



March 29, 2024

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

RE: DuPont 243 - Response to January 8, 2024 Letter from City of DuPont
 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 January 8, 2024. Enclosed are the following plans and documents for your review and approval:

1. One (1) each electronic file revised Architectural Site Plan
2. One (1) each electronic file revised Preliminary Civil Engineering Design Plans
3. One (1) each electronic file revised Preliminary Landscape and Irrigation Plan
4. One (1) each electronic file revised Geotechnical Addendum 4
5. One (1) each electronic file revised Tree Retention Plan
6. One (1) each electronic file Response Letter prepared by JLS to address Peer Review comments regarding Noise Study
7. One (1) each electronic file Response Letter prepared by Soundview Consultants to address Peer Review comment regarding OHWM Verification

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

A. DMC 25.105 Critical Areas.

1. *Provide a letter from the geotechnical engineer that the proposed trail design within the 50-foot landslide hazard area buffer has been specifically evaluated and can be constructed to ensure at least 100 years of useful life for the trail.*

Response: A letter from the geotechnical engineer (Addendum #4) is provided with this resubmittal.

2. *Provide documentation that the OHWM has been field verified by a qualified biologist.*

Response: The OHWM has been verified by Soundview Consultants resulting in a minor adjustment that will not affect the site improvements. A memo from SVC is included with the resubmittal.

B. DMC 25.120 Tree Retention

1. *Update the site plan and grading plan to ensure that the trail improvements and all proposed grading is outside of the dripline of any tree to be retained. Alternatively, if the trail alignment and grading cannot be modified so as to avoid encroachment into the dripline of trees to be retained, you can apply for a Type III Tree Modification Request.*

Response: The trail has been adjusted so that it is located outside the dripline of the Oregon white oak identified as tree #33 in the tree retention report.

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

2. *Updated Sheet L-1 to include the most recent Tree Protection Measures.*

Response: The most recent tree protection measures are now included on Sheet L-1.

C. DMC 25.90 Landscaping

1. *Update the landscape plan to only include the landscapes percentage of the gross area total minus the 1.93 acres to be dedicated to ROW.*

Response: The landscaping areas and percentages have been updated per this comment.

2. *Updated landscape and grading plans to include a berm between the trailer storage area and Sequalitchew Drive and plant as a moderate buffer with 6-foot height trees similar to the berm and buffer provided south of the vehicle parking area.*

Response: The proposed berm and landscape buffer have been extended north to screen the trailer parking area.

D. Other

1. *Provide a proposed section for Sequalitchew Trail.*

Response: A proposed section for the Sequalitchew Trail has been added to sheet C6.

GENERAL

8. *The Title Report Exception Numbers called out on the Plans do not appear to correspond with the last Title Report (dated September 3, 2020) received for the project.*

Response: All title exception numbers shown on the plans have been updated to correspond with the most recent Title Report.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your letter dated January 8, 2024. 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.014
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