



October 4, 2021

Barb Kincaid
City of DuPont
Community Development
Planning Services
1700 Civic Drive
DuPont, WA 98327

RE: SEPA, Site Plan Review, Design Review, Tree Modification Review, and Large Lot Subdivision Review for Founder's Ridge
Located along Center Drive, DuPont, Pierce County, Washington
Tax Parcel No: 011927-2005
Our Job No. 21127

Dear Barb,

On behalf of NorthPoint Development, Barghausen Consulting Engineers, Inc. is submitting the SEPA and Land Use applications for Site Plan Review, Design Review, Tree Modification Type III Review and Preliminary Large Lot Subdivision application for the proposed Founder's Ridge project located on approximately 80-acres on the west side of Center Drive to the south of Civic Drive. The proposed development consists of the construction of four new light industrial/manufacturing buildings along with associated grading activities, paved parking and truck maneuvering areas, landscaping, storm water facility, water and sanitary sewer extensions, franchise utility improvements and roadway improvements, if required. Pre-application meeting comments were provided via letter dated January 25, 2021 under City File No. PLNG2020-007.

The following plans and documents are enclosed for review:

1. Two (2) each Vicinity Map
2. Two (2) each Preliminary Architectural Site Plan
3. Two (2) each Preliminary Building Elevations and Materials/Color Board
4. Two (2) each Photometric Plan including Lighting Details and Specifications
5. Two (2) sets Preliminary Landscape Planting Plans and Irrigation Plans
6. Two (2) each Water Conservation Plan
7. Two (2) each Narrative Description of Proposed Uses and Compliance with Design Review Criteria
8. Two (2) each Narrative Description of Compliance with Old Fort Lake Subarea Plan
9. Two (2) sets Preliminary Civil Engineering Design Plans
10. Two (2) each Preliminary Stormwater Site Plan
11. Two (2) each Traffic Impact Analysis
12. Two (2) each Wetland and Fish and Wildlife Habitat Assessment Report and Voluntary Habitat Restoration Plan

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

13. Two (2) each Certified Arborist Report
14. Two (2) each Site Noise Study
15. Two (2) each Geotechnical Information Report
16. Two (2) each Phase I Environmental Site Assessment
17. Two (2) each Cultural Resources Report
18. Two (2) each Title Report
19. Two (2) each Site Specific Sewer Information Letter from Pierce County
20. Two (2) each City of DuPont Water Availability Form
21. Two (2) each Trash Enclosure Location Approval from Lemay, Inc.
22. Two (2) each SEPA Environmental Checklist
23. Two (2) each Preliminary Large Lot Subdivision Survey
24. Two (2) each ALTA Survey
25. Two (2) each Existing Significant Tree Plan
26. Two (2) each Request for Tree Modification
27. Two (2) each List of Property Owners within 300-foot Radius
28. One (1) set Pre-Stamped and Addressed Envelopes for Property Owners
29. Two (2) each Land Use Application for Site Plan Review-Type II and Design Review-Type I
30. Two (2) each Land Use Application for Tree Modification Request-Type III
31. Two (2) each Land Use Application for Preliminary Large Lot Subdivision-Type I
32. Two (2) each Authorization to Act as Agent Affidavit
33. Two (2) each Financially Responsible Party Contact Information Letter
34. One (1) each Electronic Copy of Application Documents
35. One (1) each Check for SEPA Review (\$750), and Land Use Review Application Fees for Site Plan Review-Type II (\$1,500), Design Review-Type I (\$1,500), Tree Modification Review-Type III (\$3,000) and Preliminary Large Lot Subdivision Review-Type I (\$1,500), totaling \$8,250.

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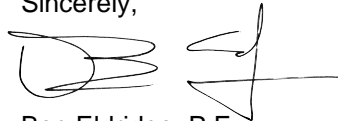
-3-

October 4, 2021

We believe that the enclosed plans and documents compile a complete application package to begin the SEPA Environmental Review, Site Plan Review, Design Review, Tree Modification Review and Preliminary Large Lot Segregation Review for the Founder's Ridge 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,

A handwritten signature in black ink, appearing to read 'Ben Eldridge', with a horizontal line extending to the right.

Ben Eldridge, P.E.
Senior Project Engineer

BSD/bd
21127c.003.doc
enc: As Noted
cc: Jeffrey Nelson, NorthPoint Development
James Kraatz, NorthPoint Development
Daniel K. Balmelli, Barghausen Consulting Engineers
Betsy Dyer, Barghausen Consulting Engineers, Inc.