



CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

January 18, 2022

Sent via email only to:

Ben Eldridge
Barghausen Consulting Engineers
18215 72nd Ave South
Kent, WA 98032

Subject: Founder's Ridge - Applications for PLNG2021- 018 (Site Plan Review and Design Review), -019 (Tree Modification), -021 (SEPA) and -027 Preliminary Plat Notice of Complete Application

Dear Mr. Eldridge:

The City received a new Type III Preliminary Plat application on Dec. 23, 2021 related to the above project. The following preliminary plat application materials were submitted:

- Cover Letter prepared by Barghausen Consulting Engineers dated Dec. 22, 2021
- Preliminary Plat Application Form dated Dec. 22, 2021
- Vicinity Map prepared by Barghausen Consulting Engineers dated Dec. 22, 2021
- Preliminary Plat Map (3 Sheets) prepared by Barghausen Consulting Engineers dated Dec. 16, 2021
- LIDAR Exhibit prepared by Barghausen Consulting Engineers dated Sept. 4, 2020
- ALTA Survey prepared by Barghausen Consulting Engineers dated Oct. 27, 2020
- Revised Arborist's Report prepared by Soundview Consultants dated Nov. 3, 2021
- Revised Traffic Impact Analysis prepared by Gibson Traffic Consultant dated November 2021
- Updated Title Report 193789-TC dated Nov. 22, 2021
- Updated Title Report 211550-TC dated Nov. 22, 2021
- Draft Declaration of Easements, Covenants, and Restrictions prepared by Johns Monroe Mitsunaga Kolouskova PLLC, undated
- Pierce County Sewer Information Letter dated June 17, 2021
- Water Availability Form prepared by Barghausen Consulting Engineers undated
- Revised SEPA Checklist prepared by Barghausen Consulting Engineers dated Nov. 23, 2021
- Authorization to Act as Agent dated July 29, 2021
- List of property owners within 300-foot radius, undated
- One set of Pre-stamped and addressed Envelopes for Property Owners
- Slopes Exhibit prepared by Barghausen Consulting Engineers dated Dec. 22, 2021
- Stormwater Site Plan prepared by Barghausen Consulting Engineers dated July 14, 2021

- Preliminary Grading, Utilities and Road Plans, 56 sheets, prepared by Barghausen Consulting Engineers dated July 23, 2021
- Revised Wetland and Fish and Wildlife Habitat Report and Voluntary Bat Habitat Restoration Plan prepared by Soundview Consultants dated November 2021
- Response to Preliminary Plat Approval Criteria prepared by Barghausen Consulting Engineers dated Dec. 23, 2021

On December 29, 2021 the City received an email from Jeffrey Nelson (applicant) requesting withdrawal of the previous application for a Large Lot Subdivision (PLNG2021-020); that application has been withdrawn and the fees applied to the Preliminary Plat.

Your application is now complete for processing and we will proceed with the Notice of Application and SEPA scoping process. Please note, however, that the preliminary plat maps were missing the following details as required per DMC 24.03.030(g). Although the information is provided on other plans or documents included in the overall application materials for this project, this information will be required to be submitted before staff can provide land use comments on the preliminary plat application:

- The location, names and right-of-way widths of all proposed streets and their proposed paved width; - provided on the civil plans but not the preliminary plat map.
- The use and approximate location of all buildings within 150 feet of the boundaries of the proposed subdivision;
- The location, size and use of all contemplated and existing public areas within the proposed subdivision, and a description of the adaptability of the area for uses contemplated;
- The location, size and kind of public utilities in and adjacent to the proposed subdivision, indicating those utilities which will provide service to the proposed development and their planned location within the subdivision;
- Location and disposition of any wells, creeks, drainage courses, drainageways, septic tanks, drainfields, 100-year floodplain boundaries and easements in or within 200 feet of the proposed subdivision;
- Topography and two-foot contours certified by the engineer or surveyor within the proposed subdivision; or, as an alternative in the case of a partition of one acre or less, elevations at each existing and proposed property corner;
- Topography and at least 10-foot contours outside, but within 200 feet of, the proposed subdivision. The base for such information shall be the National Geodetic Survey (U.S.G.S.), or other survey approved by the Director;
- The location of all Landmark Class trees and Oak Mapping Management Units as defined in the DuPont Zoning Code within the proposed subdivision, and for 150 feet beyond the terminus of all dead-end streets. Individual trees in a stand of five trees or more need not be shown, but the area covered by the stand dripline shall be shown. For trees outside the subdivision boundaries, the location of said trees may be based on aerial photographs or other methods acceptable to the Director, and which do not require the applicant to trespass on adjacent property;
- For all 100-year floodplain boundaries shown on the vicinity map, the elevation of the 100-year flood at the point immediately upstream from the subdivision, and the direction and distance to said point.

The City intends to issue a Notice of Application, Determination of Significance, and Notice of Scoping Meeting on January 21, 2022. At that time the site will need to be posted with two public notice signs. It is your responsibility to post the signs. The 4' x 4' signs are available at City Hall for your installation but will

need posts. There will be laminated notices and site plan available at City Hall to be attached to the signs. The signs are to be posted in the following locations:



Figure 1- Sign Location 1 at Loop Road and Hoffman Hill Blvd



Figure 2 - Sign Location 2 at Center Drive just north of Pioneer Middle School

If you have any questions, please call me at 253-912-5393, or email me at bkincaid@dupontwa.gov.

Sincerely,

Barb Kincaid, AICP
Director of Community Development

Cc: PLNG2021-018, -019, -021, -027
Jeffrey Nelson, NorthPoint Development
Sherri Ingles, Building Department
Mike Turner, City of DuPont Fire Marshal
Fred Foreman, City of DuPont Public Works
Scott Hein, City of DuPont Public Works
Dominic Miller, Gray & Osborne, Inc. (representing the City of DuPont)
Lisa Klein, AHBL, Inc. (representing the City of DuPont)
David Sherrard, Leon Environmental, LLC