



November 10, 2023

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

RE: DuPont 243
 Response to September 22, 2023 Comment Letter from City of DuPont and
 the September 21, 2023 letter from Gray & Osborne, Inc.
 for the DuPont 243 Project
 City File Numbers: PLNG2022-031 and -032
 Our Job No. 18666

Dear Ms. Kincaid:

We have revised the plans and technical documents for the above-referenced project to address the comments in your letter dated September 22, 2023 and the September 21, 2023 letter from Gray & Osborne, Inc. Enclosed are the following plans and documents for your review and approval:

1. One (1) each electronic file revised Photometric Plan
2. One (1) each electronic file Preliminary Landscape and Irrigation Plan
3. One (1) each electronic file revised Preliminary Civil Engineering Design Plans
4. One (1) each electronic file revised Architectural Site Plan
5. One (1) each electronic file revised Noise Study
6. One (1) each electronic file Geotechnical Report Addendum 3
7. One (1) each electronic file revised Tree Retention Plan
8. One (1) each electronic file Water Availability Form
9. One (1) each electronic file revised SEPA Checklist
10. One (1) each electronic file revised TIA
11. One (1) each electronic file updated Dumpster Location Approval
12. One (1) each electronic file revised Stormwater Site Plan (includes SWPPP)
13. One (1) each electronic file Cultural Resources Report Addendum

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

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

A. Civil and landscape plan review

1. *The current Photometrics Plan depicts light spill exceeding 1.0 FC along the development footprint, however the property boundary lines are not depicted. The City regulates light spill along the boundary lines. An updated Photometrics Plan should be provided to demonstrate that less than 1.0 FC of light spill will occur at all property boundaries.*

Response: An updated photometric plan is included with this resubmittal showing lighting levels 5-foot and 10-foot past the property boundary.

2. *The Architectural Site Plan indicates that 138 standard vehicle parking stalls are provided plus 68 trailer stalls. The landscape plans (Sheet L-3) provide that 140 standard vehicle parking spaces are proposed, which require one tree per six stalls for a total of 23 required parking lot trees. 33 parking lot trees are proposed to be provided. The provided number of standard vehicle parking stalls is not consistent between the Architectural Site Plan and the Landscape Plans. Update the plans to be consistent in the provided number of parking spaces.*

Response: All plans have been updated to show a total of 141 standard parking stalls per the updated site plan.

3. *A landscape buffer is proposed between the northeastern parking areas and Sequalitchew Drive. The landscape plans (Sheet L-4) provide nine 2-inch caliper Honey Locust trees adjacent to the right-of-way along the perimeter of the landscaped area, and the addition of 2.5" caliper Oregon white oak trees adjacent to the parking lot with the remaining area to be hydro-seeded/lawn or shrubs and groundcover. The Honey Locust trees shall be a minimum of 6 feet in height at planting. Update landscape plans to be compliant.*

Response: Tree size at planting for 'Skyline' honey locust revised as noted.

4. *Moderate screening is provided on landscape plans (Sheets L-5) between the east trailer parking/storage area and Sequalitchew Drive, but is not provided between the trailer parking area and the relocated Sequalitchew Creek Trail, where it will be visible to trail users. Moderate screening (50% minimum visual screening) will be required. The definition of a moderate buffer includes treatments such as walls, which in this case is the desired screening of the trailer parking area. Provide a wall at the south side of the eastern trailer parking area to screen the trailer parking from view of the trail users. The wall shall also meet the blank wall requirements per DMC 25.24.030(5).*

Response: Berm and moderate screening added between car parking and pond.

5. *Landscape plans depict a stormwater pond south of the southeastern trailer storage area. The landscape plans depict erosion-control hydroseeding throughout the stormwater pond and plantings along the east perimeter. Per DMC 25.90.030(3)(b) the city may require the pond be landscaped to mitigate incompatibility with the adjacent Sequalitchew Creek trail. Provide moderate buffer type landscaping around the south side of the infiltration pond to screen the pond from the trail.*

Response: Moderate screening has been added between pond and trail.

6. *The Noise Study depicts a sound wall along the southern boundary of the development area. The sound wall is not depicted on the civil plans. Add the sound wall to the civil plans. Make sure the wall meets the blank wall requirements of DMC 25.24.030(5).*

Response: An updated noise study is included with this resubmittal. No sound wall is proposed. However, a berm is proposed along the southeast parking area for noise mitigation and visual screening.

B. DMC 25.105 Critical Areas

1. *The grading and landscape plans depict a small amount of grading within the 100-foot Sequalitchew Creek buffer. This may be permitted as an Exception per DMC 25.105.070, provided it can be clearly demonstrated that the project is needed for the benefit of the public; and no feasible alternative exists; there is not a feasible alternative to the proposed locations; and the proposed location results in no net loss in a critical areas' functional value. Review the grading plans for this area and either (a) revise the grading to avoid any disturbance to the Sequalitchew Creek buffer, or (b) respond to the Exception requirements detailed in DMC 25.105.070(2) to clearly demonstrate there are no alternatives. Per DMC 25.105.070(2)(c), exception request shall be made in writing and subject to the administrative authority of the director.*

Response: Plans have been revised so that no grading is proposed within the Sequalitchew Creekbuffer.

2. *The civil plans include a note for "Field Surveyed Top of Upper Stream Bank of Sequalitchew Creek". It appears as though the 100-foot Sequalitchew Creek Buffer depicted on the plans has been located from this top of bank. Per DMC 25.105.050(2)(g)(i), the location of the ordinary high water mark (OHWM) is to be the location the buffer shall be extended from. Provide the location of the OHWM on the civil plans and extend the 100-foot Sequalitchew Creek buffer from this location. Provide documentation that the OHWM has been field verified by a qualified biologist.*

Response: The OHWM is now indicated with the 100-foot creek buffer located from this line.

3. *The site has steep slopes that are regulated by the City's Critical Areas Chapter DMC 25.105. DMC 25.105.050(3)(a)(i) defines Landslide Hazard areas and (ii) defines Erosion Hazard areas. DMC 25.105.050(3)(b)(i) provides standards for proposals located within or adjacent to landslide hazard areas. DMC 25.105.30(3)(c) provides that the size of the setback shall be based on the findings of a qualified professional. Finally DMC 25.105.030(d)(v) requires review of potential geologic hazard areas by a qualified professional. The following geotechnical reports were submitted with the DuPont 243 application:*
 - a. *Geotechnical Engineer Report prepared by GeoEngineers dated Oct. 10, 2011*
 - b. *Report Addendum prepared by GeoEngineers dated May 11, 2018*
 - c. *Report Addendum prepared by GeoEngineers dated Nov. 8, 2022*
 - d. *Revised Report Addendum 2 prepared by GeoEngineers dated August 1, 2023*

Neither of these reports address the evaluation of the presence of landslide or erosion hazard areas nor do they make a recommendation for the size of setback from the top of slope. Provide a letter from the geotechnical engineer that address the City's Geologic Hazard assessment requirements, makes a recommendation for a protective buffer, and depict the protective buffer on the plans.

Response: A third addendum to the geotechnical report addressing these issues is provided with this resubmittal. A 50-foot setback has been maintained from the top of slope for all improvements.

4. *If any portions of the relocated Sequalitchew Creek trail (or grading for the trail) are to be located within the geologic hazard protective setback area, DMC 25.105.050 (3)(b)(i)(A)(III) provides that it shall be clearly demonstrated that no other feasible alternative exists. Provide a letter from the civil engineer that demonstrates that the trail is or will be designed to standards and no other feasible alternative exists.*

Response: The existing Sequalitchew Creek Trail crosses the 50-foot steep slope setback. Because of this, any new trail connecting to it must also cross the setback. The proposed location of the new trail has been coordinated with the city and opposition group in order to provide screening from the site and impact as few trees as possible.

C. DMC 25.120 Tree Retention

1. *The submitted Tree Protection Plan prepared by WFC dated August 6, 2023, identifies that there are a total of four (4) landmark Oregon white oak trees on site (Tree numbers 9, 12, 80 and 81; see List of Landmark Trees on DuPont 243 provided as Attachment 3 to the WFC Plan). In the description of cover type 1 in Table 1 it lists that there are six (6) healthy Landmark Oregon white oak trees onsite. The Table in Attachment 3 of the WFC Plan indicates that landmark Oregon white oak trees #9 and #12 are to be removed and trees #80 and #81 are to be retained. The WFC Plan further provides in the narrative that two (2) Oregon white oak landmark trees are proposed to be removed (page 4) consistent with Attachment 3. The Tree Map included as Attachment 2 in the WFC Plan depicts the location and removal of tree #12 but does not depict the location and removal of tree #9. The civil and landscape plans both provide notes that state that one landmark Oregon white oak tree will be removed. Revisions/corrects are needed as follow:*

- i. ***Correct the WFC Plan and the civil and landscape plans to be consistent in the number of Landmark Oregon white oak trees to be removed.***

Response: The number of landmark Oregon white oak trees is consistent in Table 1 and in Attachment 3. There are six healthy landmark white oak trees (#'s 9, 12, 22, 65, 80, & 81) and two unhealthy landmark white oak trees (#'s 18 & 79). All eight trees are shown on the map in Attachment 2. Five of the six healthy landmark white oak trees will be retained and one in the future right-of-way will be removed.

- ii. ***Correct Attachment 1 of the WFC Plan to correctly depict the 19.65-acre project boundary.***

Response: Report was updated using parcels 0119266005 & 0119266006. Total project acreage is 19.65-acres.

iii. Provide the location of Tree #9 to be removed on all plans (and any other landmark Oregon white oak trees to be removed).

Response: After reviewing the site plan it was determined that the tree identified as #12 in previous reports was actually tree #9. This tree (#9) is located in the future street right-of-way and will be removed. Tree #12 is located approximately 100-foot west of tree #9 and will be retained. The update is reflected on the site plan in Attachment 2 and on the table in Attachment 3.

iv. Tree #12 can be removed because it is in the right of way. However, city code provides that it must represent no more than 30% of all Landmark Oregon white oak trees to be removed, which if it is the only Landmark Oregon white oak to be removed (and there are either six or four trees as described in the WFC Plan) meets code. If Tree #9 cannot be retained, however, per DMC 25.120.050 you are to submit an application for a Tree Modification Request (Type III, which requires an application form, full documentation and justification, and a \$3,000 application fee). Note that a Type III Tree Modification request was not included in the Notice of Application and will require a new Notice of Application and comment period.

Response: Of the six healthy landmark Oregon white oak trees on-site, only tree #9, in the road right-of-way, will be removed for the project. The remaining five healthy white oak trees will be retained as shown in Attachments 2 & 3.

We have revised the plans and technical documents for the above-referenced project in accordance with the comment letter prepared by Gray & Osborne, LLC dated September 21, 2023.

GENERAL

1. *The site plan shall reflect all easements, site restrictions, and encumbrances from the short plat and any other recorded documents. Proposed site improvements, within the easements on the project sites, shall comply with the conditions of said easements.*

Response: Comment acknowledged. All existing and proposed easements are shown on the plans.

2. *The project activities shall comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity will be required for this project prior to issuance of a grading permit.*

Response: Comment acknowledged. An NPDES permit will be acquired prior to issuance of the grading permit.

3. *In accordance with Section 2.21 Street Frontage Improvements, all commercial and residential developments, plats, or short plats shall install frontage improvements at the time of construction as required by the City. Such improvements include curb and gutter, sidewalk, street, storm drainage, street lighting systems, utility relocations, landscaping and irrigation (2.21.1) and all frontage improvements shall be made across the full frontage of property from Centerline to right-of-way line (2.21.2). For purposes of this review, the proposed 85-foot wide*

right-of-way is classified as an arterial with features and dimensions as defined in the City's Public Work Standards.

Response: Half street improvements along with a 42.5-foot right-of-way dedication are proposed on these plans consistent with City of Dupont standards.

4. *An analysis of sight distance triangles to verify that safe stopping and turning movements to and from the site at all points of access to the site shall be provided.*

Response: Sight distance triangles have been added to sheet C6 of the plans.

5. *Following construction, a City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite storm water system.*

Response: A Stormwater Maintenance Agreement will be completed for this project prior to engineering approval.

6. *The City's Stormwater System Development charge (SDC) will apply to this project.*

Response: Comment Acknowledged.

7. *The Applicant shall address any applicable mitigation measures associated with this project.*

Response: All applicable mitigation measures have been applied per City of Dupont standards.

8. *All easements identified in the Title Report shall be delineated and labeled on the plans (i.e., width, type, and recording number). Callouts with numbers corresponding with the Title Report Exception Numbers should be provided.*

Response: All easements identified in the title report are shown onsite with exception numbers listed.

9. *Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required prior to issuance of a construction permit.*

Response: Comment acknowledged. Engineering approval will be obtained from the utility districts.

10. *This project is subject to the Geographic Information System (GIS) requirements as stated in the City of DuPont Municipal Code, Chapter 24.09, and Ordinance No. 97-559.*

Response: Comment acknowledged.

LAND USE APPLICATION

11. *Item No. 14, Letter of Water Availability from City of DuPont. A completed City of DuPont Water Availability Form identifying the proposed water usage in gallons per day should be submitted.*

Response: Comment acknowledged. A water availability certificate will be submitted for this project.

SEPA CHECKLIST

12. *The Environmental Media Management Plan, identified Item B.7.a.2., should be provided.*

Response: An environmental media management plan will be provided prior to engineering approval.

13. *Item No B.14.a should be revised to reference Sequalitchew Drive.*

Response: This section has been revised to reference Sequalitchew Drive.

TRAFFIC IMPACT ANALYSIS

14. *The Transportation Impact Study comments should be provided to the City by Ms. Geralyn Reinart, P.E.*

Response: Comment acknowledged.

SEWER AVAILABILITY

15. *The submitted Pierce County Utilities information appears acceptable for Land Use Application approval. Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required prior to issuance of a construction permit.*

Response: Comment acknowledged. Engineering approval will be obtained from Pierce County for the proposed sewer improvements.

TRASH ENCLOSURE LOCATION

16. *The submitted plan from LeMay Pierce County Refuse for the refuse container location appears to be sufficient for Land Use approval. The project shall demonstrate compliance with DMC 25.100 Recycling.*

Response: An updated dumpster location approval from LeMay is included with this resubmittal.

STORMWATER SITE PLAN

17. *The final Stormwater Site Plan shall include:*

- *An off-site analysis report.*
- *An analysis of pipe capacity.*
- *A pipe conveyance basin map.*

Response: Comment acknowledged. These items will be included in the final stormwater site plan.

18. *A separate storm facility intended to treat and detain runoff from the proposed Sequalitchew Road public right-of-way shall be provided.*

Response: A separate infiltration gallery to serve Sequalitchew Drive has been added to the plans.

19. *The potential overflow route from the infiltration facilities should be discussed and shown and labeled on the plans.*

Response: Because the pond is much deeper than the surrounding area, any overflow would begin at the catch basins in the truck court. This is now noted in the storm report.

20. *The party responsible for maintenance of the proposed facilities should be identified.*

Response: The party responsible for maintenance will be identified in the final Operations and Maintenance Manual.

21. *Specific maintenance documentation regarding the Contech Stormfilter Cartridges should be provided in the Operations and Maintenance Plan for reference.*

Response: Maintenance information for the proposed Modular Wetland Units has been added to the Operations and Maintenance Manual.

22. *The Stormwater Pollution Prevention Plan (SWPPP) should include:*

- *BMP sheets for each specific BMP to be used on the project site.*
- *A template site inspection sheet.*

Response: This information has been added to the SWPPP.

GEOTECHNICAL REPORT

We have no comments on the Geotechnical Report at this time.

Response: Comment acknowledged.

CULTURAL REPORT

We have no comments on the Cultural Report at this time.

Response: Comment Acknowledged.

NOISE STUDY

We have no comments on the Noise Study at this time.

Response: Comment acknowledged.

ARCHITECTURAL SITE PLAN

23. *Two fire gates are identified along the north side of the building. The City Fire Department should evaluate for acceptance.*

Response: Comment acknowledged.

PHOTOMETRIC DRAWINGS

24. *Street lighting drawings in accordance with Section 6 (Illumination) of the City Standards, shall be submitted to the City for approval of all street light installations (i.e. Sequalitchew Road). The westerly end of Sequalitchew Drive should be incorporated with the proposed Sequalitchew Road to ensure sufficient lighting coverage is provided. Provide supporting street lighting design information from PSE/Intolight. Both street and on-site lighting drawings shall include photometrics in compliance with City Standard lighting levels. Site lighting shall conform to the requirements of DMC 25.70.070(12). The lighting plan shall include photometric design information for the site and building exterior lighting of the project to demonstrate code compliance with zoning, street, and building code standards.*

Response: An updated photometric plan is included with this resubmittal.

25. *The walkways within the commercial area shall be shown and included in the photometrics with lighting levels averaging at least 10 foot-candle in accordance with DMC 25.70.070(12)(d).*

Response: This information has been added to the photometric plan.

26. *The Applicant should note that DMC 25.70.070 allows 25-foot-tall lighting fixtures in parking lots, except at entries and for parking adjacent to building, where lighting remains restricted to 15 feet in height. All lighting shall be baffled to minimize glare. The heights of the proposed parking area lighting shall be stated on the drawings to demonstrate compliance with City code requirements.*

Response: This information has been added to the photometric plan.

PRELIMINARY CIVIL ENGINEERING DESIGN PLANS

27. *On Sheet C1, the following should be addressed:*

A. *Sequalitchew Drive should be labeled in the Vicinity Map.*

Response: Sequalitchew Drive is now labeled on the vicinity map.

B. *Parcel Number 0119262019 appears to be in error.*

Response: The parcel number has been corrected.

28. *All easement labels should include indication of either "Public" or "Private".*

Response: All easements are now labeled as public or private.

29. *The approximate cut and fill quantities shall be added to the plans.*

Response: Cut and fill quantities have been added to the cover sheet.

30. *Per DMC 25.70.060(10)(c), all on-site service areas (i.e., loading zones, dumpster, transformer, utility vaults, etc.) shall be located in an area not visible from a public street or open space.*

Response: All service areas have been moved out of sight of the public right-of-way wherever possible and landscape screening provided.

31. *Retaining walls shall comply with City Standard 5.5. The design of structural walls shall be by a professional engineer qualified in retaining wall design. Design calculations shall be submitted to the City.*

Response: Comment acknowledged. Retaining wall design and calculations will be provided at the time of engineering review.

32. *A composite utility sheet should be added to the plans.*

Response: A combined water and sewer plan showing the locations of all proposed utilities is included on sheets C7-C8.

33. *Locations of proposed onsite and offsite curb ramps and detectable warning patterns should be shown and labeled.*

Response: All proposed curbs ramps are shown and labeled.

34. *A pedestrian connection from the sidewalk on the south side of Sequalitchew Road to the Sequalitchew Creek Trail shall be provided.*

Response: A pedestrian connection from Sequalitchew Drive to the trail has been added.

35. *Indicate the improvements to the Sequalitchew trail. The new trail shall be extended across Lot 2 to connect to the existing trail/gravel road at the southeasterly property line of Lot 2. Provide a cross section of the proposed trail. Show and label the existing trail/gravel road at the east end of Lot 2. Connection to the new trail from the existing trail on the north side of the existing cul-de-sac at the west end of Sequalitchew Drive should be provided.*

Response: The existing trail and proposed trail improvements are now indicated on the plans. A connection from the proposed trail to the existing trail is now shown. A typical trail section has been added to sheet C6.

36. Any existing trail easements that do not coincide with the new trail alignment will need to be extinguished and a new trail easement provided across Lots 1 and 2.

Response: Comment acknowledged.

37. A City Standard driveway approach with bollards should be provided on south side of Sequalitchew Road at the easterly existing gravel road for City maintenance access. Label the gravel road and width.

Response: A driveway has been added to the plans to serve this access road.

38. Identify and add the building setbacks demonstrating compliance with DMC 25.45.

Response: Distances between the building and property line have been added to sheet C1.

39. On Sheet C3, provide protection measures for the existing sanitary sewer manhole located at the proposed construction entrance locations.

Response: The temporary construction entrance has been moved so that the existing manhole will remain outside the entrance.

40. On Sheet C4, the temporary Construction Entrance Detail shall show geotextile and 100-foot length per Figure II-4.1.1 of the DOE Stormwater Management Manual for Western Washington. Label the length on Sheet C3.

Response: The construction entrance detail on sheet C4 has been replaced with Figure II-3.1 from the DOE manual.

41. On Sheet C4, Erosion Control Notes #4 and #5 shall indicate Sequalitchew Drive and Center Drive.

Response: The road names have been added.

42. Show and label the centerline and stationing of the proposed Sequalitchew Road right-of-way in all applicable sheets.

Response: The proposed centerline stationing for Sequalitchew Drive is shown on sheets C9 and C10.

43. Right-of-way for the Sequalitchew Road, located on Lot 2, shall be dedicated to the City as part of the development of Lot 1 and/or Lot 3. This road is required for consistency with the City's Comprehensive Plan.

Response: Comment acknowledged. 42.5-foot of the future 85-foot right-of-way is proposed to be dedicated from Lot 2 for half street improvements under this development. The remaining 42.5-foot will be dedicated during the future development of Lot 3.

44. *The project proposed half street improvements for Sequalitchew Road right-of-way. A road cross-section and channelization of the proposed half street improvements shall be added to the plans. The functional classification for the proposed Sequalitchew Drive extension is an arterial. The road cross-section shall meet City Public Works Standards and should match the existing road cross-section. Although half-street improvements may be allowed, the design of the full width of the Sequalitchew right-of-way and utilities shall be provided.*

Response: Half street improvements for Sequalitchew Drive are shown on the plans and the proposed road section is shown on sheet C11. Proposed channelization is also shown.

45. *Channelization drawings shall include the locations of:*

- *Signage and relocation of existing signage, where necessary.*
- *City of DuPont Trail Designation Signs.*
- *Pavement markings.*
- *Detectable Warning Patterns.*
- *Crosswalks.*

Response: All of the required items including pavement marking are shown on the plans. Channelization sheets will be included in the plans at the time of engineering review.

46. *The full width of the 85 foot wide right-of-way (i.e. 42.5 feet of Lot 2 and 42.5 feet of Lot 3) should be dedicated to the City. The remaining 50 feet of the 92.5 feet of Lot 2 should be owned and maintained by Lot 1. The City should not share maintenance responsibility for this portion of land.*

Response: Comment acknowledged. The east 42.5-foot of Lot 2 is proposed to be dedicated as RIGHT-OF-WAY with this project. The remaining west 50-foot of Lot 2 will share ownership and maintenance with Lot 1.

47. *On Sheet C2, a 92.5 foot access easement is labeled. The plans should clarify the future intent and ownership of Lot 2; excluding the proposed right-of-way.*

Response: Notes have been added to the plans indicating that the remaining 50-foot of Lot 2 will maintain private ownership.

48. *Sheet C3 indicates existing cul-de-sac to be removed. The plans shall show the proposed right-of-way upon removal of the cul-de-sac which includes transition of the existing sidewalk on the north side of the Sequalitchew Drive right-of-way and westbound traffic from Center Drive.*

Response: Plans show the proposed right-of-way upon removal of the cul-de-sac. A sidewalk connection from the north side of Sequalitchew Drive will be shown on the final channelization plans.

49. *One Sheet C9, it appears the proposed right-of-way does not align to the existing Sequalitchew Drive right-of-way. The proposed right-of-way should match and be consistent with the cross-section of the existing Sequalitchew Drive right-of-way.*

Response: The proposed right-of-way dedication and road improvements for the future extension of Sequalitchew Drive are shown centered on the lot line between Lots 2 and 3 in order to align with the existing right-of-way dedication to the east.

50. *Add sight triangles to the driveway entering the proposed Sequalitchew Drive right-of-way.*

Response: Sight triangles have been added to sheet C6.

51. *The plans shall demonstrate compliance with the underlying Short Plat No. PLNG2020-017. Per Short Plat Notes No. 4, the existing 45-foot radius private temporary turnaround easement on the northerly end of Lot 2 is for the benefit of Lots 1, 2, and 3. The easement will automatically extinguish once Sequalitchew Road is dedicated to the City for public use. At that time a new temporary easement dedicated to the City will be required for the proposed Temporary cul-de-sac at the end of Sequalitchew Road extension. The easement shall remain in effect until the development of Lot 3.*

Response: Comment acknowledged. A temporary cul-de-sac is shown within the existing easement. This easement will be released once road improvements are completed on the east side of Sequalitchew Drive and the new cul-de-sac will be constructed.

52. *The temporary cul-de-sac should be consistent with the City Standard Cul-de-sac Detail, which includes a 45-foot minimum radius to edge of pavement.*

Response: A temporary 45-foot radius cul-de-sac is shown at the north end of Sequalitchew Drive per city standards.

53. *A 45-foot side driveway approach is proposed. Per City Standard Driveway Approach Detail, the maximum driveway is 35-feet for commercial. Driveways wider than 35 feet may be approved by the City considering both traffic safety and the activity being served. If the Applicant proposes to keep the driveway greater the 35 feet in width, written justification shall be provided to the City.*

Response: Comment acknowledged. A deviation request will be made for the increased driveway width.

54. *The parking lot shall be designed in accordance with DMC 25.70.030, DMC 25.95, and Ordinance No. 03-752, which includes, but limited to, screening as approved by the City. Add the dimensions to the parking lot stalls and loading spaces to demonstrate compliance.*

Response: The parking lot has been designed in accordance with all City of Dupont standards. Proposed berms and landscape screening are now included on the plans.

55. *Parking stalls and pedestrian ramps shall meet current building code and ADA requirements.*

Response: All parking stalls and curb ramps have been designed per ADA standards. Grading details will be included on the final engineering plans.

56. *The operation of the existing water main shall be maintained while making connections. For extension of the water main, a gate valve shall be provided at the point of connection to the existing water main for isolation and to facilitate disinfection and testing requirements.*

Response: Connection to the existing main is shown at an existing gate valve.

57. *Label the 15-foot wide water easement dedicated to the City. The easements shall be dedicated to the City following construction and prior to final acceptance of this project.*

Response: The proposed 15-foot water main easement is now labeled on sheets C7 and C8.

58. *The Applicant shall furnish meter sizing calculations for domestic and fire water services. The sprinkler system design, including confirmation of the provided sizing for the fireline components shall be reviewed and approved by the City Building Department and Fire Department as part of the building permit process.*

Response: Comment acknowledged. Meter sizing calculations will be provided at the time of engineering review and sizing of the fire sprinkler system provided at the time of building permit review.

59. *Label the domestic, fire, and irrigation water service connections. Show separate symbols for the proposed water meters and DCVA's located within the 15-foot water easement. Include the size.*

Response: All proposed meters, backflow devices, and connections are now shown and labeled on the plans.

60. *Cross-connection control, in accordance with WAC 246-290-490, shall be provided by installation of an approved backflow preventer commensurate with the degree of hazard for protection of the public water system.*

Response: Comment acknowledged. Backflow prevention devices are shown at all private connections to the public water main.

61. *Drains to daylight, infiltration sump, or to the onsite storm system shall be provided for the water service vaults and meter boxes as required per City Standard Details.*

Response: Connections from the water service vaults to the proposed storm system are now shown.

62. *The City Fire Department shall confirm that the number and locations of existing and proposed fire hydrants on or near the project site are adequate for purposes of providing the required fire flow for the proposed building.*

Response: Comment acknowledged.

63. *The proposed development shall be provided with fire lanes, as required by the City of DuPont Fire Department.*

Response: Fire lanes are provided around the building in accordance with City of Dupont standards.

64. *A turning exhibit demonstration sufficient turning movement of the largest Fire Department apparatus can navigate through the site, ingress/egress to Sequalitchew Road, and access to FDCs and hydrants shall be submitted. City of DuPont apparatus specifications available upon request.*

Response: Fire truck turning diagrams will be included with the final engineering design plans.

65. *Per City Water Standards for water services, all water service lines under paved roads between the water main and the water meter shall be sleeved with 2-inch Schedule 80 PVC pipe. Add a note to this effect.*

Response: This note has been added to sheets C7 and C8.

66. *Per City Standard 8.7.2.1, air and vacuum relief assemblies shall be located at all high points of water mains and shall be installed per Standard Details.*

Response: Comment acknowledged. Air release valves will be added at high points once the water main profiles are completed at the time of engineering review.

67. *Per City Standard 8.8.1, a sampling station shall be set at a location approved by the City and shall be installed per Standard Details. Locations will be provided by the City.*

Response: Comment acknowledged. A sampling station will be provided as directed by the city.

68. *The construction plans shall include profiles for water mains to include proposed utility crossings.*

Response: Water main profiles with utility crossing information will be included on the final engineering design plans.

69. *Two water valves are required for all tees.*

Response: Additional valves have been provided at major tees. Hydrant tees include valves only on the hydrant run.

70. *An automatic flushing station with a 2-inch water service connection and 2-inch water meter was installed at the proposed point of connection to the existing water system on Sequalitchew Drive. The station and the associated appurtenances shall be relocated to the northerly end of the proposed waterline stub.*

Response: The existing flushing station and meter are now called out to be relocated.

71. *In accordance with City policies of required looping of water mains or providing future looping of water mains via extension of property boundaries, the existing 12-inch water main at the northwest corner of the Creekside Village Apartments will be required to be extended to the west as part of the development to provide sufficient fire protection. The number and locations of hydrants shall be coordinated with the City Fire Department.*

Response: Extension of the existing 12-inch main is proposed along the length of the new Sequalitchew Drive improvements. In addition, a new 12-inch main and hydrants are shown around the proposed building. Hydrant locations have been coordinated with the fire department.

72. *Per City Standard 8.6.1.1, fire hydrants shall be installed at intervals not to exceed 300 feet or as required the City Fire Chief.*

Response: Proposed fire hydrant locations have been coordinated with the fire department.

73. *Include fire hydrant locations along Sequalitchew Drive.*

Response: Proposed hydrant location on Sequalitchew Drive are now shown.

74. *Include the length, type, and size of pipe to the fire hydrant runs. Add identifying numbers to the fire hydrants (i.e. FH#1, FH#2, etc.).*

Response: All proposed hydrants are now numbered. Design information will be included on the final engineering plans.

75. *Clearances, in accordance with City standards, will be reviewed for compliance during construction review. A minimum 3-foot clearance and level area is required around fire hydrants.*

Response: A level 3-foot clear area will be provided for all proposed hydrants.

76. *The alignment of the sewer line along the proposed Sequalitchew Road right-of-way shall be 5-feet south or west of the centerline of the right-of-way.*

Response: The proposed sewer main in Sequalitchew Drive has been placed to align with the existing main for connection purposes.

77. *The sewer line at the north end of the proposed Sequalitchew Road right-of-way should end with a sanitary sewer manhole with a stub for future connection.*

Response: SSMH #R6 has been moved to the north end of Sequalitchew Drive and includes a stub to the north.

78. *The plans shall demonstrate compliance with the underlying Short Plan No. PLNG2020-017. Sanitary Sewer Notes No. 2 requires each lot to be serviced by an individual side sewer stub unless otherwise approved by Pierce County. A sewer stub shall be provided to Lot 3.*

Response: A sewer stub to Lot 3 has been added to the plans.

79. *Sheet C6 shows stormwater conveyance from the Sequalitchew Road right-of-way (Lot 2) and the site (Lot 1) to a proposed infiltration pond with a Stormwater Biofiltration System. Storm facilities intended to treat and detain runoff from public rights-of-way shall be placed in a separate tract identified as "Public Storm Facility" and the tract dedicated to City. The right-of-way stormwater facility will require a driveway approach with asphalt access road, 6-foot high fence, and a double posted access gate.*

Response: A separate storm system to serve the road has been added. All elements required for the public storm facility tract will be included on the final plans.

80. *Subgrade shall be firm and unyielding native material or structural fill. Add a note to this effect and the compaction percent to the pavement section details on Sheet C11. The recommendations from the geotechnical report should be added to the pavement section for both onsite and Sequalitchew Road.*

Response: These notes have been added to sheet C11.

81. *Add all City Standard Details, applicable to this project, to the plans.*

Response: All applicable city standard details have been added to the plans.

PRELIMINARY TREE RETENTION PLANS

82. *The composite utility sheet should be shown on the plans to identify any potential conflicts.*

Response: All proposed utilities are shown on the landscaping sheets.

83. *An existing tree to be retained (13" F) appears to be in conflict with the proposed walkway from the site to Sequalitchew Road.*

Response: The walkway has been relocated to avoid this tree.

PRELIMINARY LANDSCAPE AND IRRIGATION PLANS

84. *The plans shall demonstrate compliance with the Street Tree requirements of DMC 25.90.030(1).*

Response: Plans meet street tree requirements; annotation added to landscape plan sheets.

85. *Trees should be located outside of the 15-foot wide water easement.*

Response: All trees have been located outside of the water easement.

86. *The proposed trees along Sequalitchew Road shall comply with City Street Tree Standards Detail (Drawing No. 5.7-1) and Street Tree Planting and Staking Detail (Drawing No. 5.7-2).*

Response: Street trees specified comply with street tree requirements and City details have been added to L4.

87. *Per City Standard 5.7.5, all tree plantings shall include the installation of an approved root barrier adjacent to walks and curb for each tree.*

Response: Root barrier specified for all trees adjacent to curbs and walks and detail has been added to L4.

88. *Street tree species shall be selected from the City's most current recommended street tree list. The City should review the tree schedule on Sheet L6 for acceptance.*

Response: Root barrier specified for all trees adjacent to curbs and walks and detail has been added to L4.

89. *The proposed street trees will most likely require watering for establishment. Identify how this will be accomplished.*

Response: Street tree irrigation measures (GatorBags OAE) specified for trees in right-of-way.

TREE PROTECTION PLAN

We have no comments on the Tree Protection Plan at this time.

Response: Comment acknowledged.

We believe that the above responses, together with the enclosed revised plans and technical documents, to address the comments in your letter dated September 22, 2023 and the September 21, 2023 letter from Gray & Osborne, Inc. 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,



Daniel K. Balmelli, P.E.
Executive Vice President

DKB/bd
18666c.013
enc: As noted
cc: Ben Varin, Avenue 55
Drew Zaborowski, Avenue 55
Brian Ludwig, Innova Architects
Josh Towne, Barghausen Consulting Engineers
Betsy Dyer, Barghausen Consulting Engineers