



BARGHAUSEN

February 3, 2022

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

RE: Founder's Ridge
 Response to Application for PLNG2021-027 Preliminary Plat
 Located along Center Drive, DuPont, Pierce County, Washington
 Our Job No. 21127

Dear Barb:

We have revised the Preliminary Plat map for the above-referenced project in accordance with your comment letter dated January 18, 2022. Enclosed are the following documents for your review and approval:

1. Seven (7) each revised Preliminary Plat Map
2. One (1) each electronic copy Resubmittal Documents

The following outline provides each of your comments in italics, along with a narrative response describing how each comment was addressed:

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.

Response: The location, right-of-way widths and proposed paved widths of all proposed street have been shown and labeled on sheets 1 and 2. Street names will be added once assigned by the city.

The use and approximate location of all buildings within 150 feet of the boundaries of the proposed subdivision;

Response: The use and approximate location of all off-site structures within 150 feet of the boundary of this proposed subdivision have been shown on sheets 1, 2 and 3.

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;

Response: The proposed public areas are the roadways and pedestrian pathway located within the proposed rights-of-way and are shown and labeled on sheets 1 and 2.

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;

Response: The existing utilities are shown on sheets 1, 2, and 3. The proposed utility locations are shown on sheet 3. The proposed site plan and utilities are shown on sheet 3.

BARGHAUSEN CONSULTING ENGINEERS, INC.

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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;

Response: The location of the flood plain areas and Sequelitchew Creek are shown on sheets 1, 5 and 6.

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;

Response: Topographic information has been shown on sheet 5 and certified by the engineer.

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;

Response: Topographic information has been shown on sheet 5.

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;

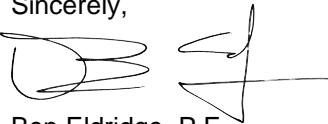
Response: The landmark/specimen tree survey information has been shown on sheet 6.

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.

Response: The location of the flood plain areas is shown on sheets 1, 5, and 6.

We believe that the above responses, together with the enclosed revised Preliminary Plat Map, address all of the comments in your letter dated January 18, 2022. Please review and approve the enclosed at your earliest convenience. 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

BE/am
21127c.008
enc: As Noted
cc: Jeffrey Nelson, NorthPoint Development
Kimberly Anderson, Barghausen Consulting Engineers, Inc