



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.**

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](http://barghausen.com)

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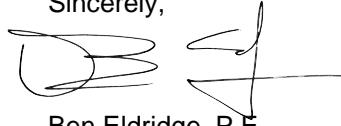
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16. Two (2) each Signed SEPA Environmental Checklist
17. One (1) each List of Property Owners within 300-foot Radius
18. One (1) set Pre-Stamped and Addressed Envelopes for Property Owners
19. One (1) each Preliminary Plat Application
20. One (1) each 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,



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.