

November 23, 2021

DRAFT

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

RE: Founder's Ridge - Response to Large Lot Subdivision Criteria – DMC 24.060.070
PLNG2021-018 (Site Plan Review & Design Review), -019 (Tree Modification), -020 (Large Lot
Division), and -021 (SEPA)
Located along Center Drive, DuPont, Pierce County, Washington
Our Job No. 21127

Dear Barbara:

Per the completeness letter dated October 27, 2021, we have provided a response to Large Lot Subdivision
criteria contained in DMC 24.060.070.

- a) **Access:** The project has proposed a network of public streets to provide adequate ingress and egress to all proposed lots. The size of the streets have been based on projected traffic volumes modeled within the traffic impact analysis and is consistent with relevant City standards. No private streets are being proposed.
- b) **Drainage.** A drainage system that includes a catch basin and pipe system for collection and conveyance along with water quality vaults and infiltration ponds for water treatment and infiltration respectively have been proposed for the project.
- c) **Sewer.** A complete sanitary sewer collection and conveyance system, adequate to handle the anticipated flows for the project have been proposed. The wastewater will be conveyed offsite to an existing sanitary sewer system.
- d) **Feasibility for Building Sites.** A detailed geotechnical analysis an assessment of geological hazard, flooding, poor drainage or swamp conditions, mud slides or avalanche hazards for the building sites has been prepared for the site. Mitigation measures from the report will be incorporated into the final design.
- e) **Water Supply and Fire Protection.** A water system to provide domestic ad fire service to the project has been proposed for the project.
- f) **DuPont Comprehensive Plan, DuPont Municipal Code and Any Other City Plan, Policy or Requirement.** Relevant requirements have been incorporated into the design of this project.

We believe that the above responses address the large lot subdivision criteria. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

Ben Eldridge, P.E.
Senior Project Engineer

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enc: As Noted
cc: Jeffrey Nelson, NorthPoint Development
James Kraatz, NorthPoint Development
Daniel K. Balmelli, Barghausen Consulting Engineers
Betsy Dyer, Barghausen Consulting Engineers