 2017 Site Plan Amendment, vehicular access to the site was proposed to be consistent with the May 2017 SEPA Approved development and included two full access driveways on Center Drive and a full access driveway on Wharf Road. A traffic impact analysis was prepared by TENW (dated December 6, 2017) to address the Site Plan Amendment and satisfy Mitigation Measure #29 in the SEPA MDNS (April 10, 2017) and Condition 1A of the Hearing Examiner's "Conditions of Approval" to the Site Plan Approval (May 31, 2017). The City issued a SEPA Addendum for the Site Plan Amendment dated December 12, 2017.

Current Site Plan Amendment Proposal

The current Site Plan Amendment proposal for the DuPont Corporate Center site does not modify the previously approved uses and only rotates the building orientations in 2 development scenarios:

- Scenario A: Re-orientation of the buildings to reflect the development of up to 1,250,000 SF of previously approved and permitted uses, including high-cube fulfillment center or high-cube transload/short-term storage warehouse use. A preliminary site plan for Scenario A is included in Attachment B.
- Scenario B: Re-orientation of the buildings to reflect the development of up to 1,313,500 SF of high-cube warehouse use, including 745,000 SF of high-cube transload/short-term storage use and 568,500 SF of high-cube cold storage use. A preliminary site plan for Scenario B is included in Attachment C.

Similar to the May 2017 SEPA approval and the SEPA Addendum approval, in both Scenario A and Scenario B, the existing office buildings (660,000 SF) would be replaced and the existing 370,847 SF warehouse/office building would remain on-site. Additionally, vehicular access to the site is proposed to be consistent with the May 2017 SEPA Approved proposal and include two full access driveways on Center Drive and a full access driveway on Wharf Road.

Based on information provided by the applicant (and as shown in Attachment B), for Scenario B, part of the total square footage would be office and a maintenance building to support the high-cube warehouse use. For purposes of estimating trip generation, the total estimated square footage of the office and maintenance use was divided between the high-cube warehouse categories based on the proportion of proposed transload/short-term storage warehouse use (~57%) to proposed high-cube cold storage warehouse use (~43%). Therefore, Scenario B assumes a total of up to 745,000 SF high-cube transload/short-term storage warehouse use, and 568,500 SF high-cube cold storage warehouse use.

Trip Generation

Current Proposal

The City of DuPont issued a SEPA Addendum on December 12, 2017 for a Site Plan Amendment that evaluated, in addition to other permitted and approved high-cube warehouse uses (transload, short-term storage, or cold storage), 1,250,000 SF of high-cube fulfillment center warehouse use on the DuPont Corporate Center site. As high-cube fulfillment center, the proposed project was estimated to generate a total of 10,225 weekday daily trips, with 738 trips occurring during the weekday AM peak hour and 1,713 trips occurring during the weekday PM peak hour.

The current Scenario A proposal is consistent with the SEPA Addendum approved proposal (development of 1,250,000 SF of fulfillment center warehouse) but reflects re-orientation of the buildings. Therefore, there are no additional traffic impacts or further analysis required as a result of this Site Plan Amendment Scenario A.

Trip generation estimates for the current Site Plan Amendment (Scenario B) were based on methodology documented in the Institute of Transportation Engineers (ITE) *Trip Generation* Manual (10th edition) for Land Use Code (LUC) 154 (High-Cube Transload/Short-Term Storage Warehouse) and LUC 157 (High-Cube Cold Storage Warehouse).

Truck trips associated with the proposed high-cube transload/short-term storage and high-cube cold storage use were estimated based on truck trip rates documented in the ITE *High-Cube Warehouse Vehicle Trip Generation Analysis* (October 2016). No trip reductions for internal or pass-by trips were applied to the proposed use.

The resulting gross weekday daily, AM peak hour, and PM peak hour trip generation estimates for the current proposed Site Plan Amendment (Scenario B) for the DuPont Corporate Center project are summarized in Table 1. The detailed trip generation calculations are included in Attachment D.

Table 1
Trip Generation for Current Site Plan Amendment (Scenario B)

	Total Trips Generated SCENARIO B [1]		
Weekday Time Period	In	Out	Total
Daily	1,124	1,124	2,248
AM Peak Hour	89	34	123
PM Peak Hour	41	99	140

1. Scenario B includes 745,000 SF high-cube transload/short-term storage warehouse and 568,500 SF high-cube cold storage warehouse.

As shown in Table 1, with Scenario B (high-cube transload/short-term storage and high-cube cold storage warehouse use), the project is estimated to generate a total of 2,248 weekday daily trips, with 123 trips occurring during the weekday AM peak hour and 140 trips occurring during the weekday PM peak hour.

It should be noted that the trip generation estimates shown in Table 1 above do not include any credit for the existing or entitled uses on the DuPont Corporate Center site.

Comparison to SEPA Addendum Approved Trip Generation

The City of DuPont issued a SEPA Addendum on December 12, 2017 for a Site Plan Amendment that evaluated, in addition to other permitted and approved high-cube warehouse uses (transload, short-term storage, or cold storage), 1,250,000 SF of high-cube fulfillment center warehouse use on the DuPont Corporate Center site. High-cube fulfillment center warehouse is the highest traffic generating classification of the high-cube warehouse uses that might be potentially located on the site and other allowed high-cube warehouse uses (transload, short-term storage, or cold storage) in all or a portion of the buildings would result in less traffic impact. Table 2 provides a comparison of the approved trip generation from the SEPA Addendum (December 2017 Site Plan Amendment) and the trip generation for the current Site Plan Amendment proposal (Scenario B).

Table 2
Trip Generation Comparison – SEPA Addendum vs. Current Scenario B Proposal

	Weekday Total Trips Generated		
Scenario	Daily	AM Peak Hour	PM Peak Hour
(A) SEPA Addendum (December 2017) [1]	10,225	738	1,713
(B) Current Site Plan Amendment Scenario B [2]	2,248	123	140
Proposed Scenario B less SEPA Addendum [(B) less (A)]	**-7,977**	**-615**	**-1,573**

1. Approved SEPA Addendum assumed 1,250,000 SF of high-cube fulfillment center warehouse.
2. Current Site Plan Amendment (Scenario B) includes 745,000 SF high-cube transload/short-term storage warehouse and 568,500 SF high-cube cold storage warehouse.

As shown in Table 2, Scenario B of the current Site Plan Amendment proposal is estimated to generate fewer weekday daily, weekday AM peak hour, and weekday PM peak hour trips when compared to the approved SEPA Addendum (December 2017) trip generation estimates for the DuPont Corporate Center development.

Project Trip Distribution and Assignment

The distribution and assignment of project trips for Scenario A was evaluated and approved in the Prior Site Plan Amendment (December 2017).

The distribution of AM and PM peak hour project trips for Scenario B was estimated separately for trucks and passenger (non-truck) vehicles based on the trip distribution documented in the *DuPont Corporate Park (Project Granite) Transportation Impact Analysis* (October 15, 2012) and the site layout. Passenger (non-truck) vehicle project trips were distributed only to Center Drive and heavy vehicle (truck) project trips were distributed only to/from DuPont-Steilacoom Road via Wharf Road since trucks are prohibited from using Center Drive west of the project site.

The estimated AM and PM peak hour trip distribution and assignment of passenger vehicle (non-truck) and heavy vehicle (truck) project trips for Scenario B are included in Attachment E.

Conclusion

The current Site Plan Amendment proposal for the DuPont Corporate Center project includes 2 development scenarios:

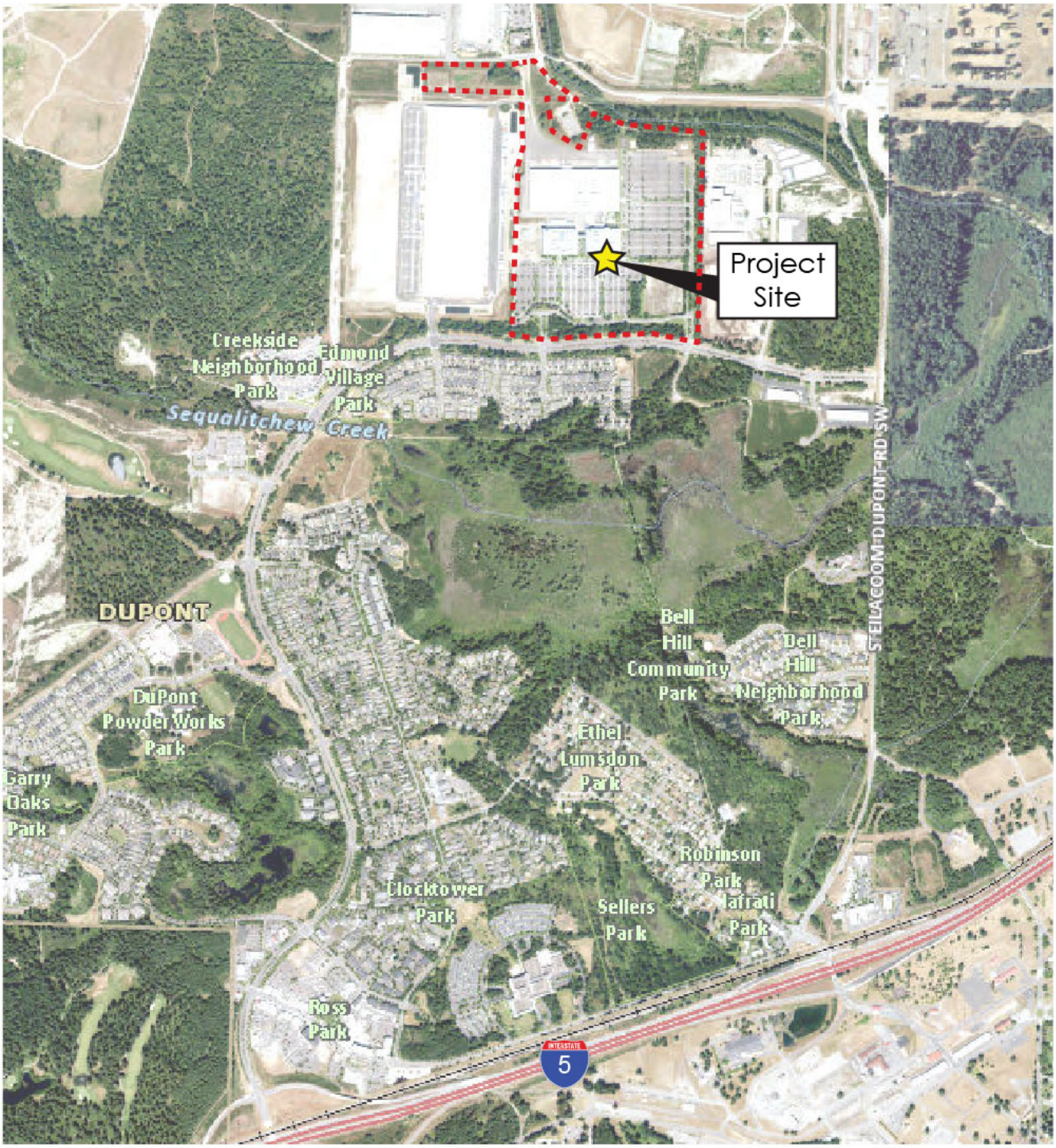
- Scenario A: Re-orientation of the buildings to reflect the development of up to 1,250,000 SF of previously approved and permitted uses, including high-cube fulfillment center or high-cube transload/short-term storage warehouse use
- Scenario B: Re-orientation of the buildings to reflect the development of up to 1,313,500 SF of high-cube warehouse use, including 745,000 SF of high-cube transload/short-term storage use and 568,500 SF of high-cube cold storage use.

Scenario A reflects the same land use and trip generation reflected in the SEPA Addendum issued by the City of DuPont on December 12, 2017, and therefore, no further analysis is required for Scenario A. The Scenario B proposal is expected to generate significantly fewer trips during the weekday daily, weekday AM peak hour, and weekday PM peak hour time periods when compared to the SEPA Addendum (December 2017) approved trip generation, and therefore, no further analysis is required for Scenario B.

If you have any questions regarding the information presented in this memo, please contact me at (425) 250-0579 or email at amy@tenw.com.

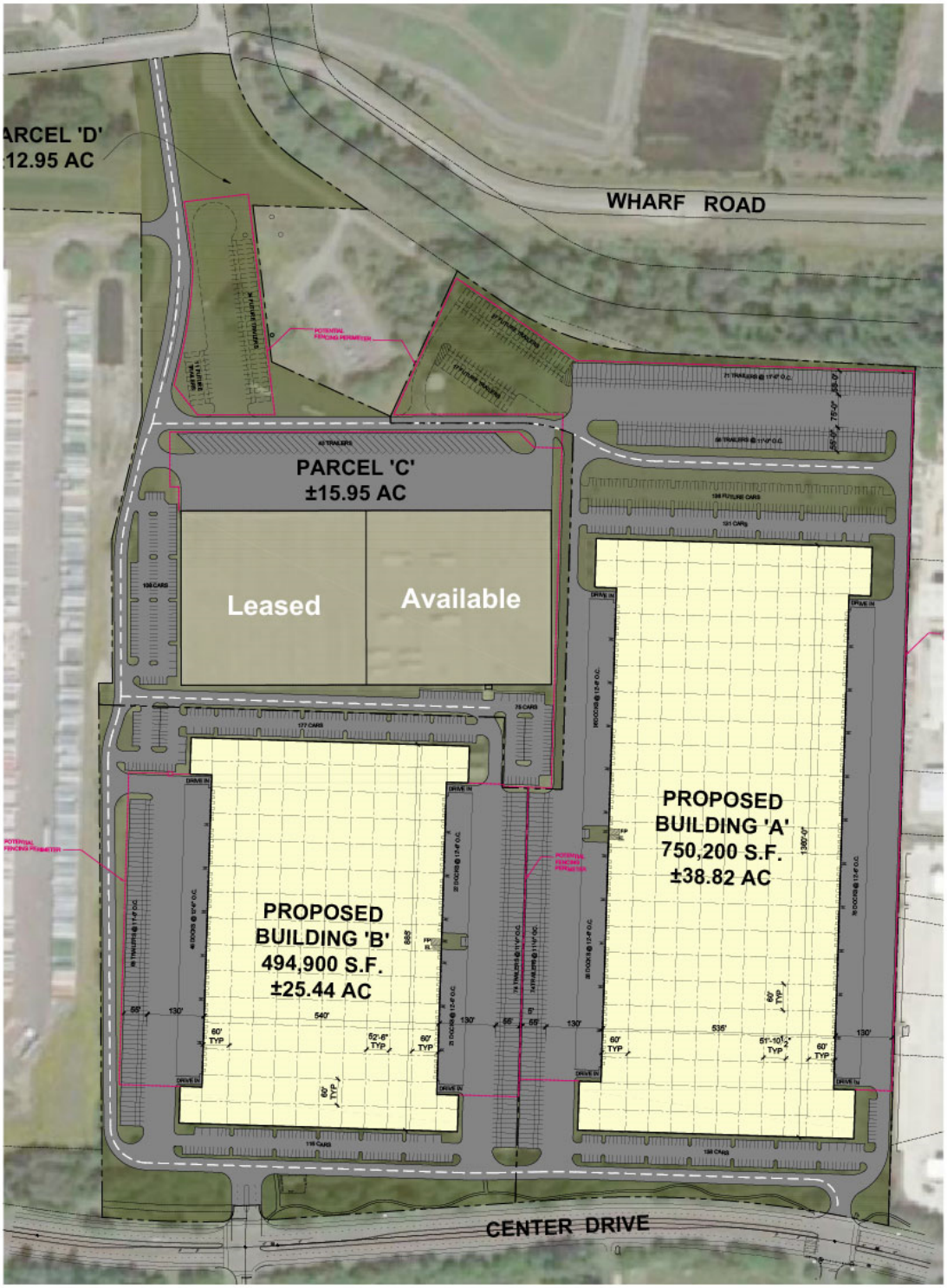
cc: Ted Knapp, CRG
Jeff Haynie, TENW

Attachments:
A. Project Site Vicinity
B. Preliminary Site Plan for Site Plan Amendment Scenario A
C. Preliminary Site Plan for Site Plan Amendment Scenario B
D. Detailed Trip Generation Calculations
E. Project Trip Distribution and Assignment Figures for Scenario B



N
NOT TO SCALE

Attachment A: Project Site Vicinity



N

NOT TO SCALE

Attachment B: Preliminary Site Plan for Site Plan Amendment Scenario A

N

NOT TO SCALE

Attachment C: Preliminary Site Plan for Site Plan Amendment Scenario B

ATTACHMENT D

Detailed Trip Generation Calculations

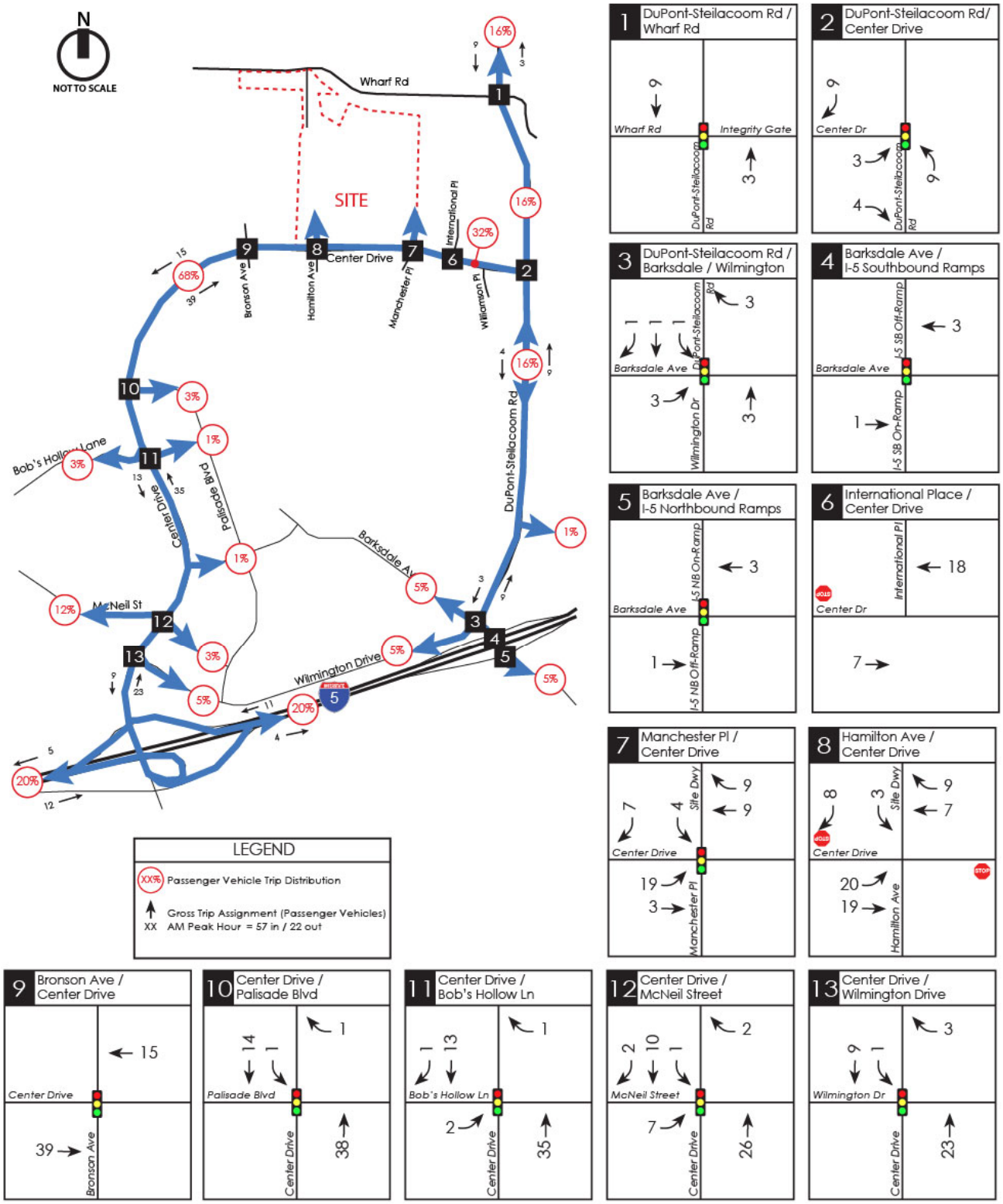
DuPont Corporate Center
Weekday Trip Generation Estimate for Current Proposed Site Plan Amendment - SCENARIO B

					Directional Split[2,3]		TOTAL Trip Generation			Truck Trip Generation				Non-Truck Trip Generation		
Land Use	**Size**	**Units[1]**	**ITE LUC[2]**	**Trip Rate[2]**	**Enter**	**Exit**	**Enter**	**Exit**	**Total**	**% Trucks[4]**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
DAILY																
Proposed Use:																
High-Cube Cold Storage Warehouse	568,500	GFA	157	2.12	50%	50%	602	603	1,205	39.4%	238	237	475	364	366	730
High-Cube Transload/Short-Term Storage Warehouse	745,000	GFA	154	1.40	50%	50%	522	521	1,043	30.2%	157	158	315	365	363	728
						Total Daily Trips =	**1,124**	**1,124**	**2,248**		**395**	**395**	**790**	**729**	**729**	**1,458**
AM PEAK HOUR																
Proposed Use:																
High-Cube Cold Storage Warehouse	568,500	GFA	157	0.11	69%	31%	43	20	63	40.8%	18	8	26	25	12	37
High-Cube Transload/Short-Term Storage Warehouse	745,000	GFA	154	0.08	77%	23%	46	14	60	30.5%	14	4	18	32	10	42
						Total AM Peak Hour Trips =	**89**	**34**	**123**		**32**	**12**	**44**	**57**	**22**	**79**
PM PEAK HOUR																
Proposed Use:																
High-Cube Cold Storage Warehouse	568,500	GFA	157	equation	31%	69%	20	45	65	32.6%	7	14	21	13	31	44
High-Cube Transload/Short-Term Storage Warehouse	745,000	GFA	154	0.10	28%	72%	21	54	75	20.4%	4	11	15	17	43	60
						Total PM Peak Hour Trips =	**41**	**99**	**140**		**11**	**25**	**36**	**30**	**74**	**104**

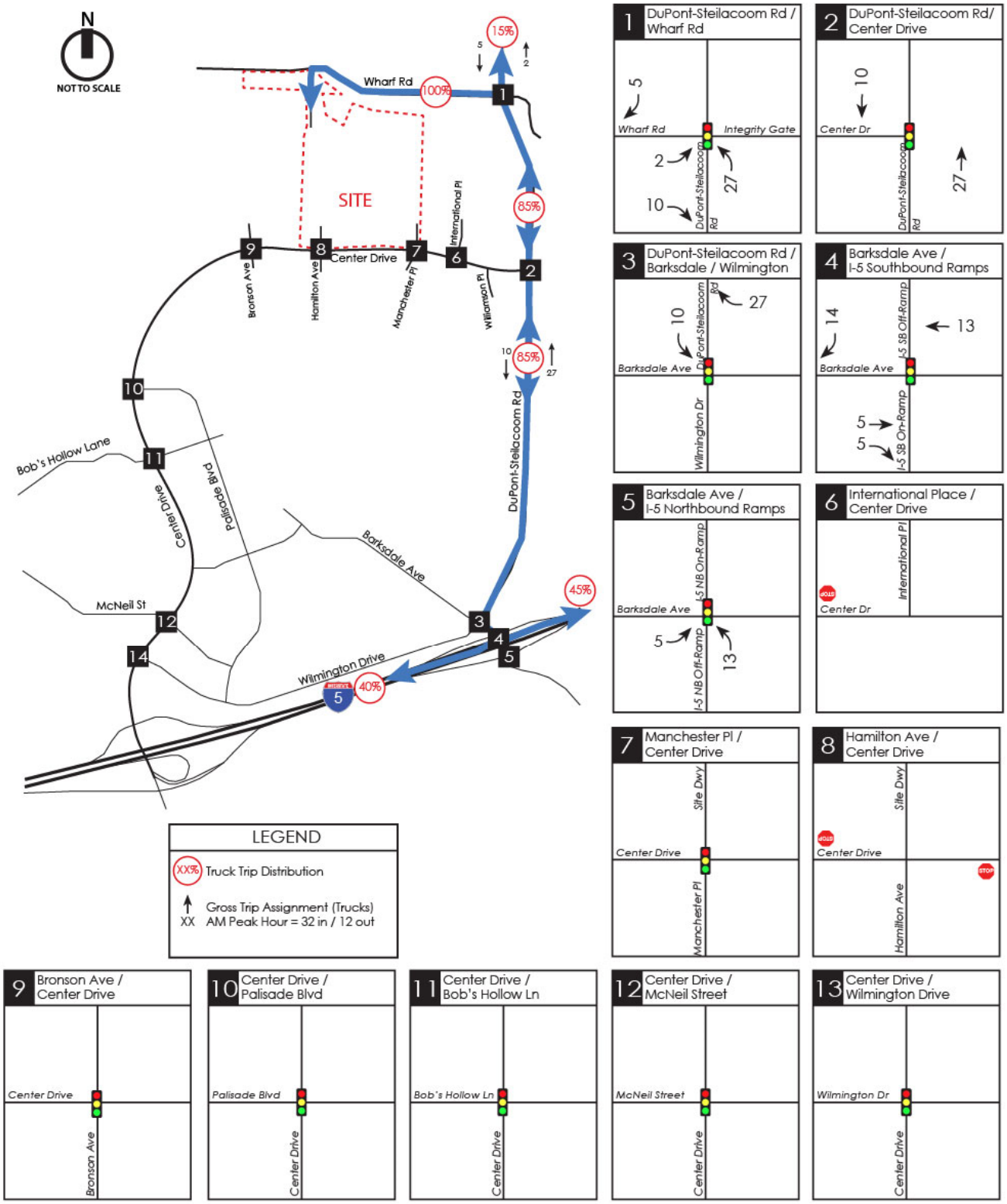
[1] GFA = Gross Floor Area.
[2] Land Use Code, trip rates, and directional distribution based on ITE *Trip Generation* Manual, 10th Edition, 2017.
[3] Directional split for LUC 157 based on LUC 152 in ITE *Trip Generation* Manual, 9th Edition, 2012.
[4] Percent trucks based on ITE *High-Cube Warehouse Vehicle Trip Generation Analysis* , October 2016.

ATTACHMENT E

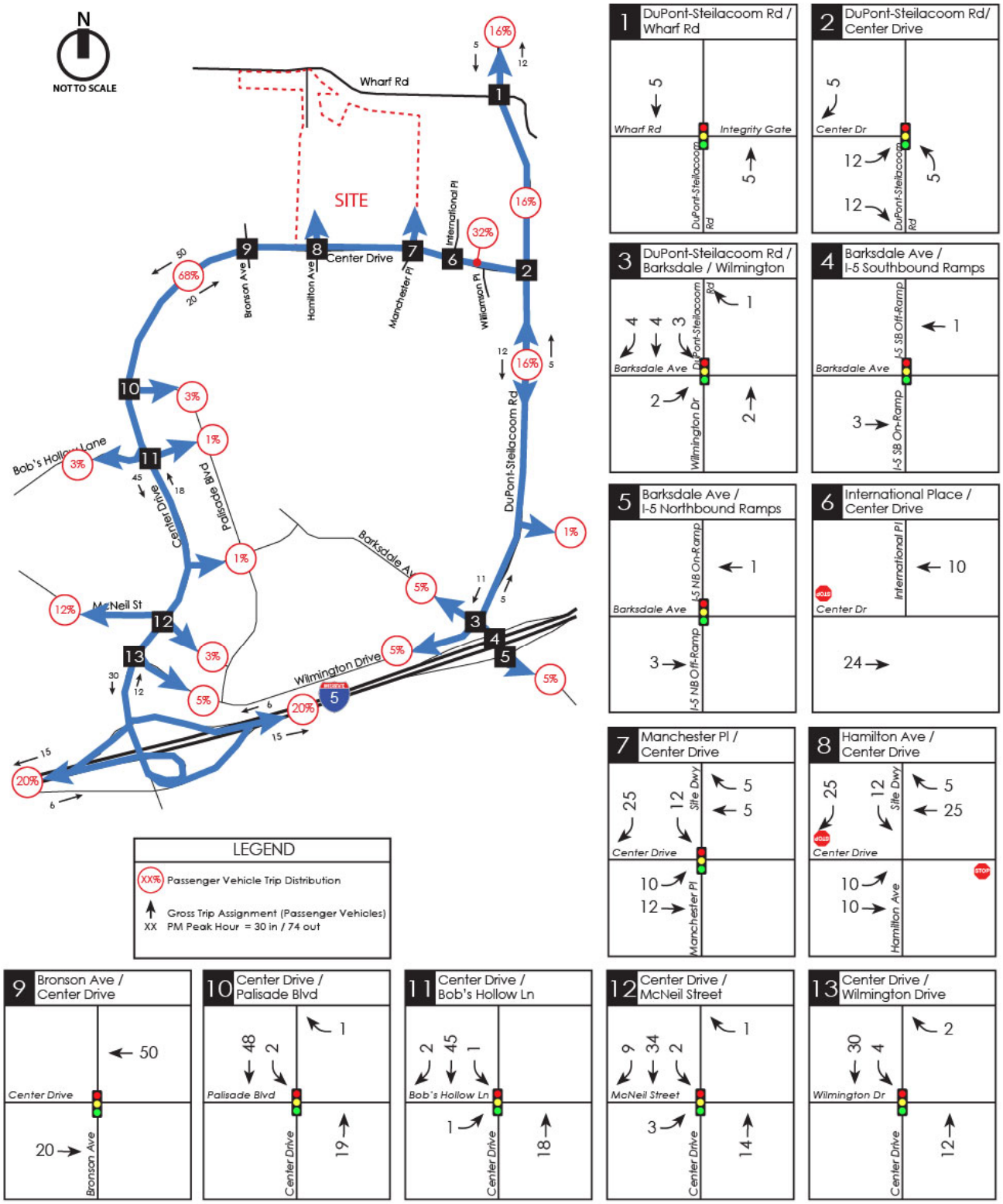
Project Trip Distribution and Assignment Figures for Scenario B



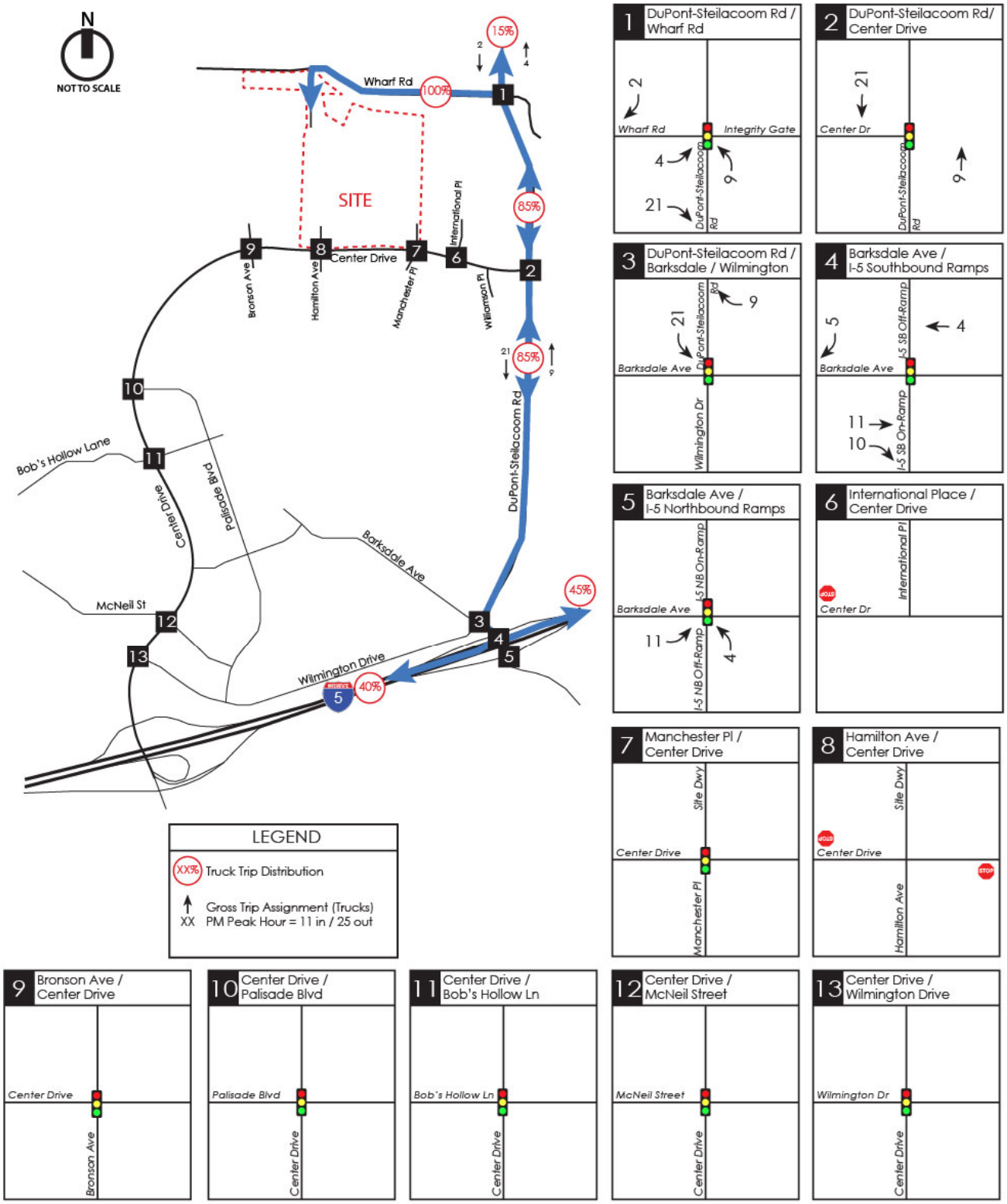
E1: Scenario B AM Peak Hour Project Trip Distribution and Assignment - Passenger Vehicles



E2: Scenario B AM Peak Hour Project Trip Distribution and Assignment - Heavy Vehicles



E3: Scenario B PM Peak Hour Project Trip Distribution and Assignment – Passenger Vehicles



E4: Scenario B PM Peak Hour Project Trip Distribution and Assignment - Heavy Vehicles

CITY OF DuPONT

1700 Civic Drive • DuPont, WA 98327
Phone: (253) 912-5381 • Fax: (253) 964-1455
www.dupontwa.gov

Water Availability Form

Part A
To Be Completed By Applicant

Project Address 2800-2980 Center Drive Application Number _____

Subdivision/Project Name Dupont Corporate Center Parcel 011923-4023

Proposed Water Usage 7,500 gpd ☒ Commercial ☐ Residential # of Units _____

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 Dan Balmelli, Barghausen Engineers Signature Daniel K. Balmelli

Address 18215-72nd Avenue South City Kent State WA Zip 98032

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 _____ Existing Source Capacity _____

Number of current/existing users _____ Existing Storage _____

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

_____ _____ _____
Water Purveyor Signature Printed Name Date

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

CITY OF DuPONT
1700 Civic Drive · DuPont, WA 98327
Phone: (253) 912-5381 · Fax: (253) 964-1455
www.dupontwa.gov

FLOW AND PRESSURE FOR FIRE SUPPRESSION DESIGN

Project Name: Dupont Corporate Park

Project Location: 2800 - 2980 Center Drive

Developer's Engineer: Dan Balmelli, Barghausen Consulting Engineers

Telephone: (425) 251-6222

Date: _____

Minimum Fire Flow per Ordinance No 10-905: _____

Required Fire Flow per I.F.C. 2012: _____

2011 Water System Model (see notes 2, 3 and 4 below):

Street Intersection: _____

Node Number: _____

Static Pressure: _____

Fire Flow: _____

Residual Pressure: _____

Fire Suppression System Design Criteria (see note 5 below):

Street Intersection: _____

Static Pressure: _____

Fire Flow: _____

Residual Pressure: _____

Notes:

1. Actual fire flow will be based on building construction type and building square footage with credits for fire sprinklers.
2. The 2011 Water System Model results are based on the build out condition using the land use indicated in the 2011 Water System Comprehensive Plan.
3. Available fire suppression storage is based on the criteria presented in the 2011 Water System Comprehensive Plan, which is defined as 4,000 gpm for 4 hours, or 960,000 gallons.
4. Pipe velocities are limited to 10 feet/second in pipes used for fire flow runs.
5. The model results have been adjusted per City policy. The policy reduces the model results as follows:
   - Static pressure is reduced by 10 psi
   - Available fire flow is reduced by 10% at a minimum allowable pressure of 20 psi

Cc: Public Works Department, Building Department, Fire Department

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

AUTHORIZATION TO ACT AS AGENT AFFIDAVIT

I, Center Drive, LLC c/o CRG Services Management, LLC, as property owner of the following described property

2800 - 2980 Center Drive
(Property Address)

011923-4023
(Parcel Number)

hereby authorize
Dan Balmelli / Costa Philippides / Betsy Dyer - Barghausen Consulting Engineers
(Name)

18215-72nd Avenue South, Kent, WA 98032
(Address)

dbalmelli@barghausen.com / costap@barghausen.com / bdyer@barghausen.com - (425) 251-6222
(Phone/Email)

to act as agent on my behalf before the City of DuPont regarding the applications for
Major Site Plan Amendment processing and civil engineering plan review and approval.

Property Owner Signature

3-5-18
Date

John C Thomas
Print Name

STATE OF ~~WASHINGTON~~ TEXAS
COUNTY OF ~~PIERCE~~ DALLAS

On this 8th day of March, 20 18, personally appeared before me John E. Thomas known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as given, as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and under oath stated that he/she was authorized to execute said instrument.

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

Heather Maloney
Notary Public

Heather Maloney
Print Name

NOTARY PUBLIC in and for the State of Washington
Residing at 1925 Fountain Spray Dr. Wylie, TX 75098
My Commission expires: 5/13/19

Attachment 1p - Authorization to Act as Agent Affidavit

RECEIVED
03/12/2018
CITY OF DUPONT

Attachment 1q - Aerial Rendering Perspective (Option A)

RECEIVED

56

CITY OF DUPONT

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THE ART & SCIENCE OF BUILDING

CRG
REAL ESTATE SOLUTIONS

CRG - DUPONT 500K & 750K

DUPONT, WA 12.11.2017

FORUM

Attachment 1r - Building Rendering Option A from Two Perspectives

RECEIVED
MAR 12 2018
CITY OF DUPONT

SW

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CRG - DUPONT 500K & 750K
DUPONT, WA 12.11.2017

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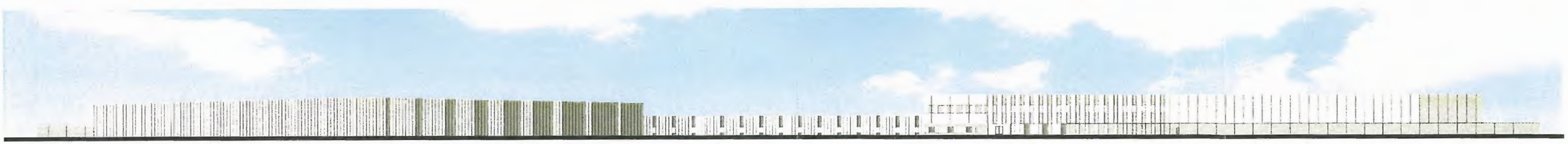
FORUM



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THE ART & SCIENCE OF BUILDING

CRG | INTEGRATED REAL ESTATE SOLUTIONS

DUPONT CORPORATE CENTER
DuPONT, WASHINGTON
03.12.18

CITY OF DUPONT

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FORUM

Attachment 1s - Building Rendering (Option B) South Perspective

CRG | INTEGRATED REAL ESTATE SOLUTIONS

2199 Innerbelt Business Center Drive
St. Louis, Missouri 63114

p 314 429 5100
f 314 429 3137
realcrg.com

April 3, 2018

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

RE: DuPont Corporate Center – Major Site Plan Amendment and SEPA Review Applications
Pierce County Sewer Service Letter
City of DuPont File Nos. PLNG2018-014 and -015

Dear Mr. Wilson:

Per your review comment letter dated March 29, 2018 for the DuPont Corporate Center project, we would like to request that for purposes of moving the applications for Major Site Plan Amendment and SEPA review forward, the city use the previously issued Pierce County Sewer Service letter dated March 30, 2017.

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

Ted Knapp

Ted Knapp
Director

18713c.003
enc: As Noted
cc:

Attachment 1t - CRG Sewer Service Letter dated April 3, 2018 with March 30, 2017 Pierce County Sewer Service Approval

Pierce County
Department of Planning and Land Services

DENNIS HANBERG
Director

2401 South 35th Street
Tacoma, Washington 98409-7460

RECEIVED
APR 03 2017
By Dan B.

March 30, 2017

Dan Balmelli
Barghausen Consulting Engineers
18215-72nd Avenue South
Kent, WA 98032

Subject: Site Specific Sewer Information for 2800 Center Drive (proposed 3 new buildings, Building "A" 168,000sf, Building "B" 168,000 sf and Unified Grocers 982,720sf)
Application Number: SWDR #856428
Application Expiration Date: 03/02/2018
Building Permit: City of Dupont
Site Address: 2800 Center Drive
Parcel Number: 011923-4023

Dear Mr. Balmelli:

Our office has researched the site specific sewer information regarding the subject request and has the following comments.

Pierce County Public Works will not provide a commitment, or guarantee, of sewer availability for the subject proposal until payment of connection charges has been received by the Sewer Division. This letter shall be used for informational purposes only in support of a Land Use Application and shall not be misconstrued by the proponent or reviewing agency as a commitment on behalf of the Sewer Division.

This letter does not convey any vested rights or any exclusive privileges. It does not authorize any construction. It does not eliminate the need to comply with any County, State, Federal or local standards or regulations or the need to obtain all necessary permits. This letter is not a waiver of any departmental requirements. The information presented in this letter is general in nature and is based on estimates; therefore, it should not be relied upon as completely accurate.

Submittals for new applications and resubmittals for existing applications must be made online at http://piercecountywa.org/pals.

The payment of permit fees and connection charges can also be made at the same website. For payment of permit fees by mail or in person, use the following address: Pierce County Development Center (Annex), 2401 South 35th Street, Room 150, Tacoma, WA 98409.

Sewer Division Standard Plans and Forms, including handouts, bulletins, and applications, and checklists, can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.

Printed on recycled paper

REQUIREMENT TO CONNECT

1. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).

2. The subject property is within 300 feet of an existing accessible sanitary sewer which has sufficient capacity to accommodate the proposed buildings on the subject property.

3. The proposed buildings on the subject property are required to connect to sanitary sewer. Submit a conceptual sewer plan indicating how all buildings on the property will be served by sanitary sewers.

CONNECTION POINT

1. Records show that the existing buildings on the subject property have already been connected to the public sewer system.

2. The footprint of the proposed "Unified Grocers" building appears to straddle a portion of the existing sewer main on the subject property, a sewer line extension application is required to reroute the existing sewer main around the proposed Unified Grocers building and to serve all buildings on this property.

3. Record drawings are enclosed.

APPLICATIONS/PERMITS

Prior to connection to the existing public sanitary sewer system, the applicant must design and construct the required sanitary sewer facilities, at their expense, and comply with the following requirements.

1. A **Sewer Line Extension Permit** is required.

    a. Complete and submit form A1, ***Sewer Line Extension Permit Application***.
    b. Submit sanitary sewer plans stamped and signed by a WA State licensed professional engineer per County standards for review and approval, including required easements, if applicable.
    c. Submit a complete, itemized, stamped and signed engineer's construction cost estimate for all the sanitary sewage facilities to be constructed within the existing public right-of-way and public sanitary sewer easements.
    d. Pay the Sewer Line Extension Permit Fees. The Sewer Line Extension Permit Fees consists of two parts; the Plan Review Fees and the Inspection Fees. The Sewer Line Extension Permit Plan Review Fees must be paid at the time of application, and the Sewer Line Extension Permit Inspection Fees must be paid prior to the issuance of the Sewer Line Extension Permit.

    Sewer Line Extension Permit Plan Review (Base Fee).....$2,805.00
    with Gravity Sewer Main..... add $1.15 per Linear Foot (LF) of gravity main

    Sewer Line Extension Permit Inspection (Base Fee) $2,359.00
    with Gravity Sewer Main..... add $1.26 per Linear Foot (LF) of gravity main

e. In lieu of paying the Sewer Line Extension Permit Fees outlined above, the applicant may choose to have the plan review and inspection fees for the Sewer Line Extension Permit paid through a Time and Materials account. Applicant **requests** to use time and materials-based fees shall be made at time of application, shall be irrevocable, and shall include a completed form F2, ***Time and Materials Account Information Form***, the submittal of a non-refundable administrative fee of $250.00 and a non-refundable deposit of $50.00.

2. A separate **Pretreatment Review** is required for each building and commercial tenant space. The user must comply with all Pierce County pretreatment requirements.

   a. See form H1, ***What Type of Industrial User Are You?*** to determine what type of pretreatment review application must be submitted. Submit the appropriate Pretreatment Review Application, submit the required supplemental information and documents, and pay the appropriate Sewer Development Application Review Fee.

   Insignificant Industrial User.....$100.00

   Minor Industrial User $484.00
   with new or revised Accidental Spill Prevention Plan.....add $302.00

   Significant Industrial User $857.00
   with new or revised Accidental Spill Prevention Plan.....add $302.00
   with new or revised Industrial Wastewater Discharge Permit .....add $1,400.00

   b. If your facility will have floor drains, catch basins, sumps or any other outlet to the sewer system located in the same area/room where chemicals, paints, dyes, solvents, cleaners, or fuels are stored or used without spill containment measures an Accidental Spill Prevention Plan will be required. Complete and submit form A12, ***Accidental Spill Prevention Plan Application*** along with the additional plan review fee.

   c. If your facility proposes to discharge more than 25,000 gallons per day to the sewer system, complete and submit form A13, ***Industrial Wastewater Discharge Permit Application,*** along with the additional plan review fee. See the Permit Fee section above for a breakdown of permit fees. An Engineer's Report must be provided per Washington Administrative Code (WAC) 173-240-130. The Engineer's Report is to be stamped, signed and dated by a licensed Professional Engineer licensed in the State of Washington. The code states an engineering report for an industrial wastewater facility must be sufficiently complete so the plans and specification can be developed from it without substantial changes.

3. Separate **Sewer Service Permits** are required to connect each of the proposed commercial buildings to the existing sanitary sewer system.

   a. Complete and submit form A3, **Commercial *Sewer Service Permit Application***, for each building to be connected along with a sewer site plan.

b. A **grease interceptor** may be required. If the Pretreatment Review indicates that a grease interceptor is necessary, comply with the following submittal requirements.

   i. Submit grease interceptor plans stamped by a registered civil engineer per County standards for review and approval, including required easements, if applicable.
   ii. Submit a copy of a maintenance agreement between the owner and a commercial disposal or septic tank cleaning service to provide periodic grease removal from the interceptor.
   iii. Pay additional permit fees for a grease interceptor.

c. A coalescing plate **oil-water separator** may be required. If the Pretreatment Review indicates that an oil-water separator is necessary, comply with the following submittal requirements.

   i. Any user of the sewer system shall not discharge water or wastes containing oils or greases of petroleum or mineral origin of any nature in excess of 50 milligrams to the sanitary sewer system as per the Appendix to Chapter 13.06 of the County's Pretreatment Ordinance No. 99-26 as amended from time to time.
   ii. If a floor drain, trench drain, or catch basin is required to discharge to the sanitary sewer system, then a coalescing plate oil-water separator may be required.
   iii. Submit coalescing plate oil/water separator plans, report and calculations stamped by a registered civil engineer for review.
   iv. Submit a copy of a maintenance agreement between the owner and a commercial disposal or septic tank cleaning service to provide maintenance to the coalescing plate oil-water separator.
   v. Pay additional permit fees for an oil-water separator.

d. Pay the Sewer Service Permit Application Fees. The Sewer Service Permit Fees consists of two parts; the Plan Review Fees and the Inspection Fees. The Sewer Service Permit Plan Review Fees must be paid at the time of application, and the Sewer Service Permit Inspection Fees must be paid prior to the issuance of the Sewer Service Permit.

Commercial Building Sewer Service Plan Review (Base Fee)	$50.00
with new grease interceptor	add $1,340.00
with new oil-water separator	add $1,460.00
with new misc. pretreatment device	add $1,400.00
Commercial Building Sewer Service Inspection (Base Fee)	$135.00
with new grease interceptor	add $277.00
with new oil-water separator	add $286.00
with new miscellaneous pretreatment device	add $282.00

e. In lieu of paying the Sewer Service Permit Fees outlined above, the applicant may choose to have the **plan review and inspection fees for the Sewer Service Permit paid through a Time and Materials account**. Applicant requests to use time and materials – based fees shall be made at time of application, shall be irrevocable, and shall include the submittal of an administrative fee of $250.00 and a non-refundable deposit of $50.00.

4. Separate **Sewer Service Permits** are required to disconnect and **cap** the existing building sewers serving the existing buildings to be demolished.

   a. Complete and submit a **Commercial *Sewer Service Permit Application*** (form A3) for each building sewer to be capped along with a sewer site plan showing the location of the existing building sewer and the proposed capping location.
   b. The capping permits must receive final inspection approval prior to demolition of the existing buildings and prior to issuance of sewer service permits to connect any proposed buildings.
   c. Pay the Sewer Service Permit Fees. The Sewer Service Permit Fees consists of two parts; the Plan Review Fees and the Inspection Fees. The Sewer Service Permit Plan Review Fees must be paid at the time of application, and the Sewer Service Permit Inspection Fees must be paid prior to the issuance of the Sewer Service Permit.

   Commercial Building Sewer Service Plan Review (Base Fee).....$50.00

   Commercial Building Sewer Service Inspection (Base Fee).....$135.00

SEWER CONTRACTOR

1. The applicant's sewer contractor must be listed on the Sewer Division's current Registered Side Sewer Contractors List.

2. If the applicant's sewer contractor is not currently registered with Pierce County, please have them follow the registration requirements prior to attempting to obtain the issued sewer line extension permit/ and / sewer service permits. Please see form T12, ***Sewer Division Street Obstruction Bond,*** for registration requirements.

CONNECTION CHARGES

1. Connection charges must be paid, but additional information regarding the water usage on the proposed buildings is needed before the connection charge can be estimated. The applicant must submit documented water use data for one (1) full year for a similar type establishment for verification of estimated sanitary sewer flows. Please see Bulletin B5, ***Documented Water Use Data***, for water use data submittal options.

2. **The connection charges for commercial uses in incorporated areas or King County must be paid in full prior to issuance of sewer service permits and prior to approval of associated building permits.**

3. Please note that the Capacity Charges, Basin Area Charges and future monthly Sewer Service fees for all commercial buildings are calculated based on actual water flows when available. Therefore, we strongly recommend that the owner have a separate meter installed and a separate account initiated with the local water purveyor for irrigation water and any other water supply that will not be entering the sanitary sewer system. If a separate water meter and account is not feasible, the owner may enter into a Sub-metering Agreement with the County. Connection Charge requirements will not be recalculated based on sub-metered usage until the sub-meter has been installed according to approved plans, the Sub-metering Agreement approved by the County, and at least 12 months of sub-

metered water readings submitted to our office for review. For further details regarding the ***Water Sub-metering Plan Review Application*** (A17) see Bulletin B21, ***Water Sub-metering Program***.

4. The total estimated connection charge will be recalculated at the time the owner purchases it based on the rates in effect at that time.

5. Once paid, connection charges are credited against the parcel and are only refundable to the person(s) or entity that is the owner of record at the time of refund.

If you have any questions, please contact me at (253) 798-2287; or email me at aarroyo@co.pierce.wa.us. My office is located at Pierce County Annex Planning Lobby Rm. 175 2401 South 35th Street, Tacoma WA 98409-7490.

Sincerely,

Alma Arroyo

Alma Arroyo
Civil Engineer 2

AA:ca

cc: Dan Balmelli, Barghausen Consulting Engineers, dbalmelli@barghausen.com

INTEL FACILITY PRIVATE SANITARY SEWER SYSTEM

EXIST. S.S.M.H. #9566, TYPE 1-72"ø (TEMP. PUMP STATION)
STA. 95+72.43, 129.15' LT.
RIM = ~~219.79~~ 219.75
I.E. = 189.51, 36"ø S
I.E. = ~~197.37~~ 197.46 8"ø N (NEW)

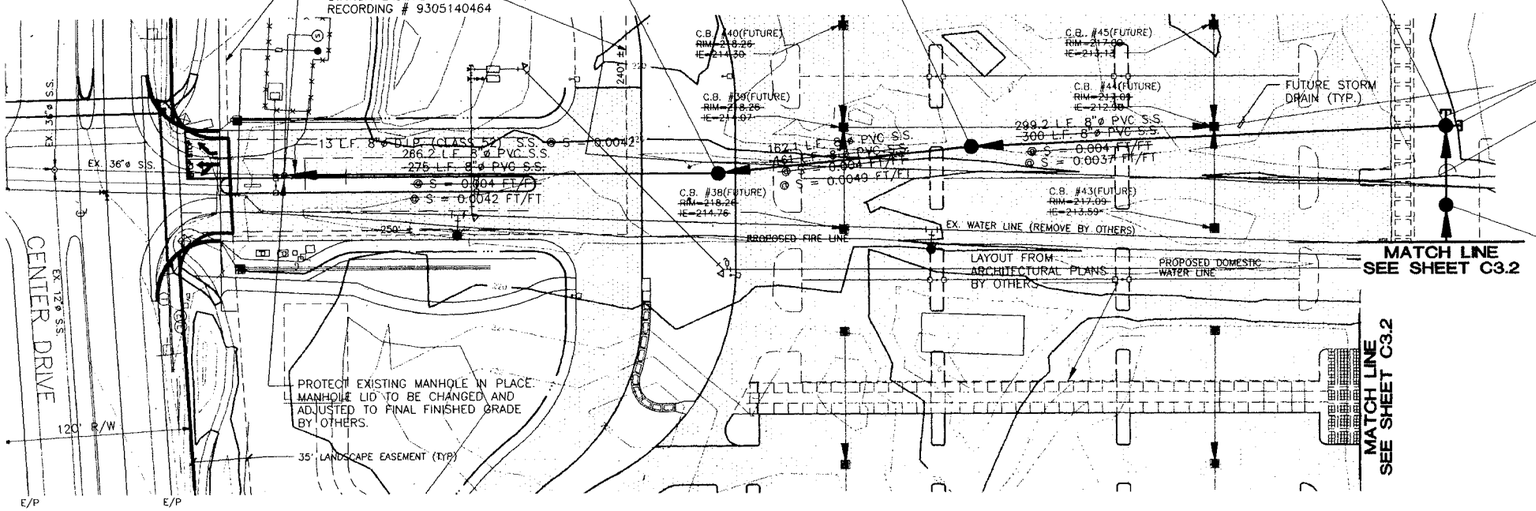
INSTALL INSIDE DROP CONNECTION PER DETAIL SHEET C3.3, SEE DROP CONNECTION NOTE BELOW.

S.S.M.H. #1, TYPE 1-48"ø
W/ WATERTIGHT LOCKING LID
~~STA. 2+75.00, ON ℄ OF PIPE~~
STA. 2+79.22, ON ℄ OF PIPE
RIM = ~~219.00~~ 219.95
~~I.E. IN = 198.53, 8"ø S.S.~~ 198.62
~~I.E. OUT = 198.47, 8"ø S.S.~~ 198.56
MID-CHANNEL = 198.59

S.S.M.H. #2, TYPE 1-48"ø
~~STA. 4+36.44, ON ℄ OF PIPE~~
STA. 4+41.28, ON ℄ OF PIPE
RIM = ~~218.90~~ 219.03
I.E. IN = ~~199.24,~~ 8"ø S.S. 199.40
I.E. OUT = ~~199.18,~~ 8"ø S.S. 199.34
MID-CHANNEL = 199.38

S.S.M.H. #3, TYPE 1-48"ø
W/ WATERTIGHT LID
~~STA. 7+36.44, ON ℄ OF PIPE~~
STA. 7+40.50, ON ℄ OF PIPE
RIM = ~~219.50~~ 219.45
I.E. IN = ~~200.50,~~ 8"ø S.S. 200.52
I.E. OUT = ~~200.44,~~ 8"ø S.S. 200.44
MID-CHANNEL = 200.49

S.S.M.H. #4, TYPE 1-48"ø
W/ WATERTIGHT LID
STA. 7+86.44, ON ℄ OF PIPE
RIM = ~~219.50~~ 219.39
I.E. IN = ~~204.46,~~ 8"ø S.S. 204.50
I.E. OUT = ~~204.40,~~ 8"ø S.S. 204.43
MID-CHANNEL = 204.46



SCALE: 1"=50' HORIZ.
1"=5' VERT.

CONTOUR INTERVAL = 1'
DATUM: PIERCE COUNTY

APPROVED

WATER RESOURCE MANAGER DATE

PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPERTY LINE
- CONTOUR LINES MINOR
- CONTOUR LINES MAJOR
- EXISTING WATER LINE WITH VALVES
- EXISTING THRUST BLOCK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN LINE W/CATCH BASIN
- PROPOSED STORM DRAIN LINE W/MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM LINES
- EXISTING SIGN
- EXISTING ELECTRICAL MANHOLE
- EXISTING CABLE TELEVISION RISER
- EXISTING TELEPHONE MANHOLE
- EXISTING JUNCTION BOX
- EXISTING POWER VAULT
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING TELEPHONE CONDUIT
- EXISTING ELECTRICAL CONDUIT
- PROPOSED PAVEMENT

DROP CONNECTION NOTE:

CONTRACTOR TO VERIFY THAT ADAQUATE SPACE IS AVAILABLE INSIDE THE EXISTING SSMH # 9566, TO INSTALL DROP INLET. THE PIERCE COUNTY INSPECTOR MUST CONFIRM THIS PRIOR TO FURTHER WORK BEING DONE. IF ADEQUATE ROOM IS NOT AVAILABLE, REVISED PLANS WILL BE REQUIRED BY PIERCE COUNTY.

AS-BUILT CERTIFICATION

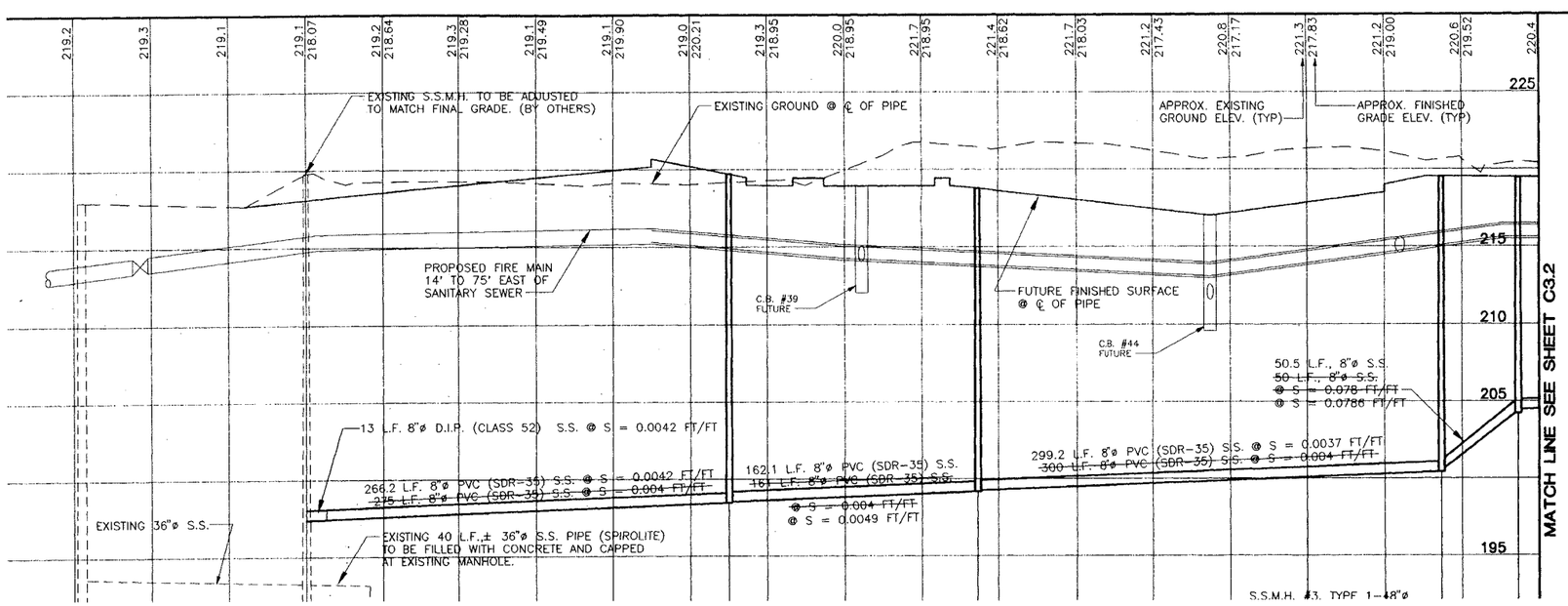
THIS IS TO CERTIFY THAT THESE AS-BUILT DRAWINGS ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION.

VICTOR J. BANKS 5-23-96
VICTOR J. BANKS DATE
L.S. NO. 31445

VICTOR J. BANKS, STATE OF WASHINGTON, 31445, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 10/12/97

NOTE:
1. AS-BUILT PIPE SLOPES ARE CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
2. SIDE SEWER AND STUB INVERT ELEVATIONS ARE BASED ON CONSTRUCTION INFORMATION SUPPLIED BY THE CONTRACTOR – NOT FIELD VERIFIED BY ESM INC.

NOTE:
1. ALL SANITARY SEWER MANHOLES SHALL HAVE G.U. BASES UNLESS OTHERWISE NOTED
2. SANITARY SEWER PIPE (PVC, SDR-35) TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS, FOR THE DEPTHS ON PLANS.
3. ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 3 FEET ABOVE THE SEWER LINE AND 1.5 FEET FOR ALL OTHER UTILITIES. CONCRETE ENCASEMENT WILL BE ALLOWED FOR WATER MAINS CROSSING AT LESS THAN 3 FEET BUT NO CLOSER THAN 1.5 FEET. THE SANITARY SEWER ENCASEMENT SHALL BE 10 FEET ON EACH SIDE OF CROSSING.
4. PARALLEL SEWER AND WATER LINES MUST HAVE TEN (10) FEET HORIZONTAL SEPARATION.



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL 10/25/95	JSC
1	REVISED PER PIERCE COUNTY, 11-2-95	JSC
2	REVISED PER PIERCE COUNTY, 11-20-95	JSC
3	REVISED PER PIERCE COUNTY, 11-28-95	JSC
4	REVISED PIPE SLOPES & SITE GRADING, 11-30-95	JSC
5	REVISED PER PIERCE COUNTY, 12-06-95	JSC
6	REVISED PER PIERCE COUNTY, 12-13-95	JSC

JOHN S. CHADWICK, STATE OF WASHINGTON, 28792, REGISTERED PROFESSIONAL ENGINEER, 5-23-96
EXPIRES: 9/2/96

ESM inc.
A CIVIL ENGINEERING, LAND SURVEY, AND PROJECT MANAGEMENT CONSULTING FIRM
34004 9th AVENUE SO., BLDG. A
FEDERAL WAY, WASHINGTON 98003
PHONE: [206] 838-6113

BAUGH CONSTRUCTION

intel FACILITY

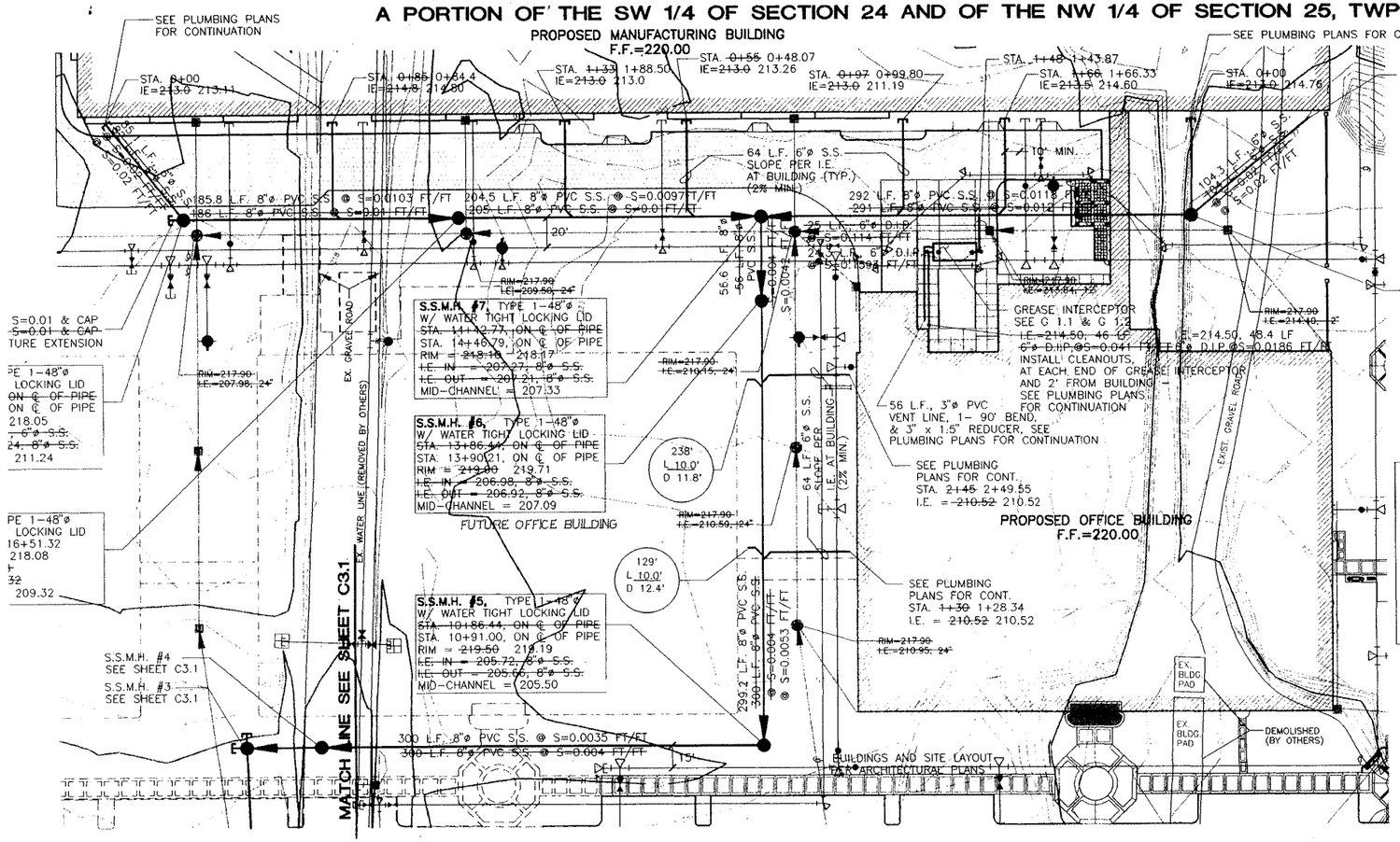
AS-BUILT SANITARY SEWER PLAN & PROFILE

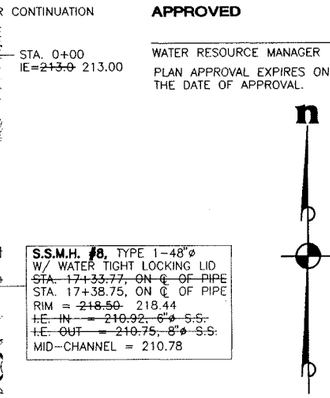
DUPONT WASHINGTON

RECEIVED MAY 28 1996

INTEL FACILITY PRIVATE SANITARY SEWER SYSTEM

A PORTION OF THE SW 1/4 OF SECTION 24 AND OF THE NW 1/4 OF SECTION 25, TWP. 19 N., RGE. 1 E., W.M.





APPROVED

WATER RESOURCE MANAGER DATE

PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL.

AS-BUILT CERTIFICATION

THIS IS TO CERTIFY THAT THESE AS-BUILT DRAWINGS ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION.

VICTOR J. BANKS 5-23-96
L.S. NO. 31445 DATE

VICTOR J. BANKS, STATE OF WASHINGTON, 31445, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 10/12/97

NOTE:

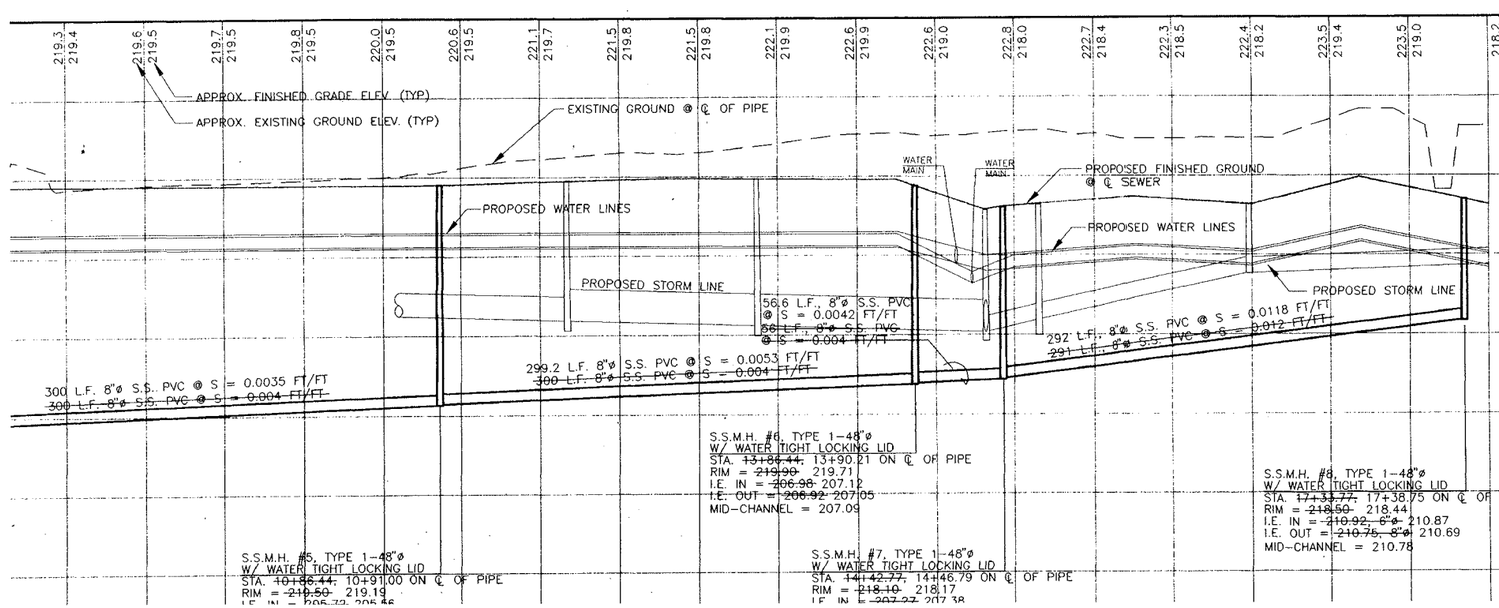
1. AS-BUILT PIPE SLOPES ARE CALCULATED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
2. SIDE SEWER AND STUB INVERT ELEVATIONS ARE BASED ON CONSTRUCTION INFORMATION SUPPLIED BY THE CONTRACTOR – NOT FIELD VERIFIED BY ESM INC.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPERTY LINE
- CONTOUR LINES MINOR (212)
- CONTOUR LINES MAJOR (214)
- EXISTING WATER LINE WITH VALVES
- EXISTING THRUST BLOCK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN LINE W/CATCH BASIN
- PROPOSED STORM DRAIN LINE W/MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM LINES
- EXISTING SIGN
- EXISTING ELECTRICAL MANHOLE
- EXISTING CABLE TELEVISION RISER
- EXISTING TELEPHONE MANHOLE
- EXISTING JUNCTION BOX
- EXISTING POWER VAULT
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING TELEPHONE CONDUIT
- EXISTING ELECTRICAL CONDUIT
- PROPOSED PAVEMENT

NOTES:

1. ALL S.S. MANHOLES SHALL HAVE G.U. BASES. UNLESS OTHERWISE NOTED.
2. ALL DUCTILE IRON PIPE INDICATED ON THESE DRAWINGS IS TO BE CLASS 52.



REVISIONS			
NO.	DESCRIPTION/DATE	BY
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2	REVISED PER PIERCE COUNTY, 11-20-95	JSC
3	REVISED PER PIERCE COUNTY, 11-28-95	JSC
4	REVISED PIPE SLOPES & SITE GRADING, 11-30-95	JSC
5	REVISED PER PIERCE COUNTY 12-08-95	JSC
6	REVISED PER PIERCE COUNTY 12-13-95	JSC
7	RE-LOCATED GREASE INT. 1-17-96	JSC

JOHN S. CHADWELL, STATE OF WASHINGTON, 28792, REGISTERED PROFESSIONAL ENGINEER, 5-22-96

EXPIRES: 9/2/96

ESM inc.
A CIVIL ENGINEERING, LAND SURVEY, AND PROJECT MANAGEMENT CONSULTING FIRM
34004 9th AVENUE SO., BLDG. A
FEDERAL WAY, WASHINGTON 98003
PHONE: [206] 838-6113

BAUGH CONSTRUCTION

intel FACILITY

AS-BUILT SANITARY SEWER PLAN & PROFILE WASHINGTON

MAY 23 1996

DUPONT

City of DuPont
SEPA Checklist

303 Barksdale Avenue
DuPont, WA 98327

phone 253-912-5393
fax 253-964-1455

City File Number: _____

STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C, 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 difference 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.

Attachment 1u - Revised Environmental Checklist dated April 2, 2018

A BACKGROUND

1. Name of proposed project, if applicable:

   DuPont Corporate Center

2. Name of applicant:

   Center Drive, LLC

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

   2199 Innerbelt Business Center Drive
   St. Louis, MO 63114
   (314) 233-6818
   Attn: Ted Knapp

4. Date checklist prepared:

   March 9, 2017, Revised March 9, 2018, ***Revised April 2, 2018***

5. Agency requesting checklist:

   City of DuPont

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

   Project is proposed to start in spring of 2018 or as soon as applicable permits are issued.

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

   There are no future expansions or additions proposed under this application beyond the scope of work outlined in this application. The project could be developed in two phases depending on market demand.

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

   Environment Checklist prepared by Barghausen Consulting Engineers, Inc., dated March 9, 2017
   Stormwater Site Plan prepared by Barghausen Consulting Engineers, Inc., dated March 3, 2017
   Geotechnical Investigation Letter prepared by GRI dated October 4, 1995
   Trip Generation Memo prepared by TENW dated February 20, 2017
   Preliminary Tree Retention Plan prepared by Washington Forestry dated February 27, 2017
   Phase 1 Environmental Site Assessment prepared by ATC Group Services dated February 2, 2017
   Photometric/Light Study prepared by Pacific Lighting Systems dated February 9, 2017
   Traffic Impact Analysis to be prepared by TENW
   Revised SEPA Checklist dated March 9, 2018
   Revised Traffic Impact Analysis by TENW dated March 2018
   Revised Tree Retention Plan by Washington Forestry dated March 2018
   Revised Preliminary Stormwater Site Plan by BCE dated March 2018

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.

There are no pending applications to our knowledge.

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

Environmental Determination by City of DuPont
Building Permits by City of DuPont
Site Plan Approval by City of DuPont
Short Plat or BLA by City of DuPont
Fire Suppression/Fire Alarm Permits by City of DuPont
Plumbing/Electrical/Mechanical Permits by City of DuPont
Demolition Permit by City of DuPont
Grading Permit by City of DuPont
Site Development Permit by City of DuPont
Right-of-Way Use Permit by City of DuPont
Water Service/Connection Permits by City of DuPont
Trash Enclosure Location Approval by LeMay, Inc.
Sanitary Sewer Permits by Pierce County
NPDES Permit by Department of Ecology
Major Site Plan Amendment for building orientation change by City of DuPont

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 proposed development consists of the construction of two new warehouse distribution buildings on the ±93-acre site located in DuPont, Washington. The site currently contains one 340,000 square foot warehouse distribution building which will remain and two office buildings which will be removed as part of the proposed project. The proposed new buildings will total approximately 1,245,100 square feet and provide approximately ***874 (29 of which are disabled)*** *vehicular parking stalls and* ***468*** *truck trailer stalls. In addition to construction of the three new buildings, the project will include demolition of the two existing office buildings, grading activities, new landscaping, paved parking, loading docks and truck maneuvering areas, storm water facility, water and sanitary sewer extensions, and franchise utility improvements. Access to the site will be from two existing driveways onto Center Drive and one existing driveway onto Wharf Road. A potential alternate site plan layout (Option B) also included in the application would include two warehouse distribution and office buildings totaling approximately 1,265,347 square feet connected at the south end by a link and a service bay building totaling approximately 16,800 square feet for a total building area of approximately 1,282,127 square feet. With the Option B site plan, there would be approximately* ***585*** *vehicle parking stalls, 132 tractor stalls and* ***607*** *trailer stalls.*

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 site is located on the north side of Center Drive, between Powerline Road and International Place North at 2800 to 2980 Center Drive and is a portion of the NW 1/4 of Section 25, Township 19N, Range 1E, W.M. in DuPont, Pierce County, Washington.

Tax Parcel No: 011923-4023

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on the site is approximately 5 percent.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the previous Geotech report prepared for the Intel property, in general the soils are fine to coarse, sub-rounded to sub-angular gravel with occasional layers of sand. Please refer to the Geotech report included with this package for additional information.

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

No history of unstable soils is known to exist on or near the site to our knowledge.

e. Describe the purpose, type, and total area, approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 40,000 cubic yards of cut, 180,000 cubic yards of fill and 20,000 cubic yards of stripping will be used to prepare the site for construction of the proposed development. The source of fill material is unknown at this time but will be from an approved source.

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

Yes, depending on weather conditions at time of construction, erosion could occur as a result of construction activities.

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

Approximately 80 percent of the site will be impervious surface upon project completion.

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

A temporary erosion and sedimentation control plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.

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.

Emissions from construction equipment would be present during the construction phase of the project and emissions from vehicular traffic to and from the site would be present upon project completion.

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

Vehicular traffic on area roadways would be present but would not be anticipated to affect the proposal.

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

Construction equipment will be maintained to meet emission standards. The proposed project is replacing an existing similar use development and it is not anticipated that emissions will be changed from existing conditions.

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.

There are no surface water bodies on of the site. A man made drainage channel is located to the north across Wharf Road from the site which may be classified as a stream.

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.

Work is proposed within 200 feet of the existing man made channel but no work is proposed within the channel.

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 fill or dredge material will be placed in or removed from surface waters.

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 are proposed.

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

According to FIRM Map Panels 530245 001 B and 003 B dated September 1983, the site is not located in a 100-year flood plain. According to FIRM Map Panel 53053C0507E, dated March 7, 2017, the site is not within a 100-year flood plain and the creek to the north is classified as Zone A.

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.

Public sanitary sewer service will be provided to the buildings. No waste material will be discharged to surface waters.

b. Ground Water:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn or water discharged to ground water.

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 materials will be discharged to the ground.

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.

The source of runoff will be rainfall from building rooftops and pavement areas. All runoff will be collected and conveyed via catch basins and storm pipe and conveyed to an existing regional storm water facility located at the northwest of the site for retention and water quality treatment prior to infiltration to the ground. The existing facility was designed to handle full development of the site under the original site plan. Under the proposed development plan a portion of the building roof drain area will discharge to underground infiltration galleries to handle stormwater runoff.

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

No waste materials will enter ground or surface waters. All sanitary sewer effluence will be collected and routed into the existing Pierce County sewer system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, generally describe.

The proposed development is designed to incorporate the existing drainage system and will not affect the drainage patterns in the vicinity of the site.

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

A storm drainage plan will be designed according to City of DuPont standards and implemented to control runoff from the proposed project

4. Plants

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

__X__ deciduous tree: Alder, Maple, Oregon White Oaks, Apple, Plum, Pear
__X__ evergreen tree: Fir, Cedar, Pine: Douglas
__X__ shrubs
__X__ grass
_____ pasture
_____ crop or grain
_____ Orchards, vineyards or other permanent crops
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
__X__ other types of vegetation: existing landscaping

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

The majority of the vegetation will be removed, however, the zoning requirements to maintain a minimum of 1.5 trees per acre will be met. It is anticipated that a total of approximately 319 trees within two tree protection areas will be saved.

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

None are known to exist on or near the site to our knowledge.

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

Landscaping will be designed in accordance with City of DuPont standards and installed to enhance vegetation on the site. Please refer to the Preliminary Landscape Plan and Tree Retention Plan for additional measures proposed for the development.

e. List all noxious weeds and invasive species known to be on or near the site.

Know are known to exist on or near the site.

5. Animals

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

Examples include:
birds: Hawk, Heron, Eagle, Songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

None are known to exist on or near the site.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

New landscaping per City of DuPont standards and the implementation of tree retention throughout the site will preserve and enhance wildlife.

e. List any invasive animal species known to be on or near the site.

None are known to be on or near the site to our knowledge.

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.

Electricity will be used for lighting and general energy needs and natural gas will be used for heating.

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

It is not anticipated that the project could affect the use of solar energy by an adjacent site and the height of the proposed buildings will not exceed the maximum height designated by current zoning.

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 buildings will be designed to comply with energy code requirements. No other specific measures are proposed.

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.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination on or near the site. However, the site is located within the Asarco plume boundary.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Other that some potential for arsenic particles from the Asarco plume, none are known to exist to our knowledge.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During the construction phase of the project, chemicals associated with construction equipment will be at the site. Upon project completion, no hazardous chemical are anticipated to be at the site.

4) Describe special emergency services that might be required.

Other than fire, medical and police services already available in the area, no other emergency services are anticipated to be required.

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

During construction, the contractor will adopt a pollution and spill prevention plan for the construction phase of the project. No other specific measures are anticipated.

b. Noise

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

Noise from vehicular traffic on area roadways exist but would not be anticipated to affect the project.

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.

On a short-term basis, nose from construction equipment would be present from approximately 7 am to 6 pm, Monday - Friday. On a long-term basis, typical noise from the truck traffic will occur, however, it is not anticipated that a significant increase in noise levels would occur as the use of the site will be much as in existing conditions.

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

Construction equipment will meet noise ordinance and any conditions deemed appropriate based on review of the noise study will be implemented as part of the project.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site currently contains one warehouse use building and two office use buildings. Adjacent uses to the east and west are industrial/warehouse uses. Vacant land and residential development is located to the south and vacant land and industrial use facilities are located to the north.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge, the site has not been used as working farms or forest lands and no lands of commercial significance will be converted to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application or pesticides, tilling, and harvesting? Is so, how:

There are no working farm or forest lands near the site.

c. Describe any structures on the site.

One warehouse building and two office buildings are located on the site.

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

The two office buildings will be removed as part of the project.

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

The current zoning is Manufacturing/Research Park (MRP).

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is Business Tech Park.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None are known to exist to our knowledge.

i. Approximately how many people would reside or work in the completed project?

It is estimated that ***approximately 874 employees per shift*** *will work in the completed development.*

j. Approximately how many people would the completed project displace?

Within the past two years, approximately 300 to 400 persons will be displaced for development of the proposed project, however, there are currently less than 50 people working in the two existing office buildings.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No specific measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is a permitted use within the current zone designation and will be designed to meet City of DuPont zoning code requirements and design standards.

m. Proposed measures to ensure that proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby working farms or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

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

N/A

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 tallest height of the buildings will not exceed 70-foot as allowed by zone. The principal building materials will be concrete tilt-up wall panels, glass, metal and masonry block.

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

The proposed buildings will be replacing several existing buildings and therefore, while views will be altered by the new proposal, it is not anticipated that any views would be obstructed.

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

The buildings will be designed to meet City of DuPont design standards. No other specific measures are proposed.

11. Light and Glare

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

Glare from building window glass could be present during daylight hours and light/glare from building lighting and parking lot lighting could be present in early morning and evening hours.

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

It is not anticipated that light or glare created by the project be a safety hazard or interfere with views.

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

Lights from street lighting on area roadways and light from headlights of vehicular traffic could exist but would not be anticipated to affect the project.

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

Building glass will be non-glare and any building lighting will be directed appropriately. The use of perimeter landscaping and tree retention where possible will help to contain light and glare to within the site.

12. Recreation

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

There are no recreational opportunities in the immediate vicinity.

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

No recreational opportunities will be displaced.

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

No specific measures are proposed.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

To our knowledge, there are no sites over 45 years or listed in preservation registers on or near the site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to be on or near the site to our knowledge. No professional studies have been conducted to date.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservations, archaeological surveys, historic maps, GIS data, etc.

A search using the Washington Information System for Architectural and Archaeological Records Data was conducted for this site and the nearby area.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No specific measures are proposed.

14. Transportation

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

Access to the site will be via two existing driveways onto Center Drive and one existing driveway onto Wharf Road.

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

No. Sound Transit Route 592 provides a stop at DuPont Station approximately 1.5 miles south of the site.

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

*The proposed development will provide up to approximately **874** vehicular parking stalls and approximately **468** trailer parking stalls depending on final site plan and tenants that occupy the development . Approximately 2,200 existing parking stalls will be removed.*

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

No.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation modes were used to make these estimates?

It is estimated that the proposed redevelopment project will generate a net new daily trip generation of 224 trips, accounting for the past use of the site and change of use from a portion of the site that was occupied as office tenants. Please refer to the updated traffic memo prepared by TENW included with this submittal for additional information. Based on a comparison of the daily trips for the proposed major site plan amendment and alternate site plan 'B' to the daily trips for the site plan in the December 12, 2017 SEPA amendment, the daily trips are estimated to be reduced by between 7,977 and 8,475 vehicle trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

It is not anticipated that the proposal would affect the movement of agricultural or forest products on area roadways.

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

No specific measures are proposed.

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.

It is not anticipated that the redevelopment proposal will increase the need for public services.

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

Payment of traffic impact fees or system development charges, if required, and the construction of new water line and fire hydrants will reduce impacts to public services.

16. Utilities

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

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.

Electricity:	*Puget Sound Energy*
Natural Gas:	*Puget Sound Energy*
Water:	*City of DuPont*
Sanitary Sewer:	*Pierce County Public Works and Utilities*
Telephone:	*CenturyLink*
Cable:	*Comcast*
Refuse Service:	*LeMay, Inc.*

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: Daniel K. Balmelli

Print your name: Daniel K. Balmelli, P.E. / Barghausen Consulting Engineers

Date Submitted: March 9, 2017, Revised March 9, 2018, **Revised April 2, 2018**

Unique History … Vibrant Future

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

April 10, 2018

Daniel K. Balmelli, PE
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, WA 98032

Subject: CRG DuPont Corporate Center
Type III Major Amendment to Site Plan and SEPA Environmental Review
(PLNG 2018-014 and -015)
Notice of Complete Application

Dear Mr. Balmelli:

On March 12, 2018, the City received your application for a Type III Major Amendment to Site Plan Review and SEPA Environmental Review for the demolition of two existing buildings, totaling 181,500 square feet, and two separate redevelopment alternatives that include the construction of two office/warehouse buildings, totaling either 1,245,100 square feet (Option A) or 1,282,127 square feet (Option B). On April 4, 2018 the City received additional information, including the following:

- Cover Letter from Barghausen Consulting Engineers dated April 4, 2018
- Revised Land Use Application Form dated April 3, 2018
- Revised Building Elevations prepared by Clayco, plotted on April 2, 2018
- Revised Preliminary Landscape Plan prepared by Barghausen Consulting Engineers plotted April 3, 2018
- Revised Preliminary Civil Engineering Design Plans prepared by Barghausen Consulting Engineers dated April 3, 2018, including TESC and Grading Plans
- Revised Proposed Concept Site Plan SK-1 developed by CRG dated April 3, 2018
- Title Report prepared by First American Title Insurance Company dated March 14, 2018
- CRG Sewer Service Letter dated April 3, 2018 with March 30, 2017 Pierce County sewer service approval
- Revised Environmental Checklist dated April 2, 2018
- Additional application fee of $1,500

As discussed with you, the email approval of the refuse and recycling container locations from LeMay that you provided previously is acceptable.

The Notice of Application is intended to be published on April 11, 2018. Please arrange to pick up the Notice and posting board so that the site is posted no later than April 11.

If you have any questions, please call me at 253.912.5393, or email me at jwilson@dupontwa.gov.

Attachment 2a - Notice of Complete Application

Sincerely,

Jeffrey S. Wilson, AICP
Director of Community Development

Cc: File No. PLNG 2018-008 and -009
Mike Wurtsbaugh, CRG (via email)
Ted Knapp, CRG (via email)
Lisa Klein, AHBL (via email)

City of DuPont

Notice of Application
CRG DuPont Corporate Center
City File Nos. PLNG 2018-014 & 015

The City of DuPont has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.
Date of Complete Application: April 6, 2018
Date of Notice of Application: April 11, 2018
Comment Due Date: April 25, 2018
Location of Proposal: 2800 to 2980 Center Drive. A portion of the NW 1/4 of Section 25, Township 19N, Range 1E, W.M. in DuPont, Pierce County, Washington. The site is commonly known as the "Intel Corporate Park".
Description of Proposal: The Major Site Plan Amendment proposal is for a modification to a previously approved site plan to consolidate building space and re-configure building footprints. Only the changed aspects of the proposal are up for review. There are two site plan options to be reviewed, Option A and Option B, under this Amendment. Both options are consistent with the following project details previously reviewed and approved:

- Retain the existing 340,000 square foot warehouse/office building on the north portion of the site;
- Retain driveway locations onto Center Drive and one existing driveway onto Wharf Road.
- Demolish two existing office buildings and existing parking and internal circulation areas.
- Provide parking lot and perimeter landscaping.
- Perform grading activities and construct new paved parking, loading docks and truck maneuvering areas, storm water facilities, water and sanitary sewer extensions, and franchise utility improvements.

Current Proposal Option A: Two new buildings are proposed that will total approximately 1,250,000 square feet and provide approximately 874 vehicular parking stalls and 468 truck trailer stalls. The two new buildings are oriented north/south on the site with parking located around all sides of the buildings. The proposed uses are high cube fulfillment center or high cube transload/short term Current Proposal Option B: Three new buildings are proposed that will total approximately 1,313,500 square feet and provide 585 vehicle parking stalls, 132 tractor stalls and 607 trailer stalls. Two buildings will be oriented north/south and would be connected at the south end by an enclosed corridor. A third "service bay" building would be located on the north portion of the site. The proposed uses are high cube warehouse, high cube transload/short term storage use and high cube cold storage use.
May 2017 Approved Proposal: Construct three new buildings totaling 1,355,000 square feet. One larger building was located on the south half of the site and oriented east/west parallel with Center Drive. Two smaller buildings were planned for the northeast portion of the site and oriented north/south. Approximately 966 parking spaces for both vehicles and trucks/trailers was provided. The proposed use was high cube warehouse/distribution and office.
December 2017 Minor Site Plan Amendment: A Minor Site Plan Amendment was submitted and approved, which retained the details of the approved May 2017 proposal with the exception of a minor reduction of new building size (to 1,250,000 square feet) and reduction of parking to 955 spaces. The proposed use was fulfillment center.
Applicant: Ted Knapp, Center Drive, LLC
Applicant's Agent: Dan Balmelli, Barghausen Consulting Engineers, Inc.

Attachment 2b - Notice of Application including Affidavit of Posting

Environmental Review: The City previously issued two prior SEPA Determinations for the same site, with new Option A and B being very similar to the SEPA Mitigated Determination of Non-significance (MDNS) issued April 10, 2017 and SEPA Addendum issued December 12, 2017. The City of DuPont has reviewed the current proposal for probable adverse environmental impacts and expects to issue an Addendum to the previous SEPA MDNS. The proposed vehicular and truck trip generation would be the same or less than what was previously evaluated. **SEPA regulations allow for a SEPA addendum to be prepared when there is not a substantial change in the analysis of environmental impacts (WAC 197-11-600(4)(c)). Therefore, there is no public comment or appeal period for a SEPA Addendum.**

City Permits and Approvals: SEPA Environmental Determination/Addendum (PLNG2018-015); Major Site Plan Amendment (PLNG2018-014); Short Plat or Boundary Line Adjustment; Demolition Permit; Grading and Site Development Permit; Building Permits; Fire Suppression/Fire Alarm Permits.

Other Permits and Approvals: Sanitary Sewer Permit by Pierce County and NPDES Permit from Department of Ecology

Required Studies: Environmental Checklist, Stormwater Site Plan, Geotechnical Study, Traffic Impact Analysis, Tree Retention Plan. Previous environmental studies were completed for prior SEPA Environmental Review that included a Photometric Analysis, and Phase 1 Environmental Study.

The project will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; and Title 25 Land Use Code.

Public Comment: The public may comment on this notice of Type III application for Major Site Plan Amendment by submitting written comments to the City of DuPont by 5 p.m. April 25, 2018. The City will accept comments on the application up to the time of the Public Hearing. Copies of all application plans and documents may be viewed at City Hall.

Jeff Wilson, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov

Public Hearing: The date for the public hearing has been tentatively scheduled for 1:00 pm on May 16, 2018 at DuPont City Hall at the address listed above. A notice of public hearing will be issued in accordance with DMC 25.175.030.

BCE # 18713

AFFIDAVIT OF POSTING

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

Phone (253) 964-8121
Fax (253) 964-1455

Application # PLNG 2018-014 & 015 and/or Case # _____

I, Mark Schafer applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 12th day of April, 2018 I posted a notice, prominently displayed, at the site.

Site/Project Description: Notice boards posted at each proposed driveway on Center Drive.

Signed By

Notarization/Certification

(Seal or Stamp)

NANCY L SCOTT
COMMISSION EXPIRES
NOTARY
PUBLIC
4-29-21
STATE OF WASHINGTON

State of Washington, County of King

Signed or attested before me this 12th day of April, 2018.

X Nancy L. Scott
Signature of notary public in and for the state of Washington

Nancy L. Scott
Printed or stamped name of notary public

Affidavit of Posting.docx

CITY OF DUPONT

Department of Community Development
1700 Civic Drive
Telephone: (253) 964-8121
www.dupontwa.gov

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT (WAC 197-11-630)

CRG DuPont Corporate Center

City File No: PLNG2018-014, -015

Adoption of SEPA Mitigated Determination of Non-Significance and Addendum

Description of current proposal: A proposed modification to a previously approved site plan to consolidate building space and re-configure building footprints. There is no increase in building area. The re-orientation of the buildings requires approval of a Type III Major Site Plan Amendment. Only the changed aspects of the proposal are up for review. There are two current site plan options, Option A and Option B. Both options are consistent with the following project details previously evaluated in May 2017 and December 2017:

- Retain the existing 340,000 square foot warehouse/office building on the north portion of the site.
- Retain driveway locations onto Center Drive and one existing driveway onto Wharf Road.
- Demolish two existing office buildings and existing parking and internal circulation areas.
- Provide parking lot and perimeter landscaping.
- Perform grading activities and construct new paved parking, loading docks and truck maneuvering areas, storm water facilities, water and sanitary sewer extensions, and franchise utility improvements.

Current Proposal Option A: Two new buildings are proposed that will total approximately 1,250,000 square feet and provide approximately 874 vehicular parking stalls and 468 truck trailer stalls. The two new buildings are oriented north/south on the site with parking located around all sides of the buildings. The proposed uses are high cube fulfillment center or high cube transload/short term storage warehouse.

Current Proposal Option B: Three new buildings are proposed that will total approximately 1,313,500 square feet and provide 585 vehicle parking stalls, 132 tractor stalls and 607 trailer stalls. Two buildings will be oriented north/south and would be connected at the south end by an enclosed corridor. A third "service bay" building would be located on the north portion of the site. The proposed uses are high cube warehouse, high cube transload/short term storage use and high cube cold storage use.

Description of April 2017 Proposal (PLNG2017-006): Construct three new buildings totaling 1,355,000 square feet. One larger building was located on the south half of the site and oriented east/west parallel with Center Drive. Two smaller buildings were planned for the northeast portion of the site and oriented north/south. Approximately 966 parking spaces for both vehicles and trucks/trailers were provided. The proposed use was high cube warehouse/distribution and office.

Description of December 2017 Proposal (PLNG2017-038): A Minor Site Plan Amendment was submitted and approved, which retained the details of the approved May 2017 proposal with the exception of a minor reduction of new building size (to 1,250,000 square feet) and reduction of parking to 955 spaces. The proposed use was fulfillment center.

Proponent: Ted Knapp, Center Drive, LLC

Location of proposal: 2800 to 2980 Center Drive. A portion of the NW 1/4 of Section 25, Township 19N, Range 1E, W.M. in DuPont, Pierce County, Washington. The site is commonly known as the "Intel Corporate Park". Tax Parcel No. 011923-4023.

Title of Document Being Adopted: SEPA Mitigated Determination of Non-Significance and Addendum.

Agency that prepared document being adopted: City of DuPont

Date adopted documents were prepared: April 10, 2017 and December 12, 2017.

Description of document (or portion) being adopted: A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the April 2017 proposal described above on April 10, 2017. The MDNS included 31 Mitigation Measures. The City received two comment letters, one from Washington State Department of Ecology on April 7, 2017 provided comments regarding potential soil contamination and erosion control measures which were incorporated as SEPA Mitigation Measures. The second comment was from Pierce County Public Works dated April 6, 2017. The letter stated concerns for the accuracy of the traffic generation and truck trips described in the Traffic Generation Assessment. The concerns were addressed by including a SEPA Mitigation Measure requiring additional evaluation of impacts to Wharf Road (Mitigation Measure #3).

An Addendum to the April 10, 2017 was issued on December 12, 2017 for the December 2017 proposal described above. It included a new mitigation measure that requires internal site circulation provide multiple points of employee egress to minimize impacts at the Hamilton Ave/Center Drive driveway location.

The adopted documents have not been challenged (WAC 197-11-630). The documents are available for review at City Hall (see address and contact information below).

The City SEPA Official has identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker (City Hearing Examiner). The adoption of previously issued SEPA determinations is not appealable.

Agency adopting document: City of DuPont

SEPA 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

For questions on the adoption, contact Jeff Wilson, AICP, Director of Community Development for the City of DuPont, at (253) 912-5393 or jwilson@dupontwa.gov.

SEPA Responsible Official Signature: _____

Jeffrey S. Wilson, AICP Date
Dir. of Community Development / SEPA Responsible Official
City of DuPont

Date of Adoption: May 1, 2018

SEPA Distribution List

XX Indicates notice mailed to the following:

Dist.	Agency/Contact		Dist.	Agency/Contact
XX	WA State Dept. of Archaeology & Historic Preservation Gretchen Kaehler Gretchen.Kaehler@DAHP.wa.gov		xx	WA State Dept. of Labor and Industries PO Box 44000 Olympia, WA 98504
XX	WA State Dept. of Commerce Anne Fritzel, AICP Anne.fritzel@commerce.wa.gov		XX	WA State Dept. of Natural Resources SEPA Center SEPACENTER@dnr.wa.gov
XX	WA State Dept. of Ecology SEPA Unit Separegister@ecy.wa.gov			WA State Dept. of Natural Resources South Puget Sound Region Southpuget.region@dnr.wa.gov
XX	WA State Dept. of Ecology Environmental Review Section SEPAunit@ecy.wa.gov			WA State Dept. of Social and Health Services Lands & Bldg Div Elizabeth McNagny PO Box 45848 Olympia, WA 98504-5848
	WA State Dept. of Ecology SW Regional Office use SEPA Register			WA State Dept. of Social and Health Services Robert J. Hubenthal hubenbj@dshs.wa.gov
XX	WA State Dept. of Ecology SW Regional Office Toxic Clean-up Program Marian Abbett Marian.abbett@ecy.wa.gov		XX	WA State Dept. of Transportation OR-SEPA-REVIEW@wsdot.wa.gov
XX	WA. State Dept. of Ecology SW Regional Office Toxic Clean-up Program Eva Barber Eva.barber@ECY.WA.GOV			WA State Parks and Recreation Commission PO Box 42650 Olympia, WA 98504
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Zachary Meyer ZMEY461@ECY.WA.GOV			Puget Sound Partnership Heather Saunders Benson Environmental Planner Heather.benson@psp.wa.gov
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Donna Joblonski dmca461@ECY.WA.GOV		XX	Puget Sound Clean Air Agency 1904 3rd Ave #105 Seattle, WA 98101 SEPA@pscleanair.org
XX	WA State Dept. of Fish & Wildlife(WDFW) SEPA Coordinator SEPAdesk@dfw.wa.gov			BNSF Railway General Manager 2454 Occidental Ave. South, Ste 1A Seattle, WA 98134-1451
	WA State Dept. of Fish & Wildlife (WDFW) Michele Culver Regional Director Teammontesano@dfw.wa.gov			FEMA John Graves John.graves1@dhs.gov
	WA State Dept. of Health Division of Drinking Water PO Box 47822 Olympia, WA 98504-7822			

XX	JBLM Public Works Charles Markham Deputy for Programs and Operations Charles.s.markham2.civ@mail.mil		XX	DuPont City Clerk Karri Muir Kmuir@dupontwa.gov
XX	JBLM Steven Perrenot Director Public Works Steven.t.perrenot.civ@mail.mil			Lakewood Community & Economic Development Frank Fiori Planning Manager ffiori@cityoflakewood.us
	US Army Corps of Engineers (Regulatory Branch) Suzanne Anderson Suzanne.l.anderson@usace.army.mil		XX	Steilacoom Community Development Doug Fortner Town Planner Doug.fortner@ci.steilacoom.wa.us
	USDA-Natural Resources Conservation Service 941 Powell Ave SW. Ste 102 Renton, WA 98057			
	DuPont Post Office Attn: Post Master 1313 Thompson Circle DuPont, WA 98327		XX	Nisqually Indian Tribe Joe Cushman Cushman.joe@nisqually-nsn.gov
	National Marine Fisheries Service Northwest Regional Office 7600 Sand Point Way NE Seattle, WA 98115-0070			Yakama Nation Elizabeth Sanchey Elizabeth_sanchey@yakama.com
	Nisqually Nat'l Wildlife Refuge Glynnis Nakai Glynnis Nakai@fws.gov			Clover Park School District 10903 Gravelly Lake Dr. SW Lakewood, WA 98499
XX	Environmental Official-Pierce County Kathleen Larrabee Klarrab@co.pierce.wa.us			Steilacoom Historical School District Celeste Johnston cjohnston@steilacoom.k12.wa.us
XX	Land Use Review Capital Development-Pierce Transit PO Box 99070 Lakewood, WA 98499-0070		XX	LeMay Cust2180@wcnx.org
XX	Pierce Co. Assessor/Treasurer-Commercial Dept. Darci Brandvold dbrand@co.pierce.wa.us		XX	PSE Jeff Payne Jeff.payne@pse.com
XX	Pierce Co. Environmental Services Bldg Public Works Kip Julin 9850 64th St. West University Place, WA 98467		XX	AHBL Lisa Klein Lklein@AHBL.com
XX	Pierce Co. PALS Adonais Clark aclark@co.pierce.wa.us		XX	Gray & Osborne Dominic Miller, PE dmiller@g-o.com
XX	Pierce Co. Public Works Debbie Germer dgermer@co.pierce.wa.us		XX	Geri Reinart, P.E. greinart@msn.com
	Tacoma Pierce Co. Health Dept. Sara Bird SEPA@tpchd.org		XX	CalPortland Pete Stoltz Pstoltz@calportland.com

	NWL Associates Larry Ackerman nwldirector@reachone.com		XX	NWL Association Emily Griffith nwlassistdirector@reachone.com
XX	Nisqually Indian Tribe Annette Bullchild, THPO Bullchild.annette@nisqually-nsn.gov		XX	Nisqually Indian Tribe Jackie Wall, THPO Wall.jackie@nisqually-nsn.gov
	Name Title Address Address Email			Name Title Address Address Email

Permit Applicant Information

XX	Dan Balmelli Barghausen Consulting Engineers, Inc. dbalmelli@barghausen.com		XX	Ted Knapp CRG knappdevelopment@aol.com
XX	Mike Wurtsbaugh CRG Wurtsbaughm@realcrg.com			

COVER SHEET
FOR
DUPONT CORPORATE CENTER

A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300

CALL BEFORE YOU DIG:
1-800-424-5555

"APPROVED FOR CONSTRUCTION"

BY: ____________________

DATE: ____________________
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

SHEET INDEX

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C3 OF 19 EXISTING CONDITIONS AND DEMO PLAN (SOUTH)
C4 OF 19 EXISTING CONDITIONS AND DEMO PLAN (CENTER)
C5 OF 19 EXISTING CONDITIONS AND DEMO PLAN (NORTH)
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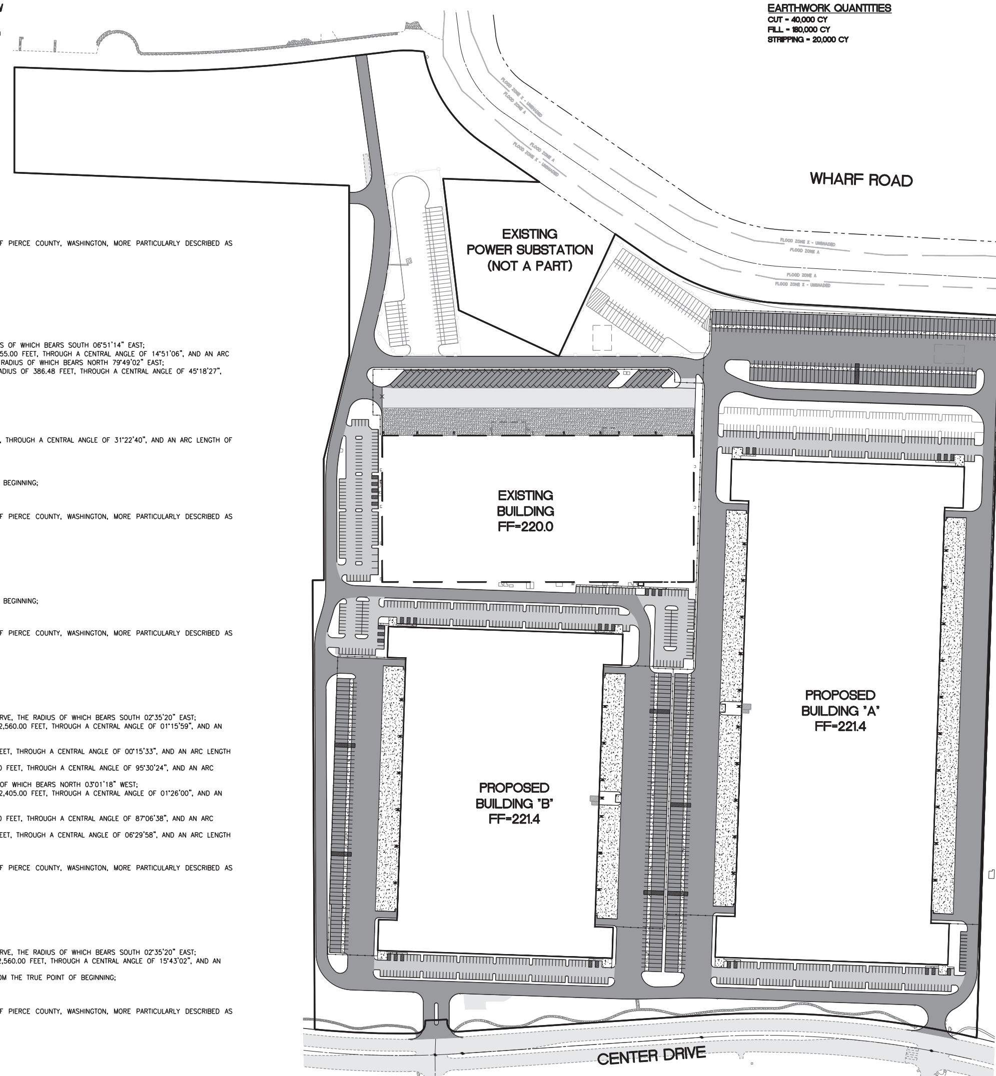
C18 OF 19 CONSTRUCTION NOTES AND DETAILS
C19 OF 19 CONSTRUCTION NOTES AND DETAILS

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS
CONTACT: DANIEL K. BALMELLI, P.E.
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-622

GENERAL SITE DATA:

TOTAL SITE AREA:	4,058,050 SF	≈ 93.16 AC.
EX BLDG. AREA:	340,000 SF	≈ 7.81 AC.
PROP. BLDG. AREA:	1,245,100 SF	≈ 28.58 AC.
TOTAL BLDG. AREA:	1,585,100 SF	≈ 36.39 AC.
TOTAL BLDG. COVERAGE:	39.061%	
TOTAL IMPERVIOUS SURFACE:	3,206,062 SF	≈ 73.60 AC.
TOTAL IMPERVIOUS COVERAGE:	79.005%	
LANDSCAPE AREA REQUIRED:	811,610 SF	≈ (20% REQ)
LANDSCAPE AREA PROVIDED:	851,988 SF	≈ 19.56 AC
TOTAL PERVIOUS COVERAGE:	20.995%	
CAR PARKING PROVIDED:	874 STALLS (137 OF WHICH ARE FUTURE)	
TRAILER PARKING PROVIDED:	468 STALLS (89 OF WHICH ARE FUTURE)	
EMPLOYEE COUNT:	650 PER 8 HOUR SHIFT	

EARTHWORK QUANTITIES
CUT = 40,000 CY
FILL = 180,000 CY
STRIPPING = 20,000 CY



VICINITY MAP

NEW LEGAL DESCRIPTIONS:

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

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 1,160.08 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH 01°54'23" EAST, 826.48 FEET ALONG SAID EAST LINE;
THENCE NORTH 89°58'43" WEST, 743.11 FEET;
THENCE SOUTH 00°16'50" WEST, 378.90 FEET TO A POINT WHICH BEARS SOUTH 89°59'54" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°59'54" WEST, 442.83 FEET TO THE TRUE POINT OF BEGINNING.

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°10'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 01°15'59", AND AN ARC LENGTH OF 56.58 FEET;
THENCE SOUTH 86°08'41" WEST, 653.40 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 00°15'33", AND AN ARC LENGTH OF 11.04 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°30'24", AND AN ARC LENGTH OF 41.67 FEET;
THENCE NORTH 01°54'38" EAST, 7.76 FEET ALONG SAID SOUTH LINE TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS NORTH 03°01'18" WEST;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,405.00 FEET, THROUGH A CENTRAL ANGLE OF 01°26'00", AND AN ARC LENGTH OF 60.16 FEET;
THENCE SOUTH 01°54'38" WEST, 11.41 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°06'38", AND AN ARC LENGTH OF 38.01 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE WESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'58", AND AN ARC LENGTH OF 276.78 FEET TO THE POINT OF BEGINNING.

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°16'11" WEST, 1,175.02 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE SOUTH 89°59'54" EAST, 674.50 FEET;
THENCE SOUTH 00°01'38" EAST, 447.96 FEET;
THENCE NORTH 89°58'22" EAST, 500.48 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°06'30" WEST, 156.92 FEET;
THENCE SOUTH 89°49'15" WEST, 63.83 FEET;
THENCE SOUTH 00°10'45" EAST, 528.83 FEET TO THE SOUTH LINE OF SAID LOT 1, BEING A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°35'20" EAST;
THENCE EASTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,560.00 FEET, THROUGH A CENTRAL ANGLE OF 15°43'02", AND AN ARC LENGTH OF 702.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 01°54'23" EAST, 750.97 FEET ALONG SAID EAST LINE TO A POINT WHICH BEARS NORTH 89°58'22" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°58'22" WEST, 659.60 FEET TO THE TRUE POINT OF BEGINNING.

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

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 00°02'47" WEST, 287.65 FEET ALONG THE WEST LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE SOUTH 87°46'51" EAST, 913.02 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE NORTH 00°04'50" WEST, 166.59 FEET ALONG A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1;
THENCE NORTH 06°41'22" WEST, 184.47 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 83°08'50" WEST, 105.94 FEET ALONG SAID NORTH LINE TO A POINT OF CURVATURE;
THENCE WESTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'25", AND AN ARC LENGTH OF 543.07 FEET;
THENCE NORTH 87°57'46" WEST, 243.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LEGEND:

SURVEY MONUMENT
EX. POWER VAULT
EX. LUMINAIRE (LUM.)
EX. LOT LIGHT
EX. POWER POLE
EX. JUNCTION BOX
EX. CATCH BASIN (CB)
EX. CATCH BASIN (CB) TYPE 2
EX. SANITARY SEWER MANHOLE (SSMH)
EX. GAS METER
EX. GAS VALVE
EX. WATER VALVE (WV)
EX. FIRE HYDRANT (FH)
MAIL BOX
EX. WATER METER
EX. SIGN
EX. WATER LINE
EX. SANITARY SEWER LINE
EX. STORM DRAINAGE LINE
EX. POWER UNDERGROUND
EX. POWER OVERHEAD
EX. METAL FENCE
EX. WOOD FENCE
PROPOSED TYPE II CATCH BASIN
PROPOSED TYPE I CATCH BASIN
PROPOSED STORM DRAIN FLOW ARROW
PROPOSED STORM DRAINAGE LINE
PROPOSED TRENCH DRAIN
PROPOSED SANITARY SEWER LINE
PROPOSED SEWER MANHOLE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED WATERMAIN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED CONCRETE BLOCKING
PROPOSED 90° BEND
PROPOSED SPOT ELEVATIONS
EXISTING SPOT ELEVATIONS
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING PAVEMENT
PROPOSED LIGHT DUTY PAVEMENT
PROPOSED HEAVY DUTY PAVEMENT
PROPOSED CONCRETE

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

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

No.	Date	By	Ckd.	Appr.	Revision
1	3/12/18	WED	CP	DKB	FOR MAJOR SITE MODIFICATION SUBMITTAL

Title: COVER SHEET FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALMELLI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical –

Designed WED
Drawn WED
Checked DKB
Approved DKB
Date 2/2/17

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

Job Number 18713

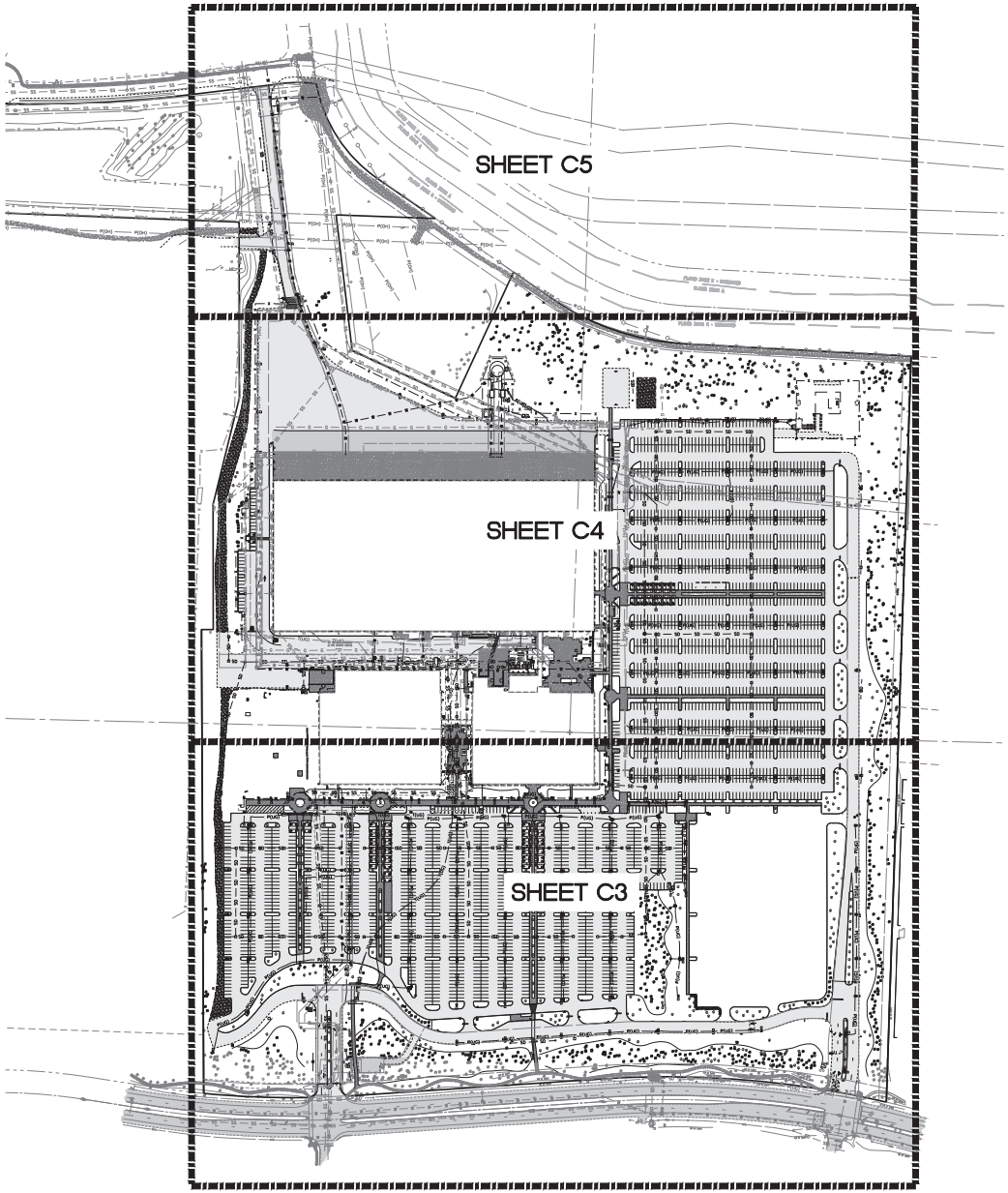
Sheet C1 of 19

File:P:\18000s\18713\preliminary\18713-o.dwg Date/Time:4/3/2018 2:05 PM Scale:1" = 1 WDUNLAP Xref: ----

EXISTING CONDITIONS AND DEMO PLAN OVERVIEW
FOR
DUPONT CORPORATE CENTER
A PORTION OF THE NW 1/4, SEC. 25, T19N-R1E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WA.

1"=150'

0 75 150 300



"APPROVED FOR CONSTRUCTION"

BY: _____

DATE: _____
CITY OF DUPONT

"THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS."

DEMOLITION SCHEDULE

1. REMOVE EXISTING ASPHALT PAVEMENT AND STRIPING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
3. REMOVE EXISTING POWER POLES, LOT LIGHTS, VAULTS, TRANSFORMERS & POWER LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL POWER COMPANY.
4. REMOVE EXISTING CATCH BASINS, CLEANOUTS, ROOF DRAINS & STORM LINES. CAP AND MARK LINES AT PROPERTY/ROW LINE FOR FUTURE USE.
5. REMOVE EXISTING SEWER MH, CLEANOUTS & SEWER LINES. CAP AND MARK LINES FOR FUTURE USE.
6. REMOVE EXISTING TELEPHONE MH, VAULTS & LINES. CAP AND MARK LINES FOR FUTURE USE.
7. REMOVE EXISTING WATER LINES, VAULTS, FIRE HYDRANTS AND METERS. SAVE FOR POSSIBLE REUSE. CAP AND MARK LINES AT LINE FOR FUTURE USE.
8. REMOVE EXISTING FENCE AND/OR GATE AND DISPOSE OF OFFSITE.
9. REMOVE EXISTING BUILDING AND ALL ASSOCIATED WALLS, CONCRETE WALKS, RAMPS, TRASH COMPACTOR, ETC... & UTILITIES-INSIDE AND OUT AND DISPOSE OF OFFSITE. CONCRETE FLOOR SLAB TO REMAIN.
10. REMOVED EXISTING IRRIGATION LINES, METERS, AND VEGETATION.
11. REMOVE EXISTING GAS METERS, VALVES AND LINES. CAP AND MARK LINES FOR FUTURE USE. COORDINATE WITH LOCAL GAS COMPANY.
12. REMOVED EXISTING DIRT, GRAVEL, CONCRETE, AND DITCHES.
13. REMOVE SIGNS AND POLES

No.	Date	By	Chk	Appr.	Revision
1	3/12/18	MED	CP	DKB	CDR MAJOR SITE MODIFICATION SUBMITTAL

Title: EXISTING CONDITIONS AND DEMO PLAN OVERVIEW FOR DUPONT CORPORATE CENTER

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

DANIEL K. BALLINGER
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
04/03/2018

Scale: Horizontal 1"=150' Vertical -

Designed MED
Drawn MED
Checked DKB
Approved DKB
Date 2/22/17

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

Job Number 18713

Sheet C2.19 of

File:P:\18000s\18713\preliminary\18713-n.dwg Date/Time:3/9/2018 4:45 PM Scale:1" = 1' WDUNLAP Xref: ----

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

May 3, 2018

Janet Howald
City of Dupont
1700 Civic Dr.
Dupont, WA 98327

Dear Ms. Howald,

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

Re: PLNG2018-14 CRG Dupont Corporate Center

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe requests monitoring by a qualified archaeologist during all ground disturbing activities. 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

Attachment 2d - Nisqually Tribe Comment Letter

City of DuPont
Notice of Public Hearing
CRG DuPont Corporate Center
City File Nos.: PLNG 2018-014 & -015

Description of proposal: A proposed modification to a previously approved site plan to consolidate building space and re-configure building footprints. There is no increase in building area. The re-orientation of the buildings requires approval of a Type III Major Site Plan Amendment. Only the changed aspects of the proposal are up for review. There are two site plan options to be reviewed, Option A and Option B, under this Amendment. Both options are consistent with the following project details previously reviewed and approved:

- Retain the existing 340,000 square foot warehouse/office building on the north portion of the site.
- Retain driveway locations onto Center Drive and one existing driveway onto Wharf Road.
- Demolish two existing office buildings and existing parking and internal circulation areas.
- Provide parking lot and perimeter landscaping.
- Perform grading activities and construct new paved parking, loading docks and truck maneuvering areas, storm water facilities, water and sanitary sewer extensions, and franchise utility improvements.

Current Proposal Option A: Two new buildings are proposed that will total approximately 1,250,000 square feet and provide approximately 874 vehicular parking stalls and 468 truck trailer stalls. The two new buildings are oriented north/south on the site with parking located around all sides of the buildings. The proposed uses are high cube fulfillment center or high cube transload/short term storage warehouse.
Current Proposal Option B: Three new buildings are proposed that will total approximately 1,313,500 square feet and provide 585 vehicle parking stalls, 132 tractor stalls and 607 trailer stalls. Two buildings will be oriented north/south and would be connected at the south end by an enclosed corridor. A third "service bay" building would be located on the north portion of the site. The proposed uses are high cube warehouse, high cube transload/short term storage use and high cube cold storage use.
May 2017 Approved Proposal (PLNG2017-006): Construct three new buildings totaling 1,355,000 square feet. One larger building was located on the south half of the site and oriented east/west parallel with Center Drive. Two smaller buildings were planned for the northeast portion of the site and oriented north/south. Approximately 966 parking spaces for both vehicles and trucks/trailers was provided. The proposed use was high cube warehouse/distribution and office.
December 2017 Minor Site Plan Amendment (PLNG2017-038): A Minor Site Plan Amendment was submitted and approved, which retained the details of the approved May 2017 proposal with the exception of a minor reduction of new building size (to 1,250,000 square feet) and reduction of parking to 955 spaces. The proposed use was fulfillment center.
Applicant: Ted Knapp, Center Drive, LLC
City File No: PLNG2018-014, -015
Location of proposal: 2800 to 2980 Center Drive. A portion of the NW 1/4 of Section 25, Township 19N, Range 1E, W.M. in DuPont, Pierce County, Washington. The site is commonly known as the "Intel Corporate Park".
Tax Parcel Nos.: 011923-4023
Date of Application: April 6, 2018
Date of Notice of Application: April 11, 2018
Hearing Date and Time: May 16, 2018 at 1:00 pm
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 May 16, 2018 at 1:00 pm. 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.
State Environmental Policy Act (SEPA) Review: There is no substantive change with the proposal to the environmental impacts evaluated under previous proposals for the site. Therefore, the City is adopting the SEPA MDNS (PLNG2017-006) and SEPA Addendum (PLNG2017-038) issued April 10, 2017 and December 12, 2017, respectively. The adoption of previously issued SEPA Determinations is not appealable.
A determination of consistency will be completed per DMC 25.175.040(1), as well as evaluation of the Site Plan Review criteria per 25.150.030. These 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, Director of Community Development for the City of DuPont, at (253) 912-5393 or jwilson@dupontwa.gov. Copies of the application are available at City Hall.

#18713

AFFIDAVIT OF POSTING

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

Phone (253) 964-8121
Fax (253) 964-1455

Application # PLNG 2018-014 & -015 and/or Case #

I, JEFF CURRIE applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 1st day of MAY, 2018 I posted a notice, prominently displayed, at the site.

Site/Project Description: Notice boards posted at each driveway onto Center Drive.

Signed By

Notarization/Certification

(Seal or Stamp)

MARGI FOSDICK
NOTARY PUBLIC
COMMISSION EXPIRES 12-19-20
STATE OF WASHINGTON

State of Washington, County of King

Signed or attested before me this 1st day of May, 2018.

X

Signature of notary public

Margi Fosdick

Printed or stamped name of notary public

Affidavit of Posting.docx

Gray & Osborne, Inc.
CONSULTING ENGINEERS

April 23, 2018

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

SUBJECT: INTEL REDEVELOPMENT, LAND USE APPLICATION
CITY FILE PLNG2017-006
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #17229.00, TASK 01

Dear Mr. Wilson:

On March 16, 2018, Gray & Osborne, Inc. received a submittal package for the above-subject project. The package included the following:

- Land Use Application (dated March 8, 2018)
- SEPA Checklist (dated March 9, 2018)
- Title Report by First American Title (Commitment Date of December 27, 2018)
- Trip Generation Memo by Transportation Engineering Northwest (dated March 8, 2018)
- Preliminary Site Plan Option A and Option B by Craft Architects (dated March 9, 2018)
- Preliminary Stormwater Site Plan by Barghausen Consulting Engineers, Inc. (dated March 12, 2018)
- DuPont Water Availability Form (dated March 1, 2017);
- Pierce County Public Works and Utilities Sanitary Sewer Request for Sewer Service Information (dated March 7, 2018)
- LeMay Trash Enclosure Letter (dated March 12, 2018)
- Preliminary Civil Plans by Barghausen Consulting Engineers, Inc. (19 sheets dated March 12, 2018)
- Preliminary Tree Retention Plan by Washington Forestry Consultants, Inc. (dated March 12, 2018)
- Preliminary Landscape Plans by Barghausen Consulting Engineers, Inc. (3 sheets dated March 12, 2018).

Attachment 2f - Gray & Osborne Comment Letter

2102 Carriage Drive SW, Building I Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517

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Subsequently on April 7, 2018, Gray & Osborne, Inc. received a submittal package for the above-subject project. The package included the following:

- Letter by Barghausen Consulting Engineers, Inc. (dated April 4, 2018) responding to the City's Comment letter (dated March 29, 2018)
- Land Use Application (dated April 3, 2018)
- Title Report by First American Title (Commitment Date of March 14, 2018)
- Pierce County Site Specific Sewer Information letter (dated March 30, 2018)
- Sewer request letter by CRG (dated April 3, 2018)
- Site tabulations on the Proposed Development Site Plan by CRG (1 sheet dated April 3, 2018)
- Entry Point Exhibit on the Proposed Development Site Plan by CRG (1 sheet dated April 3, 2018)
- Civil Plans by Barghausen Consulting Engineers, Inc. (19 sheets dated April 3, 2018)
- Preliminary Landscape Plan by Barghausen Consulting Engineers, Inc. (4 sheets dated February 2, 2018)
- Sanitary Sewer As-built Drawings by ESM, Inc. (2 sheets dated May 23, 1996)

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

GENERAL

1. All easements identified in the Title Report shall be delineated and labeled on the Plans (i.e. width, type, and recording number). Callouts with numbers corresponding with the Title Report Exception Numbers should be provided. The City is aware of the following recorded documents that may affect the property:

    - 200610260145 (Amendment 1 to Agreement between City of DuPont and Intel Corporation for Water Supply),
    - 200503295003 (Record of Survey),
    - 200410295001 (Record of Survey),
    - 9601090366 (DOD Sewer Easement),
    - 9601090362 (DuPont Tract X Landscape Easement), and

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- 9101040283 (Statutory Warranty Deed).

2. This project shall be coordinated with the best available information on the proposed project improvements from current or recently completed plats adjacent to the project site.

3. A current Geotechnical Report shall be submitted for the proposed site improvements.

4. A photometric exhibit shall be submitted. The Applicant should note that DMC 25.70.070 allows 25-foot-tall lighting fixtures in parking lots, except at entries and for parking adjacent to buildings, where lighting remains restricted to 15 feet in height.

5. The Applicant shall furnish meter sizing calculations for domestic and fire water services. The sprinkler system design, including confirmation of the provided sizing for the fire line components shall be reviewed and approved by the City Building Department and Fire Department as part of the building permit process. Each fire line connection to a City water main will require a double detector check valve assembly (DDCVA) in an underground vault and a Fire Department Connection (FDC) within 50 feet of a fire hydrant.

6. The project activities shall comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity will be required for this project prior to issuance of a grading permit.

7. This project is subject to the Geographic Information System (GIS) requirements as stated in Chapter 24.09 and Ordinance 97-559.

LAND USE APPLICATION

We have no comments on the Land Use Application at this time. However, our comments within this letter should be considered by the City as potential Conditions of Approval for the Land Use Application.

SEPA CHECKLIST

We have no comments on the SEPA Checklist at this time.

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TITLE REPORT

We have no comments on the Title Report at this time.

TRAFFIC IMPACT ANALYSIS

8. The submitted trip generation and trip distribution information will be reviewed by Ms. Geralyn Reinart, P.E., with comments provided directly to the City.

PRELIMINARY SITE PLAN

9. Turning movement drawings will be required to allow the City to determine the feasibility of the site layout. The site plan shall include supplemental exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site (lane width, radius), including access to FDCs and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

10. The revised entrances from Center Drive at Hamilton Avenue and Manchester Place will require alterations to City right-of-way improvements including curbs, curb ramps, sidewalks, pavement markings, crosswalks, signal heads, and pushbuttons. The revised entrances include elimination of an existing traffic island and the reduction of travel lanes. The alterations shall be included on the civil construction plans.

STORMWATER SITE PLAN

11. A Stormwater Pollution Prevention Plan must be developed for the site and included with the final Stormwater Report.

12. Include a summary of the existing and proposed land cover on site including impervious cover, pollution generating cover, and pervious cover (according to the definitions in Volume I, Section 2.3 of the Manual).

13. Section 2.0: State whether the Minimum Requirements apply to the existing, replaced, and/or new surfaces on site, according to Volume I, Section 2.4 of the Manual.

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14. Section 2.0: Identify the party responsible for maintenance of the stormwater facilities.

15. Section 3.0: State how much area (pervious, impervious, and pollution-generating) is directed to the existing infiltration/treatment facility, in order to provide a comparison to the proposed area that will be tributary to the facility. The design of the existing pond should also be discussed.

16. Section 4.0: Describe where emergency overflows will be directed in the event that the infiltration facilities clog or fail.

17. Section 5.0: An infiltration rate of 20 in/hr is used in the design of the facilities. Per the Manual, an onsite geotechnical investigation must be completed to establish the design infiltration rate and to identify the high groundwater level. Refer to Volume III, Section 3.3.6 of the Manual.

18. Section 5.0: The report states that runoff treatment will be provided in the existing infiltration pond through the soil within the pond. However, the attached excerpts from the site's previous stormwater site plan states that a bioretention swale provides runoff treatment. Clarify the treatment method. If native soils are to be used for treatment, a cation-exchange capacity analysis must be conducted to demonstrate the suitability of the native soils to provide treatment. Otherwise, the soils must be augmented. See Volume III, Section 3.3.7 of the Manual. The method of treatment must be demonstrated to be sufficient to meet the requirements of the 2012 Manual.

19. Section 5.0: No discussion is provided regarding pretreatment facilities prior to the infiltration pond. Pretreatment is required upstream of infiltration basins that collect runoff from pollution-generating surfaces. A number of BMPs can be used to satisfy this requirement, such as biofiltration/bioretention swales, filter strips, or wetpools. See Volume III, Section 3.3.9 of the Manual.

20. Section 5.0: Conveyance calculations must be provided in the final report.

21. Modeling: The predeveloped land use should be forested Type A soils, not Type C, to reflect the native Spanaway type soils.

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22. Modeling: No pervious surface has been included in the modeling of the basins. Any landscaped areas should be included in the modeling if they will contribute runoff to the facilities. It is acceptable to include these areas in the impervious coverage area as an extra measure of conservativeness, but it should be clarified if this is the case.

23. Modeling: The report includes modeling for the existing infiltration pond. It is not clearly stated what the dimensions of the pond and what the composition and thickness of the soil/gravel layers within the existing pond are. The modeling assumes the infiltration pond has the same soil layers as will be provided in the new infiltration trenches, including the dual 12-inch perforated pipe. It is not clear that the pond was designed this way, and no work to reconstruct the pond is proposed. Provide justification for the modeling assumptions used in verifying the capacity of the existing infiltration pond.

24. Plans: Provide calculations for the sizing of the temporary sedimentation ponds, as prescribed in Volume 2 of the Manual.

25. It appears that several catch basins will be connected to part of the existing conveyance system. Provide callouts for these connections, and ensure that the asphalt layer does not obscure the existing conveyance lines. See CB#69, CB#91, CB#20, CB#44, CB#7, and CB#2.

26. Following construction, a City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any on-site stormwater system.

WATER AVAILABILITY

27. The submitted Water Availability Request appears acceptable and will be forwarded to the Applicant under separate cover.

SEWER AVAILABILITY

28. The submitted Pierce County Utilities information appears acceptable for Land Use Application approval. Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required prior to issuance of a construction permit.

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REFUSE APPROVAL

29. The submitted electronic mail correspondence requesting approval of the refuse enclosure locations and serviceability appears acceptable for Land Use Application approval.

30. Trash enclosures shall be provided as required by DMC 25.100, recycling, and shall be surfaced with concrete with a concrete apron and at the same grade as the service vehicle access.

CIVIL PLANS

GENERAL

31. On Sheet C1, the New Legal Description identifies Lots 1 through 4 and a Tract A. A short plat, in accordance with the DuPont Municipal Code, shall be submitted for the proposed new lots. The new lots and Tract A shall be labeled.

32. All easements and right-of-way distances shall be added to the Plans. At the northerly portion of the property, show and label the access easement with Amazon.

33. Add the tax parcel number to the cover sheet.

34. Add the horizontal and vertical datum to the cover sheet.

35. The utility crossings of the water, storm, and sewer systems shall be provided to demonstrate compliance with the City's 1-foot minimum vertical clearance requirement.

TESC

36. Include conveyance swales to the TESC plan. Identify how water will be conveyed to the temporary ponds.

37. It appears work is proposed within the landscape area at the southerly portion of the property, parallel with Center Drive. The silt fencing should be expanded and/or relocated to prevent conveyance of onsite surface runoff from construction activities to the City right-of-way.

38. TESC details (e.g., swales, ponds) shall be added to the Plans.

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STREET

39. The proposed development shall be provided with fire lanes, as required by the City of DuPont Fire Department.

40. The pavement detail will be verified with a geotechnical report.

41. Identify the driveway approach width on the Plans.

42. Identify the width of the roads on the Plans.

43. Include ADA ramps in the parking lot area and across the driveways or use truncated domes as warning devices for pedestrians.

44. Label on the Plans, the future cul-de-sac and parking.

45. Add the following City Standard Details to the Plans;

- Driveway Approach DWG. NO. 3.1-1
- Curb Ramp DWG. NO. 3.3-2
- Detectable Warning Pattern Detail (Truncated Domes) DWG. NO. 3.3-3
- Crosswalk Detail DWG. NO. 4.5-3

STORM

46. Indicate the all inverted elevations, grades, slopes of pipes, types of pipes, types of structures and structure to include between CB#113 and the structure south of it, CB#108 and CB#136, CB#133 and CB#107, CB#57 and CB#130, structures between CB#37 and CB#38, and the structure between CB#32 and CB#44.

47. Per City Standard 7.4.3, connections to pipe systems shall be made with a catch basin or manhole on the mainline.

48. Resolve the existing stormwater main and the proposed 12″ DI water main near the northeast corner of the existing building.

49. Provide storm conveyance to the onsite system from the driveways along Center Drive.

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50. Resolve the existing water and proposed stormwater conflict to the east of the southeast corner of the Existing Building and the northwest corner of proposed Building "B".

51. Add the following City Standard Details to the Plans;

- Catch Basin Type I DWG. NO. 7.4-1
- Catch Basin Type 2 DWG. NO. 7.4-3
- Manhole Grade Adjustment DWG. NO. 9.2-5

WATER

52. State if the water system is private or public on the Plans.

53. Separate water connections with backflow prevention devices will be required for domestic, fire, and irrigation. Such devices shall be located in underground vaults with easements granted to the City of DuPont for access. The locations of meters and backflow devices for the water service connections (i.e., domestic, fire, and irrigation) should be shown and labeled for review of site feasibility.

54. Cross-connection control, in accordance with WAC 246-290-490, shall be provided by installation of an approved backflow preventer commensurate with the degree of hazard for protection of the public water system. The level of protection is dependent on the building use. The Applicant should state the building use type, if known, and provide the appropriate premises isolation backflow preventers. In the event the warehouse use type is classified as a severe or high health cross-connection hazard as defined in WAC 246-290-490 Table 9, aboveground reduced pressure (RP) type backflow prevention will be required.

55. Per City Standard 8.1.8, all water mains and appurtenances to be owned and operated by the City up to and including water meters and backflow assemblies shall be included within 15-foot-wide easements to the City of DuPont. Indicate the easement on the Plans to show compliance.

56. The City's Cross-Control Specialist (CCCS) shall be granted access for plumbing and fixture inspection during construction and annual hazard evaluations thereafter. The CCCS is the approving authority for

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evaluation of the premises hazard protection for the building official (e.g., water used for fork lift battery maintenance).

57. Show gate valve symbols at the main on the service side for the irrigation, fire, and domestic services.

58. Water vaults and meter boxes shall include provisions for drainage.

59. The construction plans shall include profiles for storm drains and for water mains to include proposed utility crossings. The water main profile shall include air-vacuum assemblies at high points and blowoff assemblies at low points.

60. Number the fire hydrants (FH#1, FH#, etc.).

61. Fire hydrants shall be installed per City Standard Detail with no bends at the fire hydrant.

62. Indicate all length, class and type of pipe on the plans to include the hydrant runs.

63. Waterline tees shall have at least 2 valves to include all hydrant runs.

64. Per City Standard 8.3.4.5, a 10′ horizontal separation between all sanitary sewer lines and water mains shall be maintained to meet Department of Ecology Standards. Indicate the distance on the plans between the sewer and the water to show compliance.

65. Call out "Wet Tap Connection "on the Plans where connection to the existing waterlines.

66. Indicate the proper bend of the mainline at the northwestern corner of the Existing Building.

67. At the northerly portion of the property, the proposed water connection to the existing main within Wharf Road shall include pavement restoration in compliance with the City Standards.

68. A structured walkway between buildings was previously mentioned and/or proposed. Any water mains which traverse through any structure between the buildings or within the building envelope shall be encased as

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acceptable to the City per City Standards. The City shall have unfettered access to all public water mains and appurtenances.

69. It appears the plans incorporate use of an existing private fire line to be reused as a potable waterline. The existing water mains and fire hydrants appear to be old and may not meet current City Standards. Any existing water mains and fire hydrants to be incorporated into the design will need to be verified by methods acceptable to the City (e.g., pressure testing, sampling, etc.).

70. On Sheet C11, on the north leg of the Center Drive and Hamilton Avenue intersection, show and label the existing water vaults and 6-inch water main off of the 12-inch water main. Identify if these water components will be demolished or incorporated into the design.

71. On Sheet C12, there appears to be two parallel water mains along the westerly and northerly sides of the Existing Building. The intention of these water mains should be clarified. The existing water system from Wharf Road to the existing water tank and fire pump station should be shown on the plans and noted as to the intent for incorporation into the project.

72. On Sheet C12, provide a valve on the westerly leg of the proposed tee connection between the Existing Building and the Proposed Building 'A'.

73. On Sheet C13, a 12-inch water connection is proposed to Wharf Road. The proposed point of connection may not be feasible, as a previous DOD sewer line project relocated the water main to its current location (east of the access road) due to utility conflicts.

74. Add the following details for water:

- Water Main Trench Section DWG NO. 8.2-1
- Typical Utility Crossing DWG NO. 8.2-3
- Encasement/Carrier Pipes DWG NO. 8.3-4
- Thrust Restrained Lengths for Ductile Iron Pipe DWG NO. 8.3-3
- 2″ & Smaller Double Check Valve Assembly DWG NO. 8.4-7
- 3″ & Larger Double Check Valve Assembly DWG NO. 8.4-8
- Water Valve Stem Extension DWG NO. 8.5
- Water Sampling Station DWG NO. 8.8
- Wet Tap Main Connection DWG NO. 8.10-1

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- Testing Connection DWG NO. 8.11
- CDF Encasement DWG NO. 9.2-3

SEWER

75. Add a SSCO to the south side of Proposed Building "B". ndicate the size, length and slope of pipe.

76. Add a SSCO to the north side of the Proposed Building "B". Indicate the size, length and slope of pipe.

77. The existing Pierce County Utilities Sewer Pump Station near the southwest corner of the site includes aboveground electrical components. Indicate where the existing sewer pipes are on the Plans. Provisions shall be made for modifications to the pump station to ensure access for operation and maintenance, as approved by Pierce County Utilities.

TREE RETENTION PLAN

78. The submitted Tree Retention Plan appears acceptable for Land Use Application approval.

LANDSCAPE PLANS

79. The submitted Landscape Plans should be revised to show the Tree Retention Plan information, including the Oregon white oak in the northwest corner and several trees on the southern portion of the site.

80. Clearances, in accordance with City Standards, will be reviewed for compliance during construction review. A minimum 3-foot clearance and level area is required around fire hydrants.

81. The Landscape Plans show trees planted within sewer and water easements. The trees may need to be relocated outside of the easements.

BUILDING DEMOLITION APPLICATION

82. A City Grading and Civil Construction Permit will be required for the site work associated with the proposed building demolition. Plans shall be submitted for approval and shall include TESC, rough grading, and temporary site restoration.

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

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

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

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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION
1700 Civic Drive
DuPont, WA 98327
Ph 253.964.5387 Fax 253.964.1455

MEMORANDUM

TO: **Jeff Wilson**

FROM: **Bill Anderson**

RE: **DuPont Corporate Center, Site Plan Application comments (Building), PLNG 2018-014 & 015**

DATE: **April 3, 2018**

The Building Services Division has reviewed the preliminary site plan drawings and documents submitted on March 12, 2018 for the two proposed site plan options (SK-1 & SK-2) located on Parcel Number 0119234023 in the City of DuPont (93.16 acres former Intel site). The Civil plan sheets submitted appear to represent option SK-1 only. The following comments may be used by the applicant while progressing with the planning and design of their project:

1. The structures must be designed to meet the requirements of the building construction codes in effect at the time of Building Permit submittal. The following codes are currently enforced by the City of DuPont: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); the 2015 Washington State Energy Code.
2. Adequate dimensioning must be provided on the plans to ensure Code compliance with fire separation distances and exterior wall, structural frame and opening protection requirements. A Washington State Licensed Architect should be consulted to assist with Code requirements and existing building conditions (exterior wall fire resistance and window and door opening ratings) that may affect building placement. The following has been obtained from City records and is provided for building placement assistance. However, all information must be field verified for accuracy:
   <u>Existing Building (Intel DP-1)</u>
   Construction Type II-N Sprinkled, Occupancy Group B/S-1/F-1, 2 Stories, Ground Floor Area = 339,830 SF, Second Floor Area = 31,335 SF (Total area = 371,165 SF). The existing building was constructed under the Unlimited Area provisions of the Uniform Building Code Section 505.2. Minimum sixty (60) foot yards must be maintained around the entire building.
3. The project must receive all land use and civil construction approvals prior to issuance of building permits for the structures, related walls, fences, etc. The project must comply with the

conditions of land use approval (SEPA mitigations, etc.) and other requirements for the proposed construction.

4. Prior to issuance of a building permit, the applicant shall provide a copy of Pierce County Sewer Service Permit for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval to be completed prior to their issuance of service connection permit. Each subsequent tenant modification of the building requiring sanitary waste must also complete a pre-treatment review and provide copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.)
5. Accessible parking spaces shall be provided for each building in conformance with International Building Code (IBC) Section 1106 and accessible routes of travel shall conform with IBC Sections 1104 and 1105. Conformance with the IBC accessible provisions will be reviewed at the final Site configuration.
6. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.10. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the building, or portions thereof.
7. Information and specifications for all commodity storage and rack storage systems must be submitted for review and approval by the city fire and building departments to determine code compliance.
8. Fire Suppression and Fire Alarm permits must be obtained through DuPont Fire Department prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the city; forms may be obtained at city hall.
9. Fire flow requirements, FDC location, and adequacy of on –site hydrant provisions will be determined by the DuPont Fire Chief or his designee.
10. Preliminary addresses will be assigned for the project site, and may be obtained from the building department as needed.
11. Sheet C1 of 19 describes the project as four Lots and one Tract, however, no Lot lines are depicted on subsequent sheets. Applicant must clarify if subdivision is intended.
12. Permit 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. All required plan review fees shall be paid at the time of permit submittal.
13. Coordination must be made to provide continued utility services to the existing warehouse building during demolition of the existing office buildings and construction of the new buildings.
14. Pursuant to RCW 19.122.033, the applicant shall consult with all utility and pipeline companies.

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

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

March 27, 2018

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: DuPont Corporate Center Site Plan Review (PLNG2018-015)

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

Demolition

1. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.)

2. 2980 Center Drive existing building #1: Emergency and life safety systems (Sprinklers, Fire Alarms, Standpipes, Fire Pump and Fire Hydrants) shall be operational during demolition of 2960 Center Drive existing building #2 and 2800 Center Drive existing building #3. Also during construction of the proposed new buildings A, B and C. (A plan shall be provided for approval by the Fire Marshal).

3. During demolition of buildings hydrant coverage shall be maintained for fire ground operations. (A plan shall be provided for approval by the Fire Marshal).

4. A building permit issued by the City is required when gates are installed on commercial developments. In order for the City to issue the building permit, the following requirements must be met:

    a. Gates shall have an Opticom activation system or an equivalent and compatible system that is approved by the Fire Chief.
    b. Gates shall have rapid-entry key capabilities compatible with the local fire department per IFC, Section 506.
    c. All electrically-activated gates shall have default capabilities to the unlocked position.
    d. The minimum clear width of a gate shall be compatible with the required street width.
    e. Gates that might be obstructed by the accumulation of snow shall not be installed.
    f. A vehicular turn-around must be provided in front of the gate.

Attachment 2h - City of DuPont Fire Department Comment Memorandum

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New Construction

5. Please show on sheet C12 of 19 the FDC & PIV locations for DP1.

6. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification 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.**

7. If a fire pump is required. The system shall comply with NFPA 20. Three (3) sets of plans and material specification 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.**

8. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans and material specifications sheet 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.**

9. A standpipe system shall be installed. The system shall comply with NFPA 14 Standard for Standpipe 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. A hose connection shall be required to serve the top landing of the stairs for roof operation per 905.4 #5 of the 2012 International Fire Code. **Separate Permit Required.**

10. If an emergency generator is installed. The system shall comply with NFPA 110 and 111. The generator shall be listed in accordance with UL 220. Three (3) sets of plans and material specification sheets for all equipment used in the system shall be submitted for review, approval and permits used prior to commencing work. **Separate Permit Required.**

11. Make sure you meet the exit access travel distance for this project. The max for S-1 is 250 Feet per Table 1017.2. (This can be extended to 400 feet per section 1017.2.2 if all of the following conditions are met.)
    1. The portion of the building classified as Group S-1 is limited to one story in height.
    2. The minimum height from the finished floor to bottom of the ceiling or roof slab or deck is 24 feet.
    3. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

12. Prior to Fire Department approval for occupancy, High-Piled Combustible Storage shall comply with Chapter 32 of the 2015 International Fire Code.

City of DuPont Fire Department

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13. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

14. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

15. All new building shall have approved emergency responder radio coverage per section 510 of the 2015 International Fire Code.

16. (Option B) Two warehouse distribution and office buildings connected at the south end by a link. We will need to meet and go over the code requirement for Fire underground piping going underneath structures.

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

City of DuPont
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
DuPont Corporate Park
City File No. PLNG 2017-006

DESCRIPTION OF PROPOSAL: The 93.16-acre site currently contains one warehouse building and two office use buildings totaling 1,010,000 square feet. The proposed development would replace two existing office buildings totaling approximately 660,000 square feet, with up to 1,355,000 square feet of high cube warehouse/distribution center use and 100,000 square feet of office use in three new buildings. One existing 340,711-square foot building in the northerly portion of the site, which is currently used for warehousing, would remain as part of the proposed project. Vehicular access would continue to be provided via the two existing driveways on Center Drive, and the existing driveway on Wharf Road. Existing parking and access drives would be demolished and replaced with new parking and access drives. Parking lot and perimeter landscaping will be provided. The project will provide approximately 966 parking spaces for both vehicles and trucks/trailers.

PROPONENT:	Industrial Redevelopment, LLC
LOCATION OF PROPOSAL:	2800 to 2980 Center Drive, DuPont, Washington, in the NW ¼ Sec 25, T19N, R1E, WM, Pierce County, Washington, Assessor's Parcel Number 011923-4023
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. The site is currently developed with approximately 1,010,000 square feet of industrial and warehouse uses in three buildings, parking, drive aisles, and landscaping. Two office buildings totaling 660,000 square feet will be demolished to make way for the new development. The existing paved parking and drive aisles will largely be demolished and replaced with new parking, drive aisles, and landscaping.

2. A SEPA Mitigated Determination of Nonsignificance (MDNS) and Conditional Use Permit were issued in 1995 for the Intel Corporate Park, to include four buildings for a total of 1,710,000 square feet of gross floor area for office and manufacturing uses. The environmental documents associated with the review were evaluated for relevance to the current proposal.

The new project was also evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code. A Type III Site Plan Approval procedure is required for the proposal, including a public hearing.

3. Utilities will be provided by Pierce County Public Works and Utilities (sewer), City of DuPont (water), Puget Sound Energy (natural gas and electricity), and LeMay, Inc. (solid waste).

4. The following permits will be required:

    a. City Permits and Approvals: SEPA Environmental Determination , Building Permits, Site Plan Approval, Short Plat approval, Boundary Line Adjustment, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Demolition Permits, Grading Permit, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits.

    b. Other Permits and Approvals: Trash Enclosure Location Approval by LeMay, Inc., Sanitary Sewer Permits by Pierce County, NPDES Permit by Department of Ecology.

5. Earth – The site is relatively flat. The soils are fine to coarse, sub-rounded to sub-angular gravel, with occasional layers of sand. Approximately 40,000 cubic yards of cut and 180,000 cubic yards of stripping will be used to prepare the site for construction. Approximately 75 percent of the site will be impervious surface upon project completion, which is similar to the existing condition. A Geotechnical Investigation Report dated October 4, 1995, was submitted for review, and includes conclusions and recommendations for design and construction of the prior development proposal. The study found relatively uniform subsurface conditions that are suitable for development, with infiltration rates of approximately 40 to 35 inches per hour. The report included recommendations for construction, which are included as SEPA mitigation measures, below.

6. Air – Emissions from construction equipment would be present during the construction phase of the project, and emissions from vehicular traffic to and from the site would be present upon project completion. The proposed project is replacing an existing similar use development and it is not anticipated that emissions will increase from existing conditions.

7. Surface Water – There are no surface water bodies on the site. An unregulated, manmade drainage channel is located approximately 80 feet to the north of the site near Wharf Road on federal land. Work is proposed within 200 feet of this channel. No fill or dredge material will be placed in or removed from surface water, nor are any withdrawals or diversions proposed. The site is not located in a 100-year flood plain.

8. Ground Water – No groundwater will be withdrawn or discharged into the ground and no waste materials will be discharged into the ground.

9. Water Runoff – The source of runoff will be rainfall from building rooftops and pavement areas. All runoff will be collected and conveyed via catch basins and storm pipe to an existing regional stormwater facility, located at the northwest of the site, for retention and water quality treatment prior to infiltration to the ground. The existing facility was originally designed to handle full development of the site. A preliminary stormwater site plan dated

March 3, 2017, was submitted for review. The proposed condition will decrease the amount of pollution generating surfaces because a majority of the proposed condition is roof area. Infiltration is proposed as the flow control method for the entire project site, utilizing the existing infiltration pond. The original stormwater site plan report appears to have been prepared following the 1992 Washington State Department of Ecology (DOE) *Stormwater Management Manual for the Puget Sound Basin*. Redevelopment of the site will require the project to meet the requirements of the 2005 DOE *Stormwater Management Manual for Western Washington (SMMWW)*. A final storm drainage plan is required to be designed according to City standards and implemented to control runoff from the proposed project.

10. Plants – A Tree Retention Plan has been prepared for the project by Washington Forestry Consultants. The plan indicates that one Oregon white oak meets the definition of a "landmark tree," which will be retained in the northwest corner of the property. The study found that the site contains 2,885 healthy trees. The project proposes to remove the majority of the existing vegetation; however, the zoning code minimum of 1.5 trees per acre will be met and the project will retain a total of 408 trees in three areas along the northern and southern perimeters. Landscaping will be designed in accordance with City standards, including screening, irrigation, and water conservation methods.

11. Animals – The site is largely developed. Any known animals are limited to songbirds, small mammals, and rodents. Tree retention in the northern and southern portions of the project will serve to mitigate impacts to animals.

12. Environmental Health – The site is located within the Asarco plume boundary and was formerly used by DuPont Powder Works Company for manufacturing of explosives. On October 30, 2007, the DOE approved the No Further Action status for the site, following evaluation of the extent of contamination caused by lead, arsenic, and explosives in soil. A Phase 1 Site Assessment dated February 2, 2017, was submitted for review, which found no evidence of recognized environmental conditions in connection with the industrial use of the property. There is a restrictive covenant recorded on the property allowing for only industrial land use, consistent with the proposal. During the construction phase of the project, chemicals associated with construction equipment will be at the site, but no hazardous chemicals are anticipated upon project completion.

13. Noise – Noise from construction equipment would be created from 7 am to 6 pm, Monday through Friday, as regulated by DuPont Municipal Code (DMC) Chapter 9.09. On a long-term basis, typical noise from truck traffic will occur; however, it is not anticipated that a significant increase in noise levels would occur because the use of the site will be much the same as existing conditions. A noise study will be prepared for the project to fully evaluate post-construction noise impacts and potential mitigation measures.

14. Land Use - Adjacent uses to the east and west are industrial/warehouse uses. Vacant land and residential development are located to the south, and vacant land and industrial use facilities are located to the north. Federal land (Joint Base Lewis-McChord) is located to the east. The project is a permitted use within the Manufacturing and Research Park (MRP) zoning district and is the type of use contemplated in the City of DuPont Comprehensive Plan.

15. Aesthetics – The buildings will not exceed the 70-foot height limit allowed in the MRP zoning district. The principal building materials will be concrete tilt-up wall panels and glass. Views will be altered, but it is not anticipated that they will be obstructed. Projects in the MRP zoning district are required to be designed for a campus-like setting, with architectural detailing and landscaping. The project will be reviewed for meeting these requirements during Site Plan Review.

16. Light and Glare – A Photometric Analysis was submitted with the application demonstrating that light and glare impacts will be minimal at the property boundaries. Additional lighting details will be reviewed prior to issuance of permits to ensure lighting fixtures are full cut-off type and meet City code requirements. Light and glare emanating from onsite truck maneuvering has the potential to impact adjacent residential properties.

17. Historic and Cultural Preservation – There are no known sites listed in national, state, or local preservation registers on or near the site that are over 45 years old. The project entails new excavation of soil; therefore, the proponent shall follow the measures identified in the Memorandums of Agreement (MOAs) between (1) Weyerhaeuser Real Estate Company (WRECO), the City of DuPont, and the Washington State Historic Preservation Office regarding the discovery of cultural resources within the City of DuPont, and (2) WRECO and the Nisqually Tribe regarding the discovery of Native American burials. The proponent shall follow the provisions of the MOAs during all construction phases of the proposed project.

18. Transportation/Access – Access will be provided via two existing driveways onto Center Drive and one existing driveway onto Wharf Road. Sound Transit currently stops at DuPont Station, approximately 1.5 miles south of the site.

    a. The proposal will provide approximately 966 vehicular and truck/trailer parking spaces. Approximately 2,200 existing parking stalls will be removed.

    b. A Trip Generation and Trip Distribution report was prepared for the project by Transportation Engineering NorthWest, dated March 24, 2017, and reviewed by the City's transportation engineering consultant, Geralyn Reinart, PE. The review is summarized in a memorandum dated March 28, 2017. The review found that the trip distribution/assignment for the traffic generated by high-cube warehouses is reasonable/acceptable, as long as the type of high-cube warehouse is transload, short-term, or cold storage, and not a fulfillment center or parcel hub, which have different trip generating characteristics.

    c. The redevelopment project will generate 2,722 new daily vehicular trips and 867 new truck trips. During the AM peak hour, the proposal is estimated to generate 314 vehicle and 41 truck trips, and during the PM peak hour, 308 vehicular trips and 54 truck trips.

    d. The number of trips is offset by a certain credit for past and more recent uses on the site. The proposal would generate less traffic than the original Intel development, but more traffic than the more recent occupancy and use of the site. The industry standard is to allow trip credits for uses occupied within the past 12 to 24 months, with respect to intersection impacts/operations and the need for analysis. With credit for the total existing 660,000-square foot office building to be demolished, the

proposal is estimated to result in a reduction of 1,920 daily trips. With credit for the existing 180,000-square foot office that was recently occupied, the proposal is estimated to generate 1,537 net new daily trips; 49 net new AM peak hour trips and 82 net new PM peak hour trips.

e. Many of the improvements that are currently in place are the result of the initial development of Intel and its mitigation measures (i.e., completion of Center Drive/ construction of Exit 118 and channelization improvements to Exit 119). These improvements provided significant capacity improvements, which supported most of the development in DuPont that occurred over the past 20 years and will continue into the future. The proposed action would generate less total traffic than Intel's original development. More truck traffic would be generated than what was generated with the historic use of the site, but the impacts will be mostly limited to Wharf Road (a private street) and DuPont-Steilacoom Road.

f. The two accesses along Center Drive serving the property (one of which is signal-controlled) are adequate to support the estimated traffic volumes; therefore, further analysis is not needed. Impacts along DuPont-Steilacoom Road are either not within the City's jurisdiction (i.e., at Wharf Road) or are proposed for major reconfiguration and improvements (Barksdale Avenue /Exit 119) by the Washington State Department of Transportation (WSDOT), and therefore any further analysis is redundant and serves no useful purpose. The amount of project traffic that would travel along Center Drive is well within the capacity constraints that were originally assumed when Intel was developed; therefore, the project should not be expected to provide any additional mitigation.

MITIGATION MEASURES

1. A noise study shall be submitted to the City by July 30, 2017, that evaluates noise impacts generated by the proposal. Mitigating measures may be an outcome of the study, to ensure that all noise emanating from the site that impacts adjacent residential property would comply with City standards. Mitigation measures may include landscaping, berming, or a solid wall, as determined by the study.

2. Light spill emanating from trucks maneuvering onsite shall not impact adjacent residential properties. Following construction of the project, the density of the landscape buffer adjacent to Center Drive will be assessed, and augmentation in the way of supplemental plantings, berming, or a solid wall may be required.

3. The March 24, 2017 Trip Generation Report shall be updated to analyze the intersection of Wharf Road SW and Steilacoom-DuPont Road SW. If warranted, the applicant may be responsible for additional mitigation measures to the intersection of Wharf Road SW and Steilacoom-DuPont Road SW to maintain its operation and function at pre-development level of service.

The following mitigation measures shall be in place <u>prior to issuance of a demolition permit</u>:

4. The potential for asbestos-containing materials to be present in significant quantities is considered to be low; however, documentation of soil conditions should be maintained to

show appropriate evaluation and/or handling of building materials through the demolition activities. A comprehensive hazardous materials survey is required to be submitted prior to demolition.

5. A haul route plan for demolition debris shall be in place prior to issuance of demolition permits.

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

6. The project is to be designed following the requirements of the 2005 SMMWW.

7. The source of fill material will be approved by the City in advance of filling the site

8. A temporary erosion and sedimentation control plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.

9. An updated Geotechnical Report shall be prepared for the proposed site improvements. Recommendations for earthwork, design, and construction of the foundations, floor slabs, and pavements for the proposed facility are listed in the 1995 GRI Geotechnical Report and are referenced herein as mitigation measures until the report is updated/revised and/or replaced by a new Geotechnical Report that is acceptable to the City.

10. The proposed grading at the site shall comply with current DOE requirements for soil sampling, cleanup, and remediation.

11. A pollution and spill prevention plan shall be prepared to address potential contamination and cleanup procedures during construction.

12. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be prepared for the project. The project activities shall comply with the requirements of the DOE National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity, which will be required for this project prior to issuance of a grading permit.

13. Prior to approval of site development permits, all aboveground storage tanks should be properly decommissioned in accordance with state and local regulations.

14. A haul route plan for clearing and grading shall be submitted to the City for review and approval prior to issuance of any site development permits.

15. The project shall retain all healthy trees located in the project perimeter areas, as depicted on the Tree Retention Plan as Tree Retention Areas A, B, and C, and the one 28-inch Oregon white oak tree. The retained trees will be protected during construction in accordance with the requirements of DMC 25.120 and the measures outlined in the Tree Retention Plan.

16. 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 <u>prior to issuance of a building permit</u>:

17. The project shall meet the architectural character/design requirements as detailed in DMC 25.45. Building colors and materials shall blend in with the natural environment.

18. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.

19. Per DMC 26.05.050, the City imposes fire impact fees on development applications at the time of issuance of a building permit. The amount of the impact fee will be based on the current rates and City formula described in DMC 26.05 at that time.

The following mitigation measures shall be in place <u>during construction</u>:

20. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling.

21. The proponent shall follow the measures identified in the Memorandums of Agreement (MOAs) between (1) Weyerhaeuser Real Estate Company (WRECO), the City of DuPont, and the Washington State Historic Preservation Office regarding the discovery of cultural resources within the City of DuPont, and (2) WRECO and the Nisqually Tribe regarding the discovery of Native American burials. The proponent shall follow the provisions of the MOAs during al construction phases of the proposed project.

22. The proponent shall hire a professional archaeologist to provide archaeological monitoring of site grading and excavation phases of construction, and to ensure that all construction crews receive training to identify site characteristics that would allow the recognition of any heretofore unknown cultural resources. The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.

23. If, during the construction phase of the proposed project, archaeological materials are discovered, work shall be stopped in the immediate vicinity until the discovered resources can be evaluated in accordance with the criteria for listing in the National Register of Historic Places. If the resources are eligible for listing on the National Register, a formal mitigation plan shall be developed in cooperation with the State Historic Preservation Office. Similarly, if Native American skeletal remains are unearthed, the proponent shall inform the Nisqually Tribe and Office of Archaeology and Historic Preservation (OAHP) immediately, in compliance with RCW 27.44.020, and the skeletal remains shall be excavated and reinterred in the Sequalitchew Indian cemetery in accordance with the relevant MOA. If non-Native American human remains are unearthed, the proponent shall ensure that they are reinterred in accordance with RCW 27.44.

24. 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 MOA customary professional standards for archaeology, and applicable state and federal laws.

25. Native American artifacts discovered during construction activities shall be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts shall be donated to the Fort

Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts shall be donated to the DuPont Historical Museum.

26. Excavation may disturb soil not previously disturbed or tested during the construction of the site. If contamination is suspected, discovered, or occurs during the proposed construction of the three warehouse distribution buildings, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxic Cleanup Program at the phone number given above.

    This proposed project 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/). Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area. The soil sampling results shall be sent to the local land use permitting agency 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 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) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology's 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 plan will likely result in no further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.

    3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

    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 following mitigation measures shall be in place <u>prior to the issuance of a Certificate of Occupancy:</u>

27. A City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite stormwater system.

28. 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.

29. An assessment of the lighting, post-construction, is required to ensure that the light spill estimates at the property line are not greater than those shown on the Photometric Analysis. Adjustments shall be made if needed to conform to the Photometric Analysis.

30. The mitigating measures and recommendations outlined in the noise study shall be completed prior to issuance of a Certificate of Occupancy.

31. Transportation impacts have been evaluated for high-cube warehouse uses with office space. If at any point in time the uses and trip generation are different from what is identified in the March 24, 2017, Trip Generation report, the City may require an updated traffic report and additional mitigation prior to issuance of a Certificate of Occupancy for a new use or change of use.

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. This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.

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. 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.

SEPA Responsible Official Signature: _____ 4/10/17

Jeffrey S. Wilson, AICP — Date

Planning Director, City of DuPont

Issue Date: April 10, 2017

End of Appeal Period: April 24, 2017

BEFORE THE HEARING EXAMINER
FOR THE
CITY OF DUPONT

FINDINGS, CONCLUSIONS AND DECISION APPROVING SITE PLAN SUBJECT TO CONDITIONS AND LIMITATIONS

RE: ***Industrial Redevelopment, LLC's proposal to replace 2 existing office buildings on the former "Intel" property with up to 1.355 million square feet of high-cube warehouse/distribution space in 3 new buildings***

FILE NUMBER:	PLNG 2017-006
APPLICANT:	Industrial Redevelopment, LLC
TYPE OF APPLICATION:	Type III Site Plan Application
LOCATION:	The site is commonly known as the "Intel" property, at 2800 to 2980 Center Drive, in the City of DuPont, Washington
ZONING:	MRP – Manufacturing/Research Park
TAX PARCELS:	Pierce County Parcel No. 011923-4023
STAFF RECOMMENDATION(s):	APPROVAL, subject to conditions
HEARING DATE:	April 28, 2017
SUMMARY OF DECISION:	APPROVED, subject to conditions and limitations
DATE OF DECISION:	May 30, 2017

Attachment 3b - Final Decision Type III Site Plan dated May 30, 2017

I. CONTENTS OF RECORD.

Exhibits:

"Staff Report" – "Type III Site Plan Review Staff Report", signed by Jeffrey S. Wilson, AICP, Community Development Director for the City of DuPont, and Recommendation of APPROVAL subject to conditions, to the Hearing Examiner regarding City File No. PLNG 2017-006, dated April 25, 2017;

A. Land Use Application (dated March 2, 2017)

B. SEPA Checklist (dated March 9, 2017)

C. Title Report by First American Title (Commitment Date of January 19, 2017)

D. Draft Declaration of Reciprocal Easements

E. Trip Generation Memo by Transportation Engineering Northwest (dated February 20, 2017, and then updated with version of March 24, 2017)

F. Preliminary Site Plan by Craft Architects (one sheet dated March 3, 2017)

G. Preliminary Building Elevation Drawings by Craft Architects (two sheets dated March 3, 2017)

H. Preliminary Stormwater Site Plan by Barghausen Consulting Engineers (dated March 3, 2017)

I. Geotechnical Engineering Report by GRI (dated October 4, 1995)

J. Phase I Environmental Site Assessment Report by ATC Group Services, LLC (dated February 2, 2017)

K. DuPont Water Availability Form (two sheets dated March 1, 2017)

L. Pierce County Public Works and Utilities Sanitary Sewer Request for Sewer Service Information (dated March 1, 2017)

M. LeMay Trash Enclosure Application for Building Permit (dated March 2, 2017)

N. Photometric Study by Pacific Lighting Systems (dated February 2, 2017)

O. Preliminary Civil Plans by Barghausen Consulting Engineers (14 sheets dated February 2, 2017)

P. Preliminary Tree Retention Plan by Washington Forestry Consultants, Inc. (dated February 27, 2017)

Q. Preliminary Landscape Plans by Barghausen Consulting Engineers, Inc. (three sheets dated February 2, 2017)

R. Geralyn Reinart, PE, Traffic Review Memorandum dated March 28, 2017

S. Gray & Osborne Comment Letter dated April 4, 2017

T. Building Services Division Memorandum regarding demolition dated March 27, 2017

U. Building Services Division Memorandum regarding building dated March 31, 2017

V. City of DuPont Fire Department Comment Letter dated March 31, 2017

W. SEPA MDNS dated April 10, 2017

X. Notice of Application and Optional SEPA MDNS, Affidavit of Posting, Affidavit of Publication

Y. Notice of Public Hearing, Affidavit of Posting and Mailing, Affidavit of Publication

Z. Department of Ecology SEPA Comment Letter dated April 7, 2017

AA. Pierce County Public Works SEPA Comment Letter and email dated April 6, 2017

BB. Applicant Response to Design Questions dated April 24, 2017

CC. Aerial Exhibits Received from Kathy Craft-Reich, Craft Architects dated April 27, 2017

DD. Written Public Comments received April 26 – 28, 2017:

1. Mike Brown, email received on April 28,2017
2. Carman Ambrose, email received on April 28, 2017
3. Johathan Tafrati, email received on April 28, 2017
4. Monika W, email received on April 27, 2017
5. Michael McNutt, email received on April 27, 2017
6. Jenn M, email received on April 27, 2017

7. Steven Schenk, received April 26, 2017

8. Steven Schenk, received April 28, 2017

9. Bridgett King, received April 28, 2017

EE. DuPont Municipal Code, Chapter 16.05, re: Truck Route

FF. Google Earth Imagery referenced at the public hearing

GG. Email from Jeff Haynie of TENW, applicant's consultant, dated April 10, 2017, regarding county comments about Wharf Road and DuPont Steilacoom Road issues

HH. Staff/City traffic consultant comments and request for certain additional traffic information from applicant's consultant, TENW, included in the project review file, email dated February 24, 2017 from Geri Reinart, to applicant's consultants at TENW, including Amy Wasserman, and to City staff (Mr. Wilson), cc'ing the applicant, Mr. Haas. *(document is included in the city's project file, transmitted to the Examiner by Mr. Wilson).*

II. ITE technical report, issued in October 2016, referenced by Geralyn Reinart, PE, the City's Traffic Engineering consultant, in her March 28, 2017 Traffic Review Memorandum (already included in the Record as Exhibit "R"), which *"provides more detailed information with respect to the amount of truck traffic generated by high-cube warehouses". (Located by the Examiner through ITE online resources, confirmed as the Report in project file, with copy transmitted to Examiner by Mr. Wilson).*

JJ. Phase I Environmental Site Assessment of DuPont Corporate Park, prepared by applicant's consultants, dated February 2, 2017, stamped 'received' by the city on March 10, 2017; 2 volumes in large binders, hard copies provided to the Examiner on day of the hearing.

KK. Proposed Site Plans, large copies, including: C1-C14, Site Plan cover sheet, Existing Conditions, Demo Plans, Preliminary Water and Sewer plans, Preliminary Grading and Storm Drainage Plans, proposed Construction Notes and Details, prepared by Barghausen Consulting Engineers, Inc.; L1-L3, Landscape Plans, prepared by Barghausen Consulting Engineers, Inc.; A0.1, Architectural Site Plan, and A3.1-3.2, Architectural elevations, prepared by Craft Architects.

Testimony/Comments: The following persons participated in the open-record hearing held on April 28, 2017, and provided testimony under oath as part of the record:

1. Jeff Wilson, Community Development Director, City of DuPont;
2. Lisa Klein, with AHBL, the City's planning review consultant;
3. Geralyn Reinart, PE, the City's traffic engineering consultant;
4. Dominic Miller, with Gray & Osborne Engineers, the city's contract engineering consultant;
5. Kathy Craft, applicant's architect;
6. Bruce Haas, the applicant, Industrial Redevelopment, LLC;
7. Bridget King, local resident;
8. Beth Elliott, local resident;
9. Chris Pieper, operates his "Alliance Enterprises" business in the office building that is to remain as part of the redevelopment; and
10. Gus Lim, Public Works Director for the City of DuPont.

Upon consideration of all the evidence, testimony, codes, policies, regulations, and other information contained in the file, the undersigned Examiner issues the following findings, conclusions and Decision.

II. FINDINGS OF FACT.

A. Summary of Project and Process.

A1. On or about March 10, 2017, the applicant, Industrial Redevelopment, LLC, submitted an application and volumes of supporting materials, requesting Site Plan approval for a major redevelopment of a 93.16-acre site that is commonly known as the "Intel Corporate Park", located in the City of DuPont. *Staff Report; Ex. A, Land Use Application; presumably Exhibits B through Q.* The application followed a mandatory pre-application meeting as required by DMC 25.175.020. *Staff Report, at page 3.*

A2. The project site currently contains attractive office buildings that once housed, or were built to house, a large workforce of Intel employees. Buildings "DP-2" and "DP-3", as identified in the Phase I Environmental Site Assessment, are each 4 stories, with 337,391/sq.ft of office/lab space in each building, each mostly vacant. The site also already includes a much less attractive, shorter warehouse-like building on the site. Combined, the existing structures provide 1,010,000 square feet of building space. *Staff Report, Summary of Request; Site Visit observations; Ex. A, Land Use Application; Ex. B, SEPA Checklist.*

A3. The proposed development would replace two existing office buildings totaling approximately 660,000 square feet, with up to 1,355,000 square feet of "high-cube

warehouse"/distribution center buildings and 100,000 square feet of office use in three new buildings. One existing 340,711-square foot building in the northerly portion of the site, which is currently used for warehousing, would remain as part of the proposed project. *Id.*

A4. Vehicular access would rely upon the same two existing driveways on Center Drive and the existing driveway on Wharf Road, along with a potential future second access driveway to Wharf Road. Existing parking and access drives would be demolished and replaced with new parking and access drives. Parking lot and perimeter landscaping will be provided as part of the project. The project will provide approximately 966 parking spaces for both vehicles and trucks/trailers. *Id.*

A5. As reflected on the City's zoning map, the project site lies within a "Manufacturing/Research Park" zoning district. Under DMC 25.45.040, site plan approval is required for all development projects in the MRP zoning district, and development projects and expansions larger than 15 acres shall be processed with a Type III procedure. Accordingly, this project has been reviewed under the city's Type III procedures, meaning that the Hearing Examiner is the official responsible for reaching a decision on the underlying application. *See Chapter 25.175 DMC.*

A6. On or about March 23, 2017, the City deemed the pending application complete for processing, posting and publishing a notice of project applications required for the project on March 24, 2017. *Staff Report, page 3; Ex. X, notices and confirmation records.*

A7. The Notice of Application and Optional DNS issued on March 24, 2017 provided a 14-day SEPA public comment period, which concluded on April 7, 2017. The City allows for comments regarding the application itself to be received up to the time of the public hearing. *Staff Report.*

A8. The City only received 2 (two) timely written SEPA Comments, one from the Washington State Department of Ecology, which provided relatively standard comments for projects in the immediate area regarding potential soil contamination and erosion control measures, which Staff incorporated as part of the SEPA Mitigation Measures imposed on the project; and one letter from Brian A. Churchill, P.E., Associate County Traffic Engineer in the Pierce County Planning and Public Works Department. *Ex. Z, Ecology letter; Ex. AA, Pierce County Traffic Engineer's letter.*

A9. The Staff Report observes that Pierce County's SEPA comment letter *(Ex. AA)* "stated concerns for the accuracy of the traffic generation and truck trips described in the Traffic Generation Assessment." To address these "concerns", Staff included SEPA Mitigation Measure No. 3, as part of the MDNS issued for the project, "requiring additional evaluation of impacts to Wharf Road". *Staff Report, page 3.* MDNS Condition No. 3 reads as follows:

> *3. The March 24, 2017 Trip Generation Report shall be updated to analyze the intersection of Wharf Road SW and Steilacoom-DuPont Road SW. If warranted,*

the applicant may be responsible for additional mitigation measures to the intersection of Wharf Road SW and Steilacoom-DuPont Road SW to maintain its operation and function at pre-development level of service.

A10. The Examiner finds that the County Engineer's letter *(Ex. AA)* includes more than just simple "concerns", but instead raises serious credibility questions about the reliability of trip generation descriptions offered by the applicant's consultants. The County's letter references past studies in the region and the County's own internal data to challenge the accuracy of the applicant's anticipated truck traffic to and from the project site. The County's letter speaks for itself, and reads in relevant part as follows:

> *"Pierce County Planning and Public Works Department Traffic Section has reviewed the Traffic Generation Assessment for the proposed re-development of the DuPont Corporate Park that was received on March 24, 2017 [from TENW, the applicant's traffic consultant]. We have the following comments:*
>
> *• The Traffic Generation Memo presented did not accurately compare passenger car equivalency of the past site use versus the proposed site use in our opinion. Based upon the anticipated truck trips, when a passenger car equivalency is presented for comparison, the actual numbers will be closer to the previous site traffic generation volumes.*
>
> *• Based upon past reviews and knowledge of similar sized warehousing projects, we have concerns regarding the lack of accuracy in reporting the anticipated truck traffic to and from this site. Specifically, using data from past TENW distribution warehousing studies performed in the region and our own internal counts of existing County distribution warehousing, we estimate that the number of truck trips to / from this site could be as high as 800 trucks per day. Assuming that all trucks to/ from the site must access via the Wharf Road SW driveway (due to City weight restrictions on Center Drive SW), this proposal could pose a significant traffic impact at the Wharf Road SW and Steilacoom-DuPont Road SW intersection. Therefore, the Applicant should be requested to further analyze the existing signalized intersection at Wharf Road SW and Steilacoom-DuPont Road SW and, if an impact is determined the Applicant should be required to mitigate the impact."*

A11. The City issued its SEPA MDNS (Mitigated Determination of Non-Significance) for the project on April 10, 2017. The MDNS was issued, noticed and published in accord with applicable law. The MDNS provided a two-week appeal period, which concluded on April 24, 2017. No one filed an appeal within the applicable appeal period. *Staff Report; Testimony of Mr. Wilson.*

A12. The City issued the Notice of Public Hearing for the pending site plan application on April 11, 2017. The Staff Report confirms that, in accord with DMC 25.175.030(2), the hearing

notice was published in the News Tribune, posted onsite, and posted on the City's official notice board. It was also mailed to the applicant and all owners of property within 300 feet of the subject property.

A13. The hearing occurred on April 28, 2017, wherein the undersigned Examiner presided, with city staff, the applicant's representatives, and several local residents present. Witnesses who testified at the public hearing under oath are listed above, and written comments received from the general public are included as part of Exhibit DD.

A14. The Examiner did not receive copies of the voluminous written materials that were part of the staff review process until April 26th, and did not have time before the hearing to carefully review the environmental information and project materials. Given the size of the written record, and the significance of this Decision to the applicant, the city, potentially-impacted local residents, and local business owners, this decision has taken more time than other matters presented in this jurisdiction.

A15. Following the public hearing on April 28th, the Examiner drove to the project site, and visited the road network surrounding the area. During this Site Visit, the Examiner observed the scale of the neighboring Amazon facility, with numerous containers stored on the site, and the narrow width and deteriorating condition of Wharf Road, which was used by several trucks driving out of an industrial/distribution facility to the north of the proposed site. The site visit included several trips to and from the project site and the closest interchange with Interstate 5, "Exit 119", in the 3:00 afternoon hour. Traffic was extremely heavy, with a mixture of cars and trucks lined up to turn left towards the freeway, waiting 3 cycles at the redlight signal before making the turn (from DuPont-Steilacoom Road onto Barksdale) on two occasions, with several cars left waiting as a large truck slowly maneuvered to make the angles needed to turn through the intersection. The Examiner's first-hand observations were consistent with complaints raised by local residents during the public hearing, and the Public Works Director's testimony (Mr. Lim) that work was needed and is now in process to address the unacceptable delays caused by signal timing at the intersection, where an at-grade train crossing divides local traffic from ramps to and from the interstate. Even after the signal timing is adjusted, hopefully well-before the pending project redevelopment would ever materialize, the importance of this intersection to the quality of life for DuPont residents and local businesses, large and small, cannot be underestimated, or left to chance. The potential for impacts associated with the scale of redevelopment identified in the pending site plan application must be fairly and accurately analyzed, using the best data and information available.[1]

B. Applicable Law.

[1] Neither the MDNS or this Decision includes conditions that are intended to remedy existing infrastructure deficiencies. Instead, mitigation measures and conditions of approval are imposed to address impacts that are directly associated with the new development, or to cover/determine the proportionate share of the cost of public facilities that benefit or are needed to serve the new development.

B1. As noted above, the pending Type III Site Plan approval is required for all development projects over 15 acres in any of the city's MRP (Manufacturing/Research Park) zoning district. *DMC 25.45.040.*

B2. The city's Type III review procedures are summarized in DMC 25.175.010 and .020. Under these provisions, the Community Development Director is to make a recommendation to the Hearing Examiner, who is granted jurisdiction and authority to hold a duly noticed open record pre-decision public hearing regarding the application. DMC 25.175.050. The hearing examiner is authorized to issue a written decision to deny or approve the application and, if approved, any conditions of approval necessary to ensure the proposed development will comply with all applicable law. *DMC 25.175.050(7).*

B3. The burden of proof rests with the applicant, and any decision to approve or deny the Site Plan approval application must be supported by convincing proof that it conforms to the applicable elements of the city's development regulations and comprehensive plan, i.e. evidence that is substantial when viewed in light of the whole record. *See DMC 25.175.050(5) and RCW 36.70C.130(1)(c).* The applicant must also prove that any significant adverse environmental impacts have been adequately mitigated. *Id.*

B4. As provided in DMC 25.150.030, in order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied *in addition to* any general development requirements in Chapters 25.75 through 25.95 DMC (re: Commute Trip Reduction, Cultural Resources, Affordable Housing, Landscaping) and 25.105 through 25.125 DMC. (Sensitive Areas, Setback-street corners, Transportation Concurrency, Sign Code, Tree Retention, and Wireless Communication Facilities).

B5. To reach a conclusion that the pending application conforms to applicable elements of city development regulations and/or the comprehensive plan, the DuPont Municipal Code mandates a review that asks:

> Whether the development regulations applicable to the proposed project, or in the absence of applicable development regulations, the city's comprehensive plan, address the following?
>
> (i) The type of land use permitted at the site, including uses that may be allowed if the criteria for their approval have been satisfied;
>
> (ii) The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density;
>
> (iii) Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan;

(iv) Whether the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and

(v) The character of the proposed development, as authorized by development standards.

DMC 25.175.040.

C. Public Hearing and Comments.

C1. At the public hearing, Mr. Wilson and Ms. Kline summarized the review process for the proposal and key aspects of the Staff Report. They explained how they believe the application generally conforms to applicable city regulations and comprehensive plan provisions for the zone, and that any concerns have been addressed through mitigation measures included in the MDNS, and/or recommended conditions of approval included as part of the Staff Report.

C2. Mr. Wilson and Ms. Kline provided a brief summary of how the site was developed years ago as the "Intel Campus", and how the redevelopment proposal can receive credits for trips attributable to the prior use on the project site.

C3. In response to questions posed by the Examiner, generally regarding the potential for impacts caused by increased truck traffic in the vicinity, as noted in written comments received from members of the public, Ms. Kline directed attention to mitigation measure No. 31 in the MDNS, which reads as follows:

> *31. Transportation impacts have been evaluated for a high-cube warehouse uses with office space. If at any point in time the uses and trip generation are any different than what is identified in the March 24, 2017 Trip Generation report, the City may require an updated traffic report and additional mitigation prior to issuance of a Certificate of Occupancy for a new use or change of use.*

C4. Because the Examiner asked several questions about how heavy trucks might impact the condition of city streets in the area, Geralyn Reinart, P.E., the City's contract transportation engineer retained to review traffic impact documents submitted by the applicant's consultants from TENW, testified regarding levels of service on city streets around the project site, and how a "heavy vehicle factor" can be used to help assess certain impacts on the city's street system. She offered her professional opinion that the blend of trucks to cars for the proposal "was within the range of what we see out there". Dominic Miller, P.E. from G&O Engineers, followed up and supported Ms. Reinart's testimony, and credibly testified that he has been a contract-engineer for the city over the years since 2003, and that he is familiar with how Center Drive and other portions of streets now designated as a "truck-route" in the city, have been built with trucks in mind, with adequate "load capacity", presumably to help prevent crumbling streets under the weight of heavy trucks.

C5. Based on Mr. Miller's testimony, the Examiner finds the city streets now officially designated as the "truck route(s)" in the city, have been designed to withstand the weight of vehicles, including most trucks, using such roadways.

C6. As noted by City witnesses, DMC Ch. 16.05 designates "truck routes" in the city, which includes the route that will provide a link between the site project and Interstate 5.

C7. The applicant's project architect, Ms. Craft, testified that she has worked to design buildings with features intended to meet city aesthetic requirements, including landscaping that will exceed mandates, and use of setbacks and "screening" strategies intended to minimize views from residential uses across Center Drive. She noted that the application was "speculative", and that the new buildings could be used for various purposes, expressly mentioning the words 'fulfillment center'.

C8. Mr. Haas, the applicant representative, provided brief testimony explaining how Intel has vacated the site, contrary to their comments that they would not leave the location, and how he currently allows the neighboring Amazon facility trucks to pass over a portion of his property during the busy Christmas season to access Wharf Road, as a way to work with Amazon and the city to minimize truck traffic impact on Center Drive.

C9. Ms. King testified that she spoke on behalf of others who were unable to attend the hearing, criticizing the SEPA analysis because it makes mistaken comparisons to Intel's previous use of the site. Ms. King's allegations about the Asarco Plume were unfounded, and are contradicted by mitigation measures included in the MDNS and Conditions of Approval, that are based on previous Department of Ecology determinations and guidance for projects in the immediate vicinity.

C10. Ms. Elliott and Mr. Pieper each provided credible testimony regarding their concerns with the potential for increased truck traffic in the area, including along Wharf and DuPont-Steilacoom Road. In response, Mr. Haas sought to address Mr. Pieper's concerns with his current lease for a portion of the building that is to remain on the site.

Findings, re: Consistency with City's Comprehensive Plan and Development Regulations.

D1. The Staff Report, on pages 4-6, references several Land Use and Economic Development Goals contained in the City's Comprehensive Plan, that touch upon issues that are relevant to redevelopment of the subject property, including the description for the "Manufacturing and Research" land use district, and policies that generally encourage sound economic development in the city, balanced with an effort to maintain DuPont's "small town character". *Comprehensive Plan Goals LU-1, LU 1.3, LU-2, LU-4.1, LU-9.1, LU-9.5, LU 9.6, ED-1, ED 1.1, ED 2.2, ED 3, and ED 3.1.* Although not discussed in the Staff Report, the Examiner finds that Comprehensive Plan Policy LU-9.2, on page 74, should also be considered when reviewing the pending

application, because it reads as follows: *"Ensure development standards limit standalone warehousing and establish limitations on uses adjacent to main streets in order to ensure the small town aesthetic of DuPont is maintained."*

D2. The Comprehensive Plan description for the "Manufacturing and Research" land use designation does not include the words "warehouse", "distribution center", or "high cube warehouse facility". It reads in its entirety: *"This district allows for light manufacturing and high technology industries such as biotechnology, computer technology and communications equipment uses. Land uses with any significant adverse impacts, such as excessive noise or emission of significant quantities of dirt, dust, odor, radiation, glare or other pollutants, are prohibited. This district also provides in limited locations small scale retail." See Comprehensive Plan, page 34.*

D3. The Economic Development Assessment, included as Appendix C to the Comprehensive Plan, includes this observation in its Executive Summary: *"The Regional economy shapes DuPont in many ways. Transportation and Warehousing activity is growing […] in DuPont and in Pierce County, though it is creating transportation and congestion challenges. This comes at a time when I-5 traffic and local traffic are accommodating impacts of increased JBLM activity. However, the lack of regional strength in professional, scientific, and technical services will mean filling the recently vacated Intel facility with a similar user will be a challenge".*

D4. The City's municipal code includes a Manufacturing Research Park ("MRP") zoning classification that has been assigned to the property at issue in this matter. Under DMC 25.45.020(1)(a), the MRP district *"permits light manufacturing, office, research, warehousing/distribution, and service providers that: (i) Do not create significant noise, risk of explosion, or radioactive release, or air or water pollution; (ii) Are designed for a campus-like setting with architectural detailing as required by DMC 25.45.030(5) and landscaping"*. This application does not provide project opponents with an opportunity to challenge city zoning regulations for consistency with the comprehensive plan, because the time and opportunity for doing so has long passed.

D5. As directed by the City's Comprehensive Plan, city development regulations include several provisions that specify where and how a warehouse facility can be placed, so as to maintain the city's small town aesthetic. By way of example, under DMC 25.10.230W, "Warehouse/distribution" means a building or land use in which goods, merchandise or equipment are stored for eventual distribution. Under DMC 25.45.030.3(17), warehouses "shall not be located abutting a main street, including Center Drive…" One of the buildings, identified as "Building C" in the proposed site plan, faces Center Drive. The Staff Report, at page 8, notes that "Building C is set back over 240 feet and separated by parking and a landscape buffer", presumably from Center Drive. The City's code helps to clarify the issue, in its definition of the term "abut" which means "to be contiguous with or touching property lines or right-of-way." DMC 25.10.010A. Merriam-Webster's Dictionary defines the word "contiguous" to mean "being in actual contact**:** touching along a boundary or at a point". Given the placement of the proposed buildings identified in the proposed site plan, the Examiner finds that none of the new

warehouses would be "located abutting" Center Drive, which is discouraged by the Comprehensive Plan.

D6. To the likely disappointment of neighboring residents, and possibly the applicant in this matter, the Record does not contain any reference to a "Freight Mobility Study" conducted by the City, which has been listed as the top action "ordered by priority and urgency" in the Transportation Element of the City's Comprehensive Plan list of "Implementation Actions" on page 128. The Implementation Action expresses the City's strong concerns with freight mobility and the potential impacts that commercial trucks could have on various areas, including residential areas, within the city. It reads as follows:

> ***TA-1 Perform a freight mobility study that:***
> • *Considers a variety of route options that would be appropriate for use for commercial trucks into and out of existing and developing commercial, manufacturing, and industrial areas and evaluates potential impacts to existing and proposed residential areas*
> • *Analyzes the economic and social costs and benefits for all identified options*
> • *Identify spot improvements that would improve safety, and/or reduce delay*

D7. In the absence of a comprehensive freight mobility study that evaluates the various topics listed in Implementation Action TA-1, the importance of accurate environmental reviews, studies, estimates, and evaluations regarding the potential impacts that high volume commercial truck operations could have upon existing and proposed residential areas is imperative to assure that specific impacts are addressed and/or mitigated.

D8. Mr. Wilson testified that, subject to the MDNS and recommended conditions of approval, he found the project to be consistent with the City's Comprehensive Plan and development regulations.

D9. Subject to Conditions of Approval included in this Decision, including without limitation Condition 1A, the Examiner finds that the pending Site Plan application is generally consistent with applicable city comprehensive plan and development regulations.

E. Compliance with Applicable Review Criteria.

E1. The Staff Report, recommending approval with conditions, includes a number of proposed findings to explain how the underlying Site Plan application is designed or conditioned to comply with applicable development standards and guidelines. At the hearing, the applicant's representatives accepted all proposed findings, recommended conditions and comments in the Staff Report, without objection or any suggested changes, except they did make note that they

transmitted an email communication questioning MDNS Mitigation Measure No. 3, which requires an update to the applicant's trip generation report to analyze the intersection of Wharf Road SW and Steilacoom-DuPont Road SW, and additional mitigation measures at such intersection if warranted by such analysis. The Examiner held the record open to allow the applicant to submit a copy of their email comments (dated April 10th) after the hearing, a copy of which is now included as Exhibit GG.

E2. As provided in DMC 25.150.030, in order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied *in addition to* any general development requirements in Chapters 25.75 through 25.95 DMC (re: Commute Trip Reduction, Cultural Resources, Affordable Housing, Landscaping) and 25.105 through 25.125 DMC. (Sensitive Areas, Setback-street corners, Transportation Concurrency, Sign Code, Tree Retention, and Wireless Communication Facilities).

E3. Throughout the review process and the public hearing, there was no credible or convincing dispute that the proposal, as conditioned, cannot satisfy applicable development regulations regarding the following topics. Instead, the Staff Report (on pages 8 – 17), and other evidence in the record, including witness testimony, credibly established that the Site Plan application, as conditioned, can satisfy the following, applicable development regulations: Commute Trip Reduction requirements, found in DMC 25.75; Landscaping requirements, found in DMC 25.90; Off-Street Parking requirements, found in DMC 25.95; Tree Retention requirements, found in DMC 25.120; Stormwater regulations; Water, Sewer, Trash and recycling requirements; and Building construction codes, including fire codes. Applicable conditions based on comments in prior environmental documentation (see discussion in Ex. JJ, the Phase I Environmental Site Assessment), regarding the potential for encountering cultural resources during the redevelopment process, are included as conditions of approval to adequately address such issues. *(MDNS Mitigation Measures, 17-23, included as part of Condition of Approval No. 1).*

E4. Several witnesses and written comments raised concerns that the proposed redevelopment project will generate excessive noise or other pollutants on surrounding areas. In response, Staff directed attention to MDNS Mitigation Measures 1, 2, 5, and 14. The Examiner finds that these conditions/mitigation measures, along with number 4, are reasonable measures intended to minimize many of the potential impacts mentioned in public comments about the proposal. The relevant MDNS Mitigation Measures read as follows:

1. A noise study shall be submitted to the City by July 30, 2017 that evaluates noise impact generated by the proposal. Mitigating measures may be an outcome of the study to ensure that all noise emanating from the site impacting adjacent residential property will comply with City standards. Mitigation measures may include landscaping, berming, or a solid wall as determined by the study.
2. Light spill emanating from trucks maneuvering onsite shall not impact adjacent residential properties. Following construction of the project the density of the landscape buffer adjacent to Center Drive will be assessed and augmentation in the way of supplemental plantings, berming or solid wall may be required.

The following mitigation measures shall be in place <u>prior to issuance of a demolition permit</u>:

4. The potential for asbestos-containing materials to be present in significant quantities is considered to be low, however documentation of soil conditions should be maintained to show appropriate evaluation and/or handling of building materials through the demolition activities. A Comprehensive hazardous materials survey is required to be submitted prior to demolition.

5. A haul route plan for demolition debris shall be in place prior to issuance of demolition permits.

14. A haul route plan for clearing and grading shall be submitted to the City for review and approval prior to issuance of any site development permits.

E5. Based on evidence in the Record, including the Staff Report and findings noted above, and subject to compliance with the Conditions of Approval, including without limitation Condition 1A and Mitigation Measures 1-5 and 14, the Examiner finds that the application meets the performance standards for uses permitted in the MRP zone, found in RMC 25.45.

T. Findings re: Transportation Concurrency and the adequacy of transportation mitigation.

T1. The City's Traffic Review Consultant, Geralyn Reinart, PE, prepared a memo dated March 28, 2017, included in the Record as *Exhibit R*, which reads in relevant part:

> The main issue associated with the redevelopment of the Intel site is how much credit should be allowed for past and more recent uses on the site. The TENW memorandum provides trip generation credits for the original Intel development and the more recent use of the site, i.e., occupancy of 180,000 square feet of the total 660,000 square feet of office space. The proposed action would generate less traffic than the original Intel development, but more traffic than the more recent occupancy and use of the site. Industry standard is to allow trip credits for uses occupied within the past 12-24 months with respect to intersection impacts/operations and the need for analysis. The City's TIA (traffic impact analysis) guidelines found in the *Public Works Standards* typically require the analysis of key intersections impacted by 25 or more peak hour trips. Using this guideline and the ratio of the net trips for the most recent occupancy to the gross trips, five intersections along Center Drive (i.e., East Driveway, West Driveway, Palisade, Bobs Hollow, and McNeil) would warrant analysis to determine the project impacts at these locations and the possible need for mitigation.
>
> The main purpose of preparing a TIA is to determine a project's impacts on the transportation system and to determine the need for mitigation to maintain the City's adopted standard. Having stated that, the subject parcel is unique with respect to its impacts on the transportation system. More specifically, many of the improvements that are currently in place today are the result of the initial development of Intel and its mitigation measures (i.e., completion of Center Drive/ construction of Exit 118 and channelization improvements to Exit 119). These improvements provided significant capacity improvements which supported most of the development in DuPont that has occurred over the past 20 years and will continue into the future. The proposed action would generate less total traffic than Intel's original development. More truck traffic than the historic use of the site would be generated, but the impacts will be mostly limited to Wharf Road

> (a private street) and DuPont-Steilacoom Road (see Attachment E of the TENW memorandum). […]
>
> The detailed trip generation table (Attachment C) identifies the truck/nontruck trips, as requested. The truck estimates were based on information found in the current ITE *Trip Generation* manual. Since the publication of the most recent *Trip Generation* manual, ITE has released a technical report (October 2016) that provides more detailed information with respect to the amount of truck traffic generated by high-cube warehouses. The values presented in the TENW memorandum are reasonable/acceptable when compared to the more recent technical report **as long as the type of highcube warehouse is transload, short-term, or cold storage, and not a fulfillment center or parcel hub**, which have different trip generating characteristics. The Applicant has indicated that there is not a specific user or tenant at the present time, so as long as the future tenant is not a fulfillment center or parcel hub, then the trip generation as provided is reasonable and acceptable.
>
> … Pending your review of the information and my comments above (and concurrence with them), the analysis is acceptable as submitted. I do not need any further information as long as the future tenant falls within the high-cube warehouse uses noted above (and is **NOT** a fulfillment center or parcel hub), and that your office feels that any SEPA issues have been adequately addressed.
>
> Should either of these latter uses be the tenant, further analysis could be needed.

T2. Ms. Reinart did not rescind or revise her written opinion in the records made available to the Examiner. In fact, the City's MDNS includes findings lifted directly from Ms. Reinart's letter. (*See MDNS, particularly Finding 18(b), which reads in part: "The review found that the trip distribution/assignment for the traffic generated by high-cube warehouses is reasonable/acceptable as long as the type of high-cube warehouse is transload, short-term, or cold storage, and not a fulfillment center or parcel hub, which have different trip generating characteristics.")*

T3. The ITE technical report, dated October 2016, which was expressly referenced in Ms. Reinart's transportation review memorandum (*Ex. R*), has been marked and included in the Record as Exhibit I I. The Examiner takes official notice of this publication, which is titled "***HIGH-CUBE WAREHOUSE VEHICLE TRIP GENERATION ANALYSIS",*** prepared by the Institute of Transportation Engineers, October 2016. The ITE High-Cube Warehouse Vehicle Trip Generation Analysis was prepared for California's South Coast Air Quality Management District and the National Association of Industrial and Office Properties.

T4. The ITE's October 2016 Analysis (*Ex. I I, at page 1*) includes the following findings that are instructive in this matter:

> ***Findings*** *– The HCW ["high cube warehouse"] market continues to evolve as individual tenants/owners implement different e-commerce business plans. For example, some deliver goods to the customer within two days and others deliver orders to the nearest store for customer pick-up. As business plans and technology continue to evolve, these should continue to be monitored. Although the tenant or its planned operations are often unknown at the time of site*

development review, for the purpose of estimating vehicle trip generation, it may be as important to know the tenant as much as other facility factors.

For transload, short-term storage, and cold storage HCWs, the proportionate mix of types of vehicles (i.e., cars versus trucks) accessing the site is very consistent, both daily and during the AM and PM peak hours.

For a cold storage HCW, the currently available data demonstrates a useable, direct correlation between building size and vehicle trip generation.

The single data points for fulfillment centers and parcel hubs indicate that they have significantly different vehicle trip generation characteristics compared to other HCWs. However, there are insufficient data from which to derive useable trip generation rates.

T5. As noted above, in *Exhibit AA,* Pierce County officials raised serious credibility questions about the reliability of trip generation descriptions offered by the applicant's consultants. The County's letter references past studies in the region and the County's own internal data to challenge the accuracy of the applicant's anticipated truck traffic to and from the project site. The County's letter speaks for itself, and reads in relevant part as follows:

"Pierce County Planning and Public Works Department Traffic Section has reviewed the Traffic Generation Assessment for the proposed re-development of the DuPont Corporate Park that was received on March 24, 2017 [from TENW, the applicant's traffic consultant]. We have the following comments:

• The Traffic Generation Memo presented did not accurately compare passenger car equivalency of the past site use versus the proposed site use in our opinion. Based upon the anticipated truck trips, when a passenger car equivalency is presented for comparison, the actual numbers will be closer to the previous site traffic generation volumes.

• Based upon past reviews and knowledge of similar sized warehousing projects, we have concerns regarding the lack of accuracy in reporting the anticipated truck traffic to and from this site. Specifically, using data from past TENW distribution warehousing studies performed in the region and our own internal counts of existing County distribution warehousing, we estimate that the number of truck trips to / from this site could be as high as 800 trucks per day. Assuming that all trucks to/ from the site must access via the Wharf Road SW driveway (due to City weight restrictions on Center Drive SW), this proposal could pose a significant traffic impact at the Wharf Road SW and Steilacoom-DuPont Road SW intersection. Therefore, the Applicant should be requested to further analyze the existing signalized intersection at Wharf Road SW and Steilacoom-DuPont Road

SW and, if an impact is determined the Applicant should be required to mitigate the impact."

T6. Other than objecting to Pierce County's traffic count figures in the email record included in the Record as Exhibit GG, the applicant's representatives present at the public hearing, did not offer any evidence to rebut the statements made in the County's letter about the lack of accuracy in the applicant's anticipated truck traffic estimates to and from the site. Whatever the basis for applicant's estimate, the County challenged the accuracy of such estimates and explained that past TENW distribution warehouse studies performed in the region as well as the County's own internal counts of distribution warehouse traffic indicate that estimates could be much higher.

T7. Based on Ms. Reinart's transportation review memorandum *(Ex. R),* the ITE High-Cube Warehouse Vehicle Trip Generation Analysis from October of 2016 *(Ex. I I)* that is expressly referenced and relied upon in Ms. Reinart's memo, and the County's unrebutted truck traffic estimates and concerns with the accuracy of estimates provided by the applicant's consultants (TENW), the Examiner finds that the Record does not include credible or convincing evidence to establish that a Fulfillment Center or Parcel Hub type of high-cube warehouse can satisfy transportation concurrency or other traffic-impact mitigation requirements for Site Plan approval at this time.

T8. Unrebutted evidence in the record establishes that the applicant's trip generation estimates are only adequate, i.e. reasonable and acceptable, with respect to transload, short-term, or cold storage types of high-cube warehouse facilities. Accordingly, the Site Plan approval issued by this Decision is limited to such uses. *(See Condition of Approval, 1A).* Any change of use to operate a Fulfillment Center or Parcel Hub will require a Site Plan Amendment, as set forth in DMC 25.150.050, which must include either an updated Trip Generation Report or a Transportation Impact Analysis that analyzes the potential impacts associated with the specific fulfillment center or parcel hub type of high-cube warehouse facility proposed for the site.

T9. Although a specific tenant or its planned operations were not identified as part of this Site Plan application, for the purpose of meaningfully and properly estimating vehicle trip generation, the Examiner concurs with the ITE report, and finds that it is as important to know the tenant as much as other facility factors, like building aesthetics, landscaping, parking and the like. The Current ITE Manual may work well in providing trip generation estimates for many uses, but for those that are evolving much faster than any new version of the ITE Manual is ever issued, the specific user and type of use should be analyzed to provide the most reliable type of environmental review that is in the public interest. Because the ITE's credible and thorough report, issued in October of 2016, explains that fulfillment centers and parcel hubs have significantly different vehicle trip generation characteristics compared to other high-cube warehouses, and that there is currently insufficient data from which to derive useable trip generation rates for fulfillment centers and parcel hubs, the Examiner finds that it would be a mistake and contrary to the public interest, safety, and general welfare to approve a Site Plan that would permit a fulfillment center or parcel hub operation at this time.

T10. Section 2.17 of the City of DuPont Public Works Standards, dated September 2011, at page 21, reads as follows:

> ***2.17 Intersections with Pierce County Roads***
> *In the event that the City has jurisdiction on a development that requires the construction or improvement of a commercial driveway or street that intersects a Pierce County or Fort Lewis road, minimum intersection spacing, entering sight distance and landing requirements in accordance with these Standards shall be satisfied in addition to the requirements of all other applicable permits. In the instance that Pierce County or Fort Lewis standards exceed these Standards, the Pierce County and/or Fort Lewis Standards shall govern.*

T11. Despite the applicant's short email asserting that Pierce County should use some other figures before requiring additional data regarding impacts on Wharf Road, the Examiner finds that MDNS Mitigation Measure No. 3 is necessary and capable of accomplishment. It is also fully supported by the above-referenced Sec. 2.17 from the City's Public Works Standards, which provides that Pierce County standards shall govern when they might exceed city standards.

T12. The City's *Traffic Impact Analysis Guidelines* that are included as part of is Public Works Standards, explain that: "Trip generation shall be based on the current edition of the ITE Trip Generation Manual using the average trip rate. […] *Trip generation for unusual land uses which are not found in the Trip Generation Manual shall be estimated from similar types of uses, field studies of similar uses, or based on number of employees, deliveries, expected clientele, etc., as appropriate*." (Emphasis added).

T13. Based upon the ITE's October 2016 Report, the Examiner finds that "Fulfillment Centers" and "Parcel Hubs" are "unusual land uses" that are not expressly found in the ITE's current Trip Generation Manual. "Unusual" is commonly understood to mean something that is remarkable or interesting because it is different from others. Ms. Reinart's memo and the ITE 2016 Report establish that not all high-cube warehouses or HCW users are the same, and that Fulfillment Centers and Parcel Hubs have significantly different vehicle trip generation characteristics compared to other high-cube warehouses. If the applicant or any subsequent party should wish to amend the Site Plan to allow a Fulfillment Center or Parcel Hub, additional trip generation field studies may be required.

T14. As noted in Ms. Reinart's Transportation Review memo, at Exhibit R, and in previous findings included in this Decision, the applicant's trip generation review by TENW for the traffic generated by high-cube warehouses is reasonable/acceptable as long as the type of high-cube warehouse is transload, short-term, or cold storage, and not a fulfillment center or parcel hub, which have different trip generating characteristics. There is not sufficient, credible information

in the record at this time to conclude that a fulfillment center or parcel hub high-cube warehouse use can satisfy the city's transportation concurrency requirements set forth in DMC 25.115.030, particularly sections (2)(a)(ii)(A) ["The project makes on-site and frontage improvements, consistent with city standards for utilities, curbs, gutters, sidewalks, bicycle lanes where appropriate, and roads necessary to serve the proposed project consistent with safety and public interest; or (B) [The project makes such off-site facility improvements, not listed on the capital facilities plan, as are necessary to meet city standards for the safe movement of traffic and pedestrians attributable to the project].

T15. Except for Fulfillment Centers and Parcel Hub high-cube warehouses, the record contains sufficient credible and convincing evidence to demonstrate that the five review criteria listed in DMC 25.175.040(i)-(v) are satisfied. Accordingly, this site plan approval has been conditioned to apply to the types of high-cube warehouses for which sufficient evidence exists to demonstrate compliance with applicable city review criteria, i.e. transload, short-term, or cold storage types of high-cube warehouse facilities, and not a fulfillment center or parcel hub, which have different trip generating characteristics that have not been adequately estimated or analyzed as part of this application process.

Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the summary of proceedings provided above.

III. CONCLUSIONS of LAW.

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed redevelopment project, as conditioned and limited herein, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the project meets the standards necessary to obtain approval by the City.

2. The recommended conditions of approval as set forth in the Staff Report, and supplemented herein, are reasonable, supported by the evidence, and capable of accomplishment.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

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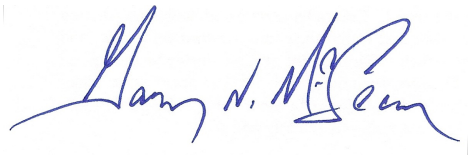
IV. DECISION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the examiner's site visit, the undersigned Examiner APPROVES the Type III Land Use Site Plan application for Industrial Redevelopment, LLC's Warehouse/Distribution Center Project at DuPont Corporate Park, subject to the attached Conditions of Approval.

Decision issued: May 30, 2017.



Gary N. McLean
Hearing Examiner for the City of DuPont

Attachment: Conditions of Approval (numbered 1 and 1A -77, on pages 22 – 28 of this Decision)

Appeal Notification.

Consistent with DMC 25.175.010 and 25.175.060(6), this Decision by the Hearing Examiner is the city's final decision regarding a Type III Site Plan application. It may be appealed by a party of record with standing to file a land use petition in Pierce County superior court. Such petition must be filed within 21 days after issuance of the decision, as provided in Chapter 36.70C RCW.

CONDITIONS OF APPROVAL

Industrial Redevelopment, LLC's Warehouse/Distribution Center Project at
DuPont Corporate Park,
File No. PLNG 2017-006
Type III Land Use Site Plan Approval

1. All Mitigation Measures, numbered 1 – 31, included in the MDNS issued for the proposal on April 10, 2017, are hereby adopted in full, incorporated by reference, and included as Conditions of Approval for the Site Plan approved by this Decision.

1A. Based upon evidence in the Record, including without limitation the City's Transportation Engineering Consultant's March 28, 2017 memorandum (*Exhibit "R")*, the Site Plan approved by this Decision is expressly limited to a use/user or combination of users considered to be transload, short-term, or cold storage types of high-cube warehouse facilities, and not a fulfillment center or parcel hub, which have different trip generating characteristics. Any proposed change of use to operate a fulfillment center or parcel hub on the property would first require a Site Plan Amendment, as provided in DMC 25.150.050, which must include either an updated Trip Generation Report or a Transportation Impact Analysis that analyzes the potential impacts associated with fulfillment center or parcel hub types of high-cube warehouse facilities.

2. A sign permit will be required that meets the requirements of DMC 25.116.

3. Per DMC 25.45.030.3(13), air emissions shall meet applicable regulations of the Puget Sound Air Pollution Control Authority, and no visible, frequent smoke, dust, or gases shall be emitted.

4. All existing trees within the perimeter buffers shall be retained on an ongoing basis unless deemed unsafe or unhealthy by an arborist.

5. Construction of the development proposal must commence within 24 months from the date of the City's final decision on the site plan, otherwise the site plan approval expires.

6. Per DMC 25.75, at the time an individual business meets or exceeds 100 employees, the County CTR Department is to be notified within 30 days. The employer shall make a good faith effort, as defined in RCW 70.94.534(2) and DMC Chapter 25.75, to develop and implement a CTR program that will encourage their employees to reduce vehicle miles traveled per employee and single occupancy vehicle trips. The requirements of the CTR program are provided in DMC Chapter 25.75.

7. This project is subject to the Geographic Information System (GIS) requirements, as stated in DMC Chapter 24.09 and Ordinance 97-559.

8. Proposed site improvements within the easements on the project site shall comply with the conditions of said easements.

Prior to issuance of Site Development Permits

9. To meet the blank wall regulations provided in DMC 25.45.030.3(5), provide a landscape plan demonstrating that each end of the east elevation of Building C is either planted with large caliper trees, wood trellises or similar measures.

10. Per 25.45.030.3(9), if outdoor storage is proposed, it shall not cover more than 2 percent of the total site area and shall be screened from street by a 100 percent sight obscuring fence or wall. Provide the details on the landscape plan.

11. The landscape plan submitted with the site development permit applications is required to demonstrate that adequate tree quantities are provided in the interior parking lot demonstrating compliance with DMC 25.90.030(2) .

12. The trash receptacles are required to be planted around three sides. The perimeter of the trailer storage areas shall be planted with evergreen tree types to provide year-round screening placed 30 feet on-center. The landscape plan submitted with the site development permit applications shall demonstrate compliance with DMC 25.90.030(3).

13. Proximity of parking to the existing building doors will be reviewed at the time of site development permit for compliance with DMC 25.95.040.

14. The site plan shall reflect all easements, site restrictions, and encumbrances from the pending short plat and any other recorded documents. Callouts with numbers corresponding with the Title Report Exception Numbers should be provided.

15. Turning movement drawings are required. The site plan shall include supplemental exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site (lane width, radius), including access to fire department connections and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

16. The revised entrances from Center Drive at Hamilton Avenue and Manchester Place will require alterations to City right-of-way improvements, including curbs, curb ramps, sidewalks, crosswalks, signal heads, and pushbuttons. The revised entrances include elimination of existing traffic islands and the reduction of travel lanes. The alterations shall be included on the civil construction plans.

17. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be prepared for the project. The project activities shall comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity, which will be required for this project prior to issuance of a grading permit.

18. All comments on the Stormwater Site Plan provided in the Gray & Osborne letter dated April 4, 2017 shall be addressed prior to issuance of a site development permit.

19. Two water main connections shall be made to the existing 16-inch water main in Center Drive.

20. Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required.

21. Trash enclosures shall be provided as required by DMC 25.100, Recycling, and shall be surfaced with concrete with a concrete apron, and at the same grade as the service vehicle access. Recycling and refuse receptacles may not be located in landscape buffers.

22. DMC 25.70.070 allows 25-foot-tall lighting fixtures in parking lots, except at entries and for parking adjacent to buildings, where lighting remains restricted to 15 feet in height. The submitted photometric exhibit shall be revised and submitted with site development permit application to replace the 28-foot-tall lighting fixtures with code-compliant fixtures.

23. The preliminary utility plan shall include the pipe sizes, routing, proposed points of connection for the utilities, and locations for the fire department connections and hydrants.

24. The existing Pierce County Utilities Sewer Pump Station near the southwest corner of the site includes aboveground electrical components. A proposed parking area and landscaping appears to be in conflict with

the pump station. Provisions shall be made for modifications to the pump station to ensure access for operation and maintenance, as approved by Pierce County Utilities.

25. A Construction Sequence and a TESC Plan shall be added to the plans, including details and City of DuPont Standard TESC notes.

26. All water mains and appurtenances to be owned and operated by the City, up to and including water meters and backflow assemblies, shall be included within 15-foot-wide easements to the City of DuPont.

27. Separate water connections with backflow prevention devices will be required for domestic, fire, and irrigation. Such devices shall be located in underground vaults, with easements granted to the City of DuPont for access. The locations of meters and backflow devices for the water service connections (i.e., domestic, fire, and irrigation) should be shown and labeled for review of site feasibility. Meter sizing calculations will be required for domestic and fire water services.

28. Cross-connection control, in accordance with WAC 246-290-490, shall be provided by installation of an approved backflow preventer commensurate with the degree of hazard for protection of the public water system. The level of protection is dependent on the building use. The Applicant should state the building use type, if known, and provide the appropriate premises isolation backflow preventers. In the event the warehouse use type is classified as a severe or high health cross-connection hazard, as defined in WAC 246-290-490 Table 9, aboveground-reduced pressure (RP) type backflow prevention will be required.

29. The City's Cross-Control Specialist (CCCS) shall be granted access for plumbing and fixture inspection during construction and annual hazard evaluations thereafter. The CCCS is the approving authority for evaluation of the premises hazard protection for the building official (e.g., water used for forklift battery maintenance).

30. Show gate valve symbols at the main for the irrigation, fire, and domestic services.

31. Water vaults and meter boxes shall include provisions for drainage.

32. The proposed development shall be provided with fire lanes, as required by the City of DuPont Fire Department.

33. The construction plans shall include profiles for storm drains and for water mains, to include proposed utility crossings. The water main profile shall include air-vacuum assemblies at high points and blowoff assemblies at low points.

34. The utility crossings of the water, storm, and sewer systems shall be provided to demonstrate compliance with the City's 1-foot minimum vertical clearance requirement.

35. The Landscape Plans shall be revised to show the Tree Retention Plan information, including the Oregon white oak in the northwest corner and several trees on the southern portion of the site. The retained trees will be protected during construction per the requirements of DMC 25.120.040 and the protective measures outlined in the Tree Retention Plan shall be provided on the landscape plans.

36. Clearances around fire hydrants, in accordance with City standards, will be reviewed for compliance during construction review. A minimum 3-foot clearance and level area is required around all fire hydrants.

37. The Landscape Plans shall be revised to relocate trees outside of sewer and water easements.

38. All outdoor mechanical equipment shall be screened to reduce noise impacts to residential areas. Alternatively, the applicant can provide a sound study that demonstrates that the equipment when in operation will not exceed acceptable noise levels on receiving residential properties during nighttime hours.

39. Irrigation plans that demonstrate compliance with DuPont PWS shall be submitted for review and approval. The Applicant will be required to demonstrate compliance with the substantive requirements identified in DMC 25.90, Landscaping.

Prior to issuance of Demolition Permits

40. A City Grading and Civil Construction Permit will be required for the site work associated with the proposed building demolition. Plans shall be submitted for approval and shall include TESC, rough grading, and temporary site restoration.

41. Demonstration of compliance with Chapter 33 of the 2015 International Fire Code (IFC) (fire safety during construction and demolition) is required.

42. 2980 Center Drive (existing Building 1): Emergency and life safety systems (sprinklers, fire alarms, standpipes, fire pump and fire hydrants) shall be operational during demolition of 2960 Center Drive (existing Building 2) and 2800 Center Drive (existing Building 3), and also during construction of the proposed new Buildings A, B, and C. A plan shall be provided for approval by the Fire Marshal.

43. During demolition of buildings, hydrant coverage shall be maintained for fire ground operations. A plan shall be provided for approval by the Fire Marshal.

44. A haul route plan for debris shall be submitted to the City for review and approval.

45. All contractors and subcontractors shall have or obtain a City of DuPont Business License prior to initiating any work.

46. In conformance with the Puget Sound Clean Air Agency:

    a. Prior to any demolition, wrecking, razing, leveling, dismantling or burning, the owner or the owner's authorized agent shall obtain an asbestos survey by an AHERA building inspector of the structures to be demolished.
    b. A summary of the results of the asbestos survey shall either be posted by the property owner or the owner's agent at the work site or communicated in writing to all persons who may come into contact with the material.
    c. The owner or owner's authorized agent shall file a completed notification and pay a fee to the Puget Sound Clean Air Agency prior to demolition. Notification is required for all demolitions involving structures with a projected roof area greater than 120 square feet, even if no asbestos-containing material is present. All demolitions require a 10-day waiting period, unless waived under Section 4.03(c)(1) of Puget Sound Clean Air Agency Regulation III. All asbestos-containing materials must be removed from the structures by an asbestos contractor prior to demolition.
    d. Other government agencies have adopted rules that may apply to asbestos projects regulated under these rules, including, but not limited to, the US Environmental Protection Agency, the Occupational Safety and Health Administration, the Washington State Department of Ecology (WAC 173-460), and the Department of Labor and Industries.

47. Construction and demolition-related noise shall be limited to the levels established in DMC Chapter 9.09. Construction hours are limited to 7 am to 6 pm, Monday through Friday.

Prior to issuance of a Building Permit

48. Each application for building permit will specify the use and be assessed for its compliance with DMC 25.45.020(1)(a)(i) to ensure that the use does not create significant noise, a risk of explosion or radioactive release, or air or water pollution.

49. Per DMC 25.45.030.3(8), all HVAC equipment, pumps, heaters, and other mechanical equipment shall be fully screened from view from all public rights-of-way.

50. Each application for building permit will be required to identify the uses and employee forecast to ensure compliance with DMC 25.95.030.

51. Per DMC 25.100, the recycling and refuse enclosure locations shall be approved by the solid waste utility purveyor prior to obtaining a building permit. Elevations and building material details shall be provided at the time of building permit to ensure compliance with DMC 25.100.050.

52. A building permit issued by the City is required when gates are installed on commercial developments. In order for the City to issue the building permit, the following requirements must be met:

    a. Gates shall have an Opticom activation system or an equivalent and compatible system that is approved by the Fire Chief.
    b. Gates shall have rapid-entry key capabilities compatible with the local fire department, per IFC Section 506.
    c. All electrically-activated gates shall have default capabilities to the unlocked position.
    d. The minimum clear width of a gate shall be compatible with the required street width.
    e. Gates that might be obstructed by the accumulation of snow shall not be installed.
    f. A vehicular turnaround must be provided in front of the gate.

53. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three sets of plans, hydraulic calculations, and material specification 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. A separate permit is required.

54. If a fire pump is required, the system shall comply with NFPA 20. Three sets of plans and material specification 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. A separate permit is required.

55. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three sets of plans 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. A separate permit is required.

56. A standpipe system shall be installed. The system shall comply with NFPA 14 Standard for Standpipe Systems. Three sets of plans, hydraulic calculations, and material specification 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. A hose connection shall be required to serve the top landing of the stairs for roof operation, per 905.4 #5 of the 2012 IFC. A separate permit is required.

57. If an emergency generator is installed, the system shall comply with NFPA 110 and 111. The generator shall be listed in accordance with UL 220. Three sets of plans and material specification sheets for all equipment used in the system shall be submitted for review, approval, and permits used prior to commencing work. A separate permit is required.

58. Make sure you meet the exit access travel distance for this project. The maximum for S-1 is 250 feet, per Table 1017.2. This can be extended to 400 feet per Section 1017.2.2 if all of the following conditions are met:

    a. The portion of the building classified as Group S-1 is limited to one story in height.
    b. The minimum height from the finished floor to the bottom of the ceiling, roof slab, or deck is 24 feet.

c. The building is equipped throughout with an automatic sprinkler system, in accordance with Section 903.3.1.1

59. Prior to Fire Department approval for occupancy, High-Piled Combustible Storage shall comply with Chapter 32 of the 2015 IFC.

60. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive, DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

61. Fire extinguishers are required to be installed, as directed by City of DuPont Fire Department. Prior to installation, the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

62. All new buildings shall have approved emergency responder radio coverage per Section 510 of the 2015 IFC.

63. The structures must be designed to meet the requirements of the building construction codes in effect at the time of Building Permit submittal. The following codes are currently enforced by the City of DuPont: 2015 International Building Code, 2015 International Residential Code, 2015 International Fire Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington), and 2015 Washington State Energy Code.

64. The project must receive all land use and civil construction approvals prior to issuance of building permits for the structures, related walls, fences, etc.

65. Prior to issuance of a building permit, the applicant shall provide a copy of the Pierce County Sewer Service Permit for City record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval to be completed prior to their issuance of a service connection permit. Each subsequent tenant modification of the building requiring sanitary waste must also complete a pre-treatment review and provide a copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.)

66. Per DMC 26.05.050, the City imposes fire impact fees on development applications. The fee is approved and paid prior to issuance of the building permit. The amount of the impact fee will be based on the current rates and City formula described in DMC 26.05 at that time.

67. Information and specifications for all commodity storage and rack storage systems must be submitted for review and approval by the City fire and building departments to determine code compliance.

68. Fire Suppression and Fire Alarm permits must be obtained through the City of DuPont Fire Department prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the City; forms may be obtained at City Hall.

69. Fire flow requirements, fire department connection location, and adequacy of onsite hydrant provisions will be determined by the DuPont Fire Chief or his designee.

70. Preliminary addresses will be assigned for the project site and may be obtained from the building department, as needed.

71. All required plan review fees shall be paid at the time of permit submittal.

72. Coordination must be made to provide continued utility services to the existing warehouse building during demolition of the existing office buildings and construction of the new buildings.

73. Pursuant to RCW 19.122.033, the applicant shall consult with all utility and pipeline companies.

74. Building materials and colors shall be as described in the design narrative dated April 24, 2017 (Attachment "BB"). Colors shall be earth tones to blend into the natural environment. There shall be some similarities to the existing building in use of color or material types to provide a unified campus design.

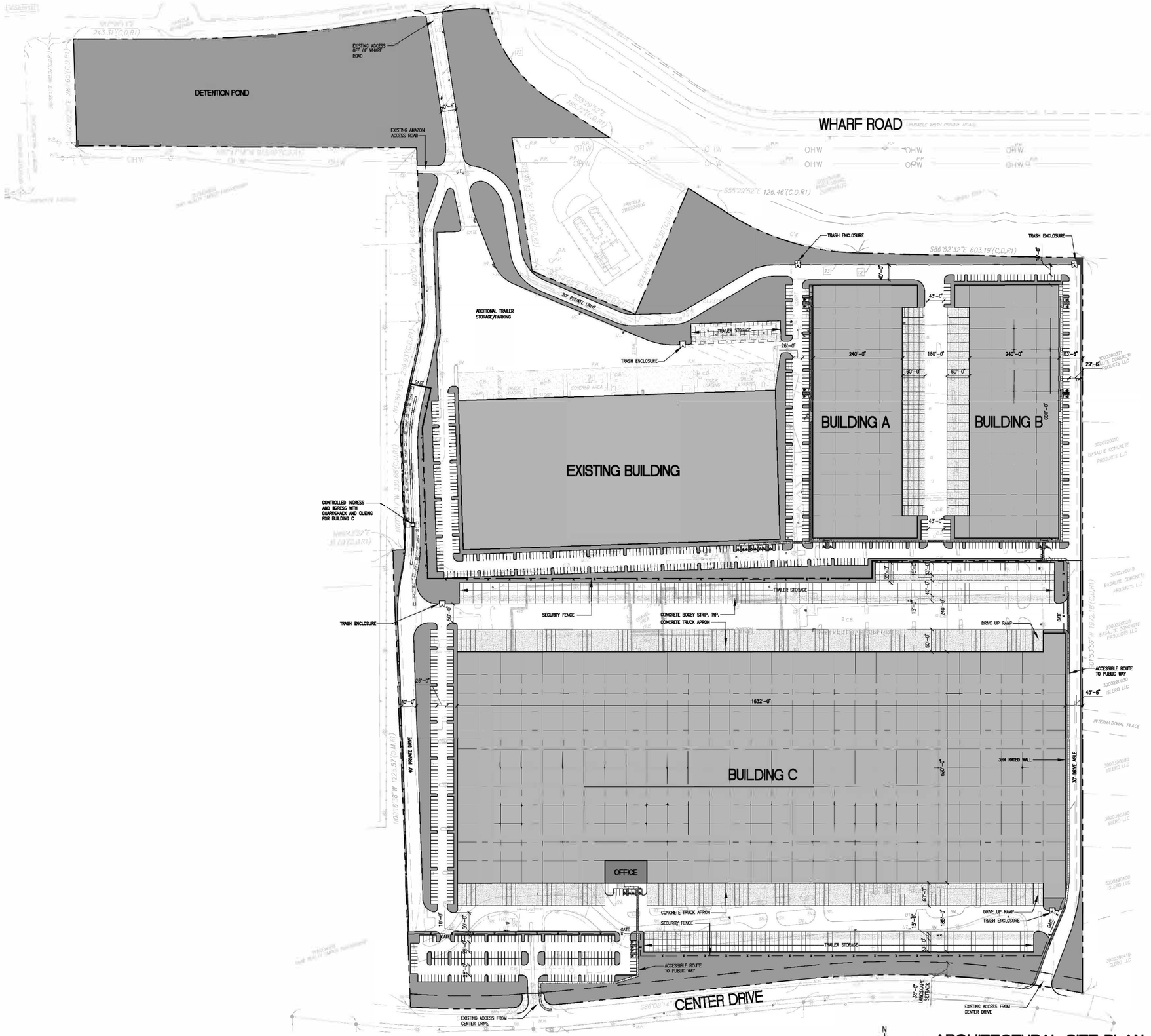
Prior to the issuance of a Certificate of Occupancy

75. Following construction, a City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite stormwater system.

76. The owner has submitted a short plat application which, if recorded, will subsequently require either a lot line elimination or boundary line adjustment so that the proposed DuPont Corporate Park project conforms to city setback requirements.

77. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.10. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the building, or portions thereof.

Attachment F - Preliminary Site Plan



1 ARCHITECTURAL SITE PLAN
1" = 120'-0"

GENERAL INFORMATION:

ZONE: MRP (MANUFACTURING AND RESEARCH PARK)

SITE AREA: 4,057,991 SF (93.16 ACRES)

LANDSCAPE REQUIREMENTS:
LANDSCAPE REQUIRED (20% OF OVERALL SITE AREA) = 811,598 SF REQUIRED
LANDSCAPE PROVIDED (21.86% OF OVERALL SITE AREA) = 886,975 SF PROVIDED

BUILDING AREA:

BUILDING A	=	168,000 SF
BUILDING B	=	168,000 SF
BUILDING C	=	1,017,840 SF
EXISTING BUILDING	=	340,711 SF
TOTAL	=	1,694,551 SF

PARKING REQUIREMENTS:
(NOTE: REQUIRED PARKING IS BASED ON EMPLOYEE COUNT PER DUPONT MUNICIPAL CODE. THE BELOW BUILDINGS ARE SPECULATIVE IN NATURE AND DO NOT CURRENTLY HAVE TENANTS SO NUMBER OF EMPLOYEES IS UNKNOWN.)

BUILDING A: PARKING PROVIDED	=	131 PARKING STALLS
BUILDING B: PARKING PROVIDED	=	139 PARKING STALLS
BUILDING C: PARKING PROVIDED	=	368 PARKING STALLS
EXISTING BUILDING: PARKING PROVIDED	=	328 PARKING STALLS
TOTAL PARKING PROVIDED	=	966 PARKING STALLS

LEGEND:

CALCULATED LANDSCAPE AREA

INDUSTRIAL REDEVELOPMENT

CRAFT architects
2505 Third Avenue
Suite 324
Seattle, WA 98121

206.720.7001 phone
206.720.2949 fax

www.craftarchitects.com

DUPONT CORPORATE CENTER
DUPONT, WASHINGTON

CONSULTANT

7052 REGISTERED ARCHITECT
KATHRYN M. CRAFT
STATE OF WASHINGTON

Submittals/Revisions:
SEPA SUBMITTAL 03/03/17

Sheet Title: ARCHITECTURAL SITE PLAN
Date: 03/03/17
Design:
Drawn:
Project No: 16-053
Approved: KCR
Building No:
Sheet No: A0.1

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Attachment 3c - Site Plan dated March 3, 2017

03/06/17 8:03am 16-053_Industrial Redevelopment into Site_A0.1 (SEPA SITE PLAN).dwg

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CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

ADDENDUM
SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
DuPont Corporate Park
City File No. PLNG 2017-006 and PLNG 2017-038

FROM:

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

LOCATION:

The site is commonly known as the "Intel" property, located at 2800 to 2980 Center Drive, in the City of DuPont, WA; NW ¼ Sec 25, T19N, R1E, WM, Pierce County, WA, Assessor's Parcel number 011923-4023

APPLICANT:

Bruce Haas
Industrial Redevelopment, LLC
3300 Irvine Avenue, Suite 111
Newport Beach, CA 92660

SEPA ENVIRONMENTAL REVIEW PROCESS:
The City issued a SEPA Mitigated Determination of Non-significance (SEPA MDNS) on April 10, 2017 that included 31 mitigation measures (PLNG2017-006, see *Original Proposal*, below). The applicant has filed for a minor site plan amendment (PLNG2017-038, see *Amended Proposal*, below). SEPA regulations allow for a SEPA addendum to be prepared when there is not a substantial change the analysis of significant impacts (WAC 197-11-600(4)(C). An addendum is defined in the State's SEPA Rules as follows:

> *An environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.*

ORIGINAL PROPOSAL: The original proposal (PLNG2017-006) was to replace two existing office buildings totaling approximately 660,000 square feet, with up to 1,355,000 square feet of high cube warehouse/distribution center use and 100,000 square feet of office use in three new buildings. One existing 340,711 square foot building, which is currently used for warehousing, will remain.

AMENDED PROPOSAL: The proposed amendment (PLNG2017-038) is for a reduction in building size of approximately 104, 000 SF and a reduction in parking of 11 spaces from the plans approved under PLNG2017-006. It also seeks to include a fulfillment center as a potential use of the property. There are no other changes to the basic character or arrangement and number of buildings from the approved plan, or the amount and quality of open space and landscaping. The reduction in building size and parking varies from the approved project by less than 10 percent.

The ITE Trip Generation Manual (10th Edition) was recently issued and it provides data for Land Use Code (LUC) 155 (High-Cube Fulfillment Center Warehouse) that was not previously available. Therefore, such use can now be evaluated under the manual. That evaluation is set forth in the December 6, 2017 TENW Traffic Impact Analysis (TIA) submitted with the application for minor site plan amendment (PLNG2017-006).

The TIA states it was prepared to address SEPA Mitigation Measure #3 and #31, and Condition of Approval #1A in the Final Decision of the Hearing Examiner. The revised project resulted in an increase in vehicular trips over the previous proposal. All of the signalized study intersections are anticipated to operate at Level of Service (LOS) D or better in 2018

Attachment 4a - SEPA Addendum issued December 12, 2017

with or without the project, which meets the City's adopted LOS standards. The stop-controlled southbound left-turn at the intersection of International Place/Center Drive is anticipated to operate at LOS E in 2018 during the PM peak hour with the project should the adjacent vacant property north of Center Drive on International Place be developed. Although LOS E is below the City standard, a signal has been previously approved for the International Place/Center Drive intersection (City TIP project #18), which would improve operations to LOS A during the PM peak hour.

The northbound and southbound stop-controlled left-turn movements at the intersection of Hamilton Ave/Center Drive are anticipated to operate at LOS F during the PM peak hour in 2018 with the project. Since other options are available for both the north and southbound approaches, traffic would likely self-balance based on the location providing the most efficient egress at a given time during the PM peak hour. Based on the results of the analysis, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes. To ensure the onsite circulation supports the distribution of traffic for egress away from Hamilton Ave/Center Drive, the following additional mitigation measure is required:

32. The internal site circulation shall accommodate multiple points of egress for employees from the site during the PM peak hour to minimize impacts at the Hamilton Ave/Center Drive driveway location.

The City finds the changes in the site plan and the recommendations in the Traffic Impact Analysis do not substantially change the analysis of significant impacts and alternatives in the existing environmental document. With the addition of Mitigation Measure #32, the MDNS remains the appropriate determination.

If you have questions, please contact Jeffrey S. Wilson, City of DuPont SEPA Official at (253) 912-5393.

10/12/2017

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

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CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

TYPE I Minor Site Plan Amendment
FINDINGS, CONCLUSIONS AND DECISION
DuPont Corporate Park
DuPont File No. PLNG 2017-038

SUMMARY OF REQUEST: Type I Minor Site Plan Amendment Approval.

PROJECT DESCRIPTION: The following project description received Type III Land Use Approval in May 2017:

The 93.16-acre site currently contains one warehouse building and two office use buildings totaling 1,010,000 square feet. The proposed development would replace two existing office buildings totaling approximately 660,000 square feet, with up to 1,355,000 square feet of high-cube warehouse/distribution center use and 100,000 square feet of office use in three new buildings. One existing 340,711-square foot building in the northerly portion of the site, which is currently used for warehousing, would remain as part of the proposed project. Vehicular access would continue to be provided via the two existing driveways on Center Drive and the existing driveway on Wharf Road along with a potential future second access to driveway to Wharf Road. Existing parking and access drives would be demolished and replaced with new parking and access drives. Parking lot and perimeter landscaping will be provided. The project will provide approximately 966 parking spaces.

The proposed site plan amendment seeks the following changes:

The application for site plan amendment proposes to allow the option for fulfillment center warehouse use for the three new buildings totaling up to 1,250,000 square feet. Consistent with the original proposal (PLNG 2017-006), the three new buildings would replace the two existing office buildings currently located on the site and one existing warehouse building (340,711 square feet) will remain. The overall size of the new buildings for the fulfillment center use has reduced from the previous proposal by approximately 8 percent. The amended proposal provides 955 parking spaces, representing a reduction of 1 percent. There are no changes to the location of buildings, parking, or access, or landscaping/open space.

LOCATION: The site is commonly known as the "Intel" property, located at 2800 to 2980 Center Drive, in the City of DuPont, WA

APPLICANT:
Bruce Haas
Industrial Redevelopment, LLC
3300 Irvine Avenue, Suite 111
Newport Beach, CA 92660

REPRESENTATIVE:
Dan Balmelli, PE
Barghausen Consulting Engineers
18215-72nd Ave So
Kent, WA 98032

SUMMARY OF DECISION: Type I Minor Site Plan Amendment is approved subject to the conditions listed in Section 6.

CITY CONTACT:
Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont
1700 Civic Drive
DuPont, WA 98327-9603
Office: (253) 912-5393 / Fax: (253) 964-1455
jwilson@dupontwa.gov / www.dupontwa.gov

Attachment 4b - Final Decision Type I minor Site Plan Amendment

1. SUMMARY OF RECORD

The following were submitted with the Minor Site Plan Amendment application:

1. Land Use Application Form
2. Cover Letter prepared by Barghausen Consulting Engineers dated October 27, 2017
3. Preliminary Site Plan (Option 12-Fulfillment Center) dated October 25, 2017, prepared by Craft Architects
4. Traffic Impact Analysis dated December 6, 2017 prepared by TENW.
5. City Interpretation issued December 7, 2017
6. Review of December 2017 TENW Traffic Impact Analysis Memorandum by Geralyn Reinhart, PE, dated December 11, 2017
7. SEPA Addendum issued December 12, 2017

The following historical plans and documents are relevant to the review and decision for the minor site plan amendment:

8. Type III Site Plan Approval Decision dated May 30, 2017 (*Decision*)
9. Preliminary Site Plan prepared by Craft Architects dated March 3, 2017
10. Trip Generation Report prepared by TENW dated March 24, 2017
11. SEPA MDNS dated April 10, 2017

2. FINDINGS OF FACT

1. DMC 25.10.190(S) defines Site Plan Amendments as follows:

   "Site plan amendment, major" means an amendment to an approved and valid site plan that substantially changes the character, basic design, density, open space or other requirements and conditions of the approved and valid site plan.

   "Site plan amendment, minor" means an amendment to an approved and valid site plan that affects only the precise dimensions or siting of building (i.e., lot coverage, height, setbacks) but does not affect the basic character or arrangement and number of buildings approved in the plan, the density of the development or the amount and quality of open space and landscaping. Proposed dimensional amendments shall not vary more than 10 percent from the original, but shall not exceed the standards of the applicable district.

   There are no changes to the basic character or arrangement and number of buildings from the approved plan, or the amount and quality of open space and landscaping. The reduction in building size and parking varies from the approved project by less than 10 percent.

2. Site Plan Amendments are processed in accordance with DMC 25.150.050 and are processed as a Type I procedure as set forth in DMC 25.175.010.

3. Pursuant to DMC 25.175.010(7)(b), administrative approvals for which previous environmental review has been completed in connection with other project permits, are excluded from the Notice of Application and Notice of Decision requirements.

4. The City issued a SEPA Mitigated Determination of Nonsignificance (SEPA MDNS) on April 10, 2017 that included 31 mitigation measures intended to minimize many of the potential impacts caused by the development.

5. The April/May 2017 proposed project included a Trip Generation Report prepared by TENW dated March 24, 2017, which included detailed trip generation for truck/nontruck trips based on information found in the (then) current ITE *Trip Generation* manual (9th Edition). The City concluded in both its SEPA MDNS and Type III Site

Plan Review Decision that the values presented in the TENW memorandum are reasonable/acceptable as long as the type of highcube warehouse is transload, short-term, or cold storage, and not a fulfillment center or parcel hub, which have different trip generating characteristics. Should either of these latter uses be the tenant further analysis could be needed (see *Decision*, Findings T1 – T4 and *SEPA MDNS* Mitigation Measure #31).

6. The project received Type III Site Plan Approval on May 30, 2017 that included 78 conditions of approval. The approval found that based on the evidence in the Record and subject to compliance with the conditions of approval, the application meets the performance standards for uses permitted in the MRP zone. The land use approval included Condition #1A, which reads as follows:

   1A. Based upon evidence in the Record, including without limitation the City's Transportation Engineering Consultant's March 28, 2017 memorandum (Exhibit "R"), the Site Plan approved by this Decision is expressly limited to a use/user or combination of users considered to be transload, short-term, or cold storage types of highcube warehouse facilities, and not a fulfillment center or parcel hub, which have different trip generating characteristics. Any proposed change of use to operate a fulfillment center or parcel hub on the property would first require a Site Plan Amendment, as provided in DMC 25.150.050, which must include either an updated Trip Generation Report or a Transportation Impact Analysis that analyzes the potential impacts associated with fulfillment center or parcel hub types of high-cube warehouse facilities.

7. The ITE *Trip Generation* Manual (10th Edition) was recently issued and it provides data for Land Use Code (LUC) 155 (High-Cube Fulfillment Center Warehouse) that was not previously available. Therefore, such use can now be evaluated under the manual. That evaluation is set forth in the December 6, 2017 TENW Traffic Impact Analysis submitted with the application for minor site plan amendment.

8. The TIA states it was prepared to address SEPA Mitigation Measure #3 and #31, and Condition of Approval #1A in the Final Decision of the Hearing Examiner. The revised project resulted in an increase in vehicular trips over the previous proposal. All of the signalized study intersections are anticipated to operate at Level of Service (LOS) D or better in 2018 with or without the project, which meets the City's adopted LOS standards. The stop-controlled southbound left-turn at the intersection of International Place/Center Drive is anticipated to operate at LOS E in 2018 during the PM peak hour with the project should the adjacent vacant property north of Center Drive on International Place be developed. Although LOS E is below the City standard, a signal has been previously approved for the International Place/Center Drive intersection (City TIP project #18), which would improve operations to LOS A during the PM peak hour.

   The northbound and southbound stop-controlled left-turn movements at the intersection of Hamilton Ave/Center Drive are anticipated to operate at LOS F during the PM peak hour in 2018 with the project. Since other options are available for the north and southbound approaches, traffic would likely self-balance based on the location providing the most efficient egress at a given time during the PM peak hour. Based on the results of the analysis, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes.

9. The City issued an Interpretation of "fulfillment center" and "parcel hub" use type in the absence of a definition in City code. The Interpretation concluded that:

   "A "fulfillment center" or "parcel hub", is similar in nature and activity to "warehouse/ distribution" as defined in DMC Section 25.10.230 and therefore will be considered one and the same as "warehouse/distribution" for all applications of land use regulations pursuant to DMC Chapter 25."

   The Interpretation was issued on December 7, 2017 and requires a 14 day appeal period. As of this writing no appeals have been filed.

10. The City issued a SEPA Addendum dated December 12, 2017 to address the site plan amendment and new Traffic Impact Assessment. To ensure the onsite circulation supports the distribution of traffic for egress away from Hamilton Ave/Center Drive, the following mitigation measure was added:

    "32. The internal site circulation shall accommodate multiple points of egress for employees from the site during the PM peak hour to minimize impacts at the Hamilton Ave/Center Drive driveway location."

    There is no comment or appeal period required for a SEPA Addendum per WAC 197-11-600(4)(C).

3. ANALYSIS & CONCLUSIONS OF CONSISTENCY WITH CITY OF DUPONT COMPREHENSIVE PLAN

The project was previously evaluated for consistency with the City of DuPont Comprehensive Plan and found to be generally consistent. The proposed amendment does not change the previous findings that, as conditioned, the proposal is found to be consistent. The city zoning code and Condition #48 in the *Decision*, require that each use be evaluated for compliance with DMC 25.45.020(1)(a)(i) to minimize significant adverse impacts. See the City *Staff Report* dated April 25, 2017 and the *Decision* for applicable Comprehensive Plan policies.

4. ANALYSIS AND CONCLUSIONS OF CONSISTENCY WITH DEVELOPMENT REGULATIONS

DMC 25.150 requires that Site Plans be reviewed for consistency with DMC Title 25.75 through 25.95 and 25.105 through 25.125. The proposal reviewed under the previous Type III land use approval process was found to be consistent, as conditioned. The site plan amendment includes a minor reduction in building size (approximately 104,000 square feet, or approximately 8 percent) and reduction of 11 parking spaces (approximately 1 percent); however there is no change to the site plan itself, including access, landscaping and location of parking areas. Therefore, the consistency review would typically be limited to the relevant project changes, in this case parking as there is no code requirement that regulates building size. In Condition #1A of the Hearing Examiner's Decision for PLNG2017-006, however (see Finding #6, above), the consistency review is expanded to include evaluation of the updated Transportation Impact Analysis that analyzes the potential impacts associated with fulfillment center.

A. <u>DMC Chapter 25.95 – Parking</u>

DMC 25.95.030 stipulates the minimum and maximum parking spaces required for the proposed type of use. The fulfillment center has been interpreted to be most similar to a warehouse type use. For warehouse uses, DMC 25.95.030 requires a minimum of 0.3 and a maximum of 1 parking space per worker at maximum shift. While the amended project has not identified a specific user, it intends to meet this requirement by providing a total of 955 spaces, which would allow for 955 workers at maximum shift. Condition #50 of the Hearing Examiner's Decision for PLNG2017-006, requires that each application for building permit be required to identify the uses and employee forecast to ensure compliance with DMC 25.95.030.

Staff Analysis: As conditioned, the amended proposal meets the City requirements for the required number of parking spaces.

B. <u>Evaluation of Traffic Impact Analysis Per Condition #1A</u>

The TENW December 6, 2017 TIA was reviewed and evaluated by the City's traffic consultant, Geralyn Reinhart, P.E. See the Memorandum provided in the Record (Item #6). The TIA concluded, and Ms. Reinhart concurred, that although the revised project resulted in an increase in vehicular trips over the previous proposal, all of the signalized study

intersections are anticipated to operate at Level of Service (LOS) D or better in 2018 with or without the project, which meets the City's adopted LOS standards.

The only identified intersections to be impacted are two stop-controlled intersections:

(1) The stop-controlled southbound left-turn at the intersection of International Place/Center Drive is anticipated to operate at LOS E in 2018 during the PM peak hour with the project should the adjacent vacant property north of Center Drive on International Place be developed. Although LOS E is below the City standard, and would occur when the vacant property north of Center Drive on International Place is developed. A signal has been previously approved for the International Place/Center Drive intersection (City TIP project #18) to be constructed by the developer, which would improve operations to LOS A during the PM peak hour.

(2) The northbound and southbound stop-controlled left-turn movements at the intersection of Hamilton Ave/Center Drive are anticipated to operate at LOS F during the PM peak hour in 2018 with the project. Since other options are available for the north and southbound approaches, traffic would likely self-balance based on the location providing the most efficient egress at a given time during the PM peak hour. Based on the results of the analysis, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes.

Ms. Reinhart concluded that onsite circulation patterns need to allow for the "self-balancing" of the employee PM peak egress trips. Therefore, she recommended a new mitigation measure, which was included in the SEPA Addendum and reads as follows:

> *"32. The internal site circulation shall accommodate multiple points of egress for employees from the site during the PM peak hour to minimize impacts at the Hamilton Ave/Center Drive driveway location."*

Staff Analysis: The applicant has met the requirements of Condition of Approval #1A of the Hearing Examiner's Decision for PLNG2017-006 by providing an updated Traffic Impact Analysis that evaluates trip generation for a fulfillment center use. Fulfillment centers have peak seasons for employment and truck trips which should be addressed for potential impacts, if any. Parking and/or queuing of delivery trucks and vehicles are not allowed to occur within the public rights of way. Unless written approval is granted by the City, queuing on City streets shall not be allowed.

5. CONCLUSIONS

Based on the Findings and Analysis summarized above, the City finds that the site plan amendment, as conditioned, does not change the previous determination of compliance with the goals and policies of the 2015 Comprehensive Plan and consistency with City development regulations DMC Title 25.75 through 25.95 and 25.105 through 25.125. It also meets the requirements outlined in Condition #1A of the Type III Site Plan Approval Decision dated May 30, 2017. The City has determined the site plan amendment meets the standards and criteria necessary to obtain approval by the City.

6. DECISION

Based on the findings and conclusions in this report, the Minor Site Plan Amendment is approved for the DuPont Corporate Park project, subject to the following conditions.

1. All Conditions of Approval as described in the Findings, Conclusions and Decision dated May 30, 2017 are adopted in full and included as a condition of approval for this Minor Site Plan Amendment, with one exception. Condition #1A is satisfied by this amendment and is no longer applicable.

2. The Mitigation Measures, numbered 1-31, included in the MDNS issued on April 10, 2017 are hereby adopted in full, incorporated by reference, and included as Conditions of Approval for the Site Plan amendment approved by this Decision. It is recognized that the December 6, 2017 TIA responded to Mitigation Measure #3 (regarding the intersection of Wharf Road SW and Steilacoom-DuPont Road SW) and met the requirement for the fulfillment

center use. Any subsequent modification of use may require additional analysis and/or mitigation to maintain the operation and function of the intersection at pre-development level of service, consistent with Mitigation Measure #3. It is further recognized that the December 6, 2017 TIA submitted with the site plan amendment application has fully satisfied Mitigation Measure #31.

3. The SEPA Addendum issued December 12, 2017, is also incorporated by reference, including Mitigation Measure #32.

4. Compliance with DMC Chapter 25.75 Commute Trip Reduction will be required. A Transportation Management Plan and Parking Management Plan (the Plan) will be required to address and mitigate for impacts during the peak season. The Plan shall be submitted to and approved by the City prior to Certificate of Occupancy. The Plan is to be updated each year to address any change in employment and trip generation.

5. Trucks and vehicles are prohibited from parking on all public rights of way while waiting to access the property, unless temporary approval is granted by the City.

12/12/2017

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

Date

Appeals
Consistent with DMC 25.175.010 and 25.175.060(4), this decision by the director may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. An appeal must be filed within 14 days after issuance of this decision. The instructions for filing an appeal are found in DMC 25.175.060(4).

GENERAL INFORMATION:

ZONE: MRP (MANUFACTURING AND RESEARCH PARK)

PARKING:

BUILDING C:

PARKING REQUIRED	=	300 STALLS
PARKING PROVIDED	=	358 STALLS
TRAILERS REQUIRED	=	200–250 STALLS
TRAILERS PROVIDED	=	260 STALLS

EXISTING BUILDING:

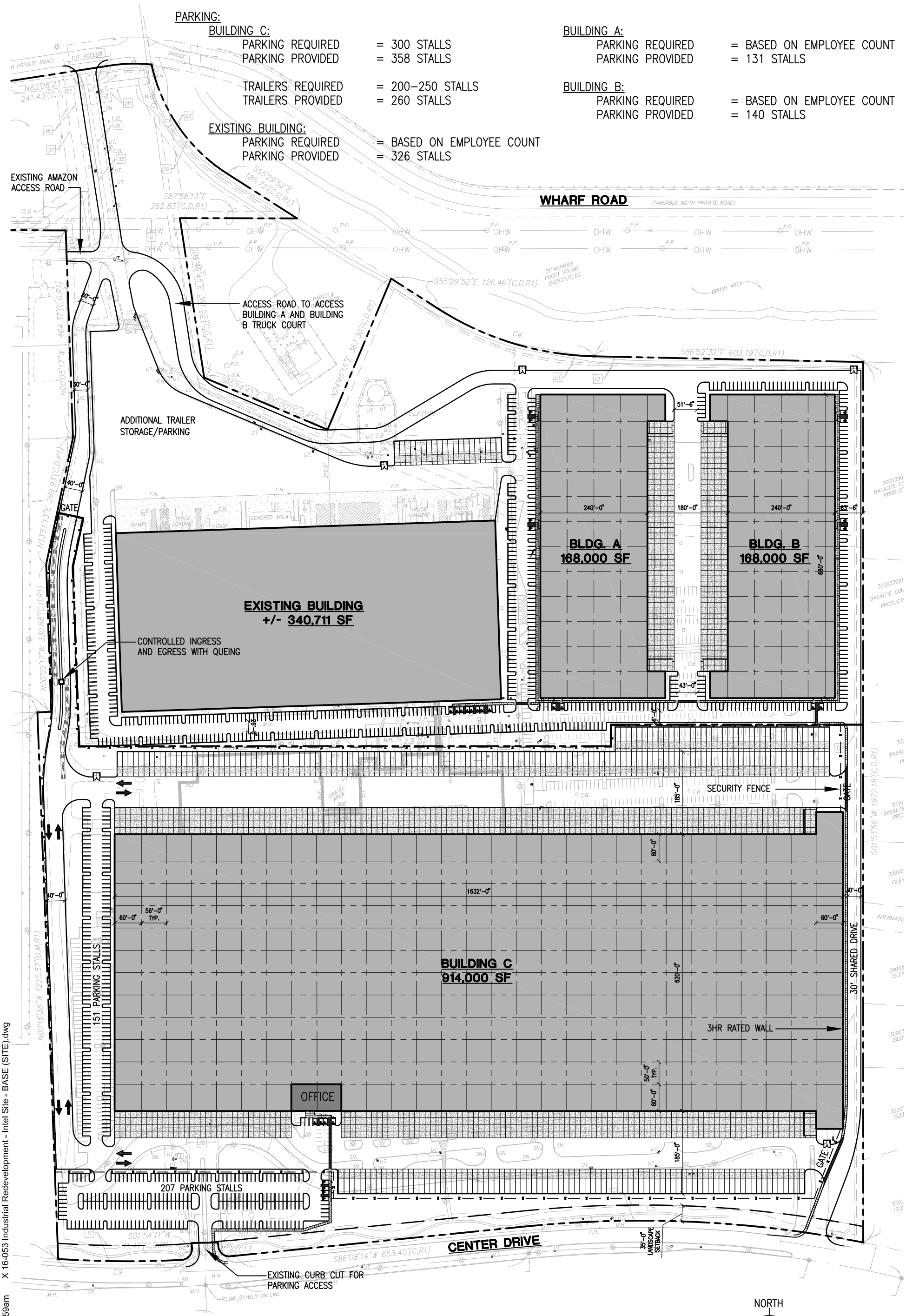
PARKING REQUIRED	=	BASED ON EMPLOYEE COUNT
PARKING PROVIDED	=	326 STALLS

BUILDING A:

PARKING REQUIRED	=	BASED ON EMPLOYEE COUNT
PARKING PROVIDED	=	131 STALLS

BUILDING B:

PARKING REQUIRED	=	BASED ON EMPLOYEE COUNT
PARKING PROVIDED	=	140 STALLS



CRAFT architects

INTEL PRELIMINARY SITE PLAN (OPTION 12 - FULFILLMENT CENTER)

DUPONT, WASHINGTON

10/25/17 1"=200'

Attachment 4c - Site Plan dated October 25, 2017

10/25/17 - 7:59am X 16-053 Industrial Redevelopment - Intel Site - BASE (SITE).dwg