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City of DuPont
Building Services

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: PLNG2021-019

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: Founder's Ridge - Tree Modification Type III

Applicant name: NorthPoint Development

Address: 4825 N.W. 42nd Street, Suite 500, Riverside, MO 64150

Phone number: 385-351-9665

Fax number: _____

Applicant's representative: Ben Eldridge, Betsy Dyer, Barghausen Engineers

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

Phone number: 425-251-6222

Fax number: beldridge@barghausen.com
bdyer@barghausen.com

Description of proposal. Be specific.

Tree modification requested to retain less than 50% of all non-oak landmark trees. See the Request for
Tree Modification prepared by Toyer Strategic Advisors addressing the request and circumstances for
the request.

Site Information:

Assessor's Parcel Number(s): 011927-2005

Area of site in square feet: 4,458,801 sq. ft. (102.36 acres)

Area of streets and alleys: 10.6 acres

Area of storm drainage improvements and conveyance lines: 83.18 acres

Area of open space and neighborhood green tracts: 50.64 acres

Area of critical areas and buffers: N/A

Area of building floors: approx. 800,000 sq. ft.

Area of impervious surfaces: 51.8 acres

Area of landscaping: 31.38 acres

Building height: approx. 50-foot

Number of dwelling units: N/A

Number of employees: approx. 474

Number of disabled, compact and standard parking stalls: 1001 stalls including accessible / 266 trailer stalls

Description and area of all proposed tracts: see attached large lot segregation

Required Plans, Information and Fee:

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

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

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.



(Applicant Signature)

9/29/2021

(Date)

Ben Eldridge, Agent / Barghausen Engineers

(Print name)