

**BARGHAUSEN**

December 22, 2021

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

RE: Preliminary Plat Application 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 a Preliminary Plat Application for the proposed Founder's Ridge project. Per city comment letter dated December 9, 2021, a preliminary plat application will be processed instead of a Large Lot Subdivision as originally submitted to accommodate proposed lot sizes. The project is currently in review for Site Plan Review and Design Review (PLNG2021-018), Tree Modification (PLNG2021-019) and SEPA (PLNG2021-021).

The following plans and documents are enclosed for routing and review:

1. Seven (7) each Wetland and Fish and Wildlife Habitat Assessment Report and Voluntary Bat Habitat Restoration Plan
2. Seven (7) each Vicinity Map
3. Seven (7) each Preliminary Plat Site Plan
4. Seven (7) each Topographic Survey
5. Seven (7) each ALTA Survey
6. Seven (7) each Certified Arborist Report
7. Seven (7) each Response to Preliminary Plat Approval Criteria per DMC24.03.060
8. Seven (7) sets Preliminary Civil Engineering Design Plans including Grading Plan
9. One (1) each 8-1/2 x 11 Preliminary Plat and Preliminary Civil Engineering Plans
10. Three (3) each Preliminary Stormwater Site Plan
11. Two (2) each Traffic Impact Analysis
12. One (1) each Title Report
13. Two (2) each Draft Covenant, Conditions and Restrictions
14. Two (2) each Site Specific Sewer Information Letter from Pierce County
15. Two (2) each City of DuPont Water Availability Form

BARGHAUSEN CONSULTING ENGINEERS, INC.

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BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

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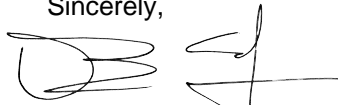
December 22, 2021

16. Two (2) each Signed SEPA Environmental Checklist
17. One (1) each List of Property Owners within 300-foot Radius
18. One (1) set Pre-Stamped and Addressed Envelopes for Property Owners
19. One (1) each Preliminary Plat Application
20. One (1) each Authorization to Act as Agent Affidavit
21. One (1) each Electronic Copy of Application Documents

We believe that the enclosed plans and documents compile a complete application package to begin Preliminary Plat 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.006.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.