



CITY OF DUPONT

Department of Community Development

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April 23, 2025

Sent via email only to: wgarrison@lseinc.com

Champions Centre (Applicant)
Wendy Garrison (Agent)
LeRoy Surveyors & Engineers, Inc.
P.O. Box 740, Puyallup, WA 98371

Subject: Request for revisions to Champions Centre application for Site Plan Review (PLNG2023-010)

Dear Ms. Garrison:

We are writing to request revisions to continue the review of your application for Site Plan Review. We have no further comments on the Tree Modification, Critical Areas, Boundary Line Adjustment/Lot Line Elimination, and SEPA Environmental Review applications for the Champions Centre proposal. In order to move forward with the review, we request the materials be revised as specified below:

Civil Engineering Comments

AHBL reviewed the project civil plans submitted with the December 11, 2024, revised application submittal, for consistency with the February 22, 2024 comments provided by Gray & Osborne (attached) for the December 27, 2023 plan submittal. You may contact Dan Osier, Senior Engineer, at dosier@ahbl.com with any questions on these comments.

G&O Comment #4: The site plan shall include an analysis of sight distance triangles to verify safe stopping and turning movements to and from the site at each driveway approach and at the Barksdale Avenue/DuPont-Steilacoom Road intersection.

AHBL Review:

1. The stopping sight distance shown on the Stopping Sight Distance Plan (SSD-1) for DuPont Steilacoom Road should be revised to the appropriate value in City Standard Table 2.5-1.

RESPONSE: The stopping sight distances have been revised to the appropriate value from the City standard table 2.5-1. Please see the revised plan included in the resubmittal package.

2. Per City Standard Section 2.12.1, the required object design height is 0.5 feet, rather than the 2.0 feet used on SSD-1. Unless the City standards were waived to allow the AASHTO requirement of 2.0 feet, the plan should be revised to use the required 0.5 feet.

RESPONSE: The object design height has been adjusted from 2.0 feet to 0.5 feet.

3. The driver sightlines should be shown as straight lines rather than following the lane.

RESPONSE: The driver sightlines have been revised to be shown as straight lines rather than following the lane.

4. The plan should be revised to indicate the existing road grades and the SSDs adjusted per the values in City Standard Section 2.12.2 if applicable.

RESPONSE: The existing road grades have been added to the profile views and none averaged 3% or more, so the values in the city standard section 2.12.2 are not applicable.

5. Per General Note #4 of the Land Use Application Review letter, provide a sight distance analysis for the Barksdale Avenue/DuPont-Steilacoom Road intersection.

RESPONSE: A sight distance analysis has now been provided for Barksdale Avenue/DuPont-Steilacoom Road intersection.

Also included is an Entering Sight Distance exhibit. One for the approach looking east and west entering onto Barksdale Avenue and also one for the right in and right out approach onto DuPont-Steilacoom Road looking north.

G&O Comment #11: The site plan must include supplemental turning movement exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site, including in and out of the site accesses, and to the FDCs and hydrants. The design vehicle used shall be identified.

AHBL Review: Entering truck movements may not overrun the Steilacoom-DuPont Road city curb, as shown on the plan. Please revise the plans to eliminate the overrun.

RESPONSE: The AutoTurn Exhibits have been revised so the entering truck movements do not overrun the Steilacoom-DuPont Road city curb as previously shown on the plans. The approach width for Parcel B off of Steilacoom-DuPont Road has been widened by 5' (2.5' each side) to accommodate the additional width needed for the fire truck turning movement. Please see sheet G5 of the revised grading plans for details of the revised approach.

G&O Comment #25: The project shall include a Temporary Erosion and Sediment Control (TESC) Plan. Include the Erosion/Sedimentation Control Notes and Construction Sequence listed in City Standards 11.2 to the sheets.

AHBL Review: TESC plan, notes, and sequence not included, however, these items can be addressed through a project condition of approval to be included in the plan check drawings.

RESPONSE: Acknowledged

G&O Comment #37: Driveways directly giving access onto arterials will be denied if alternative access is available. A Public Works Standards Variance will be required to construct the driveway access to DuPont-Steilacoom Road.

AHBL Review: The Public Works variance request was not found in the resubmittal package.

RESPONSE: Please find the Public Works variance included in this submittal package.

G&O Comment #45: Label the existing structures (e.g. concrete pad, concrete wingwalls, chain-link fence) at the northerly end of the 84-inch stormwater outlet. Energy dissipation provisions and/or restoration will be required at the outfall to the wetland. Show and label upstream information for the 84-inch storm pipe.

AHBL Review: The structures are labeled, however, no energy dissipation provisions or depiction/labeling of upstream information provided.

RESPONSE: Our project is not disturbing this outfall or making any changes to the existing condition of the 84" pipe outfall as this belongs to the military. Any additional outfall protection or maintenance of the existing outfall protection of this outlet is to be done by JBLM (see attached recorded document 1791895). In addition, according to the attached recorded document, the 84" pipe is "to be used in carrying storm water overflow from Hanna Lake" located on JBLM.

G&O Comment #48: Add profiles of the water, storm, and sewer system.

AHBL Review: No profiles are shown. However, these details will be addressed as a project condition of approval to include in the plan check drawings.

RESPONSE: Acknowledged

G&O Comment #55: Drains to daylight or to the onsite storm system shall be provided for the water service vaults and meter boxes as required per City Standard Details

AHBL Review: This information is not shown on the plans.

RESPONSE: Drain pipes have been added and can be found on sheets 2 & 5 on the revised Utility Plans that have been included in this submittal package. No drain pipes are needed for the meter boxes since all proposed services are 2" diameter or smaller.

G&O Comment #61: The dispersion trench located on Parcel C and shown on Sheet C4 must be described in the stormwater report narrative. It appears this is a diversion for the existing City stormwater system through the proposed development. Sizing of the dispersion trench must be provided.

AHBL Review: Sizing of the dispersion trench is not included.

RESPONSE: Since this is a preliminary design and we will still need to submit engineering drawings, and a final storm drainage report, design and sizing of the Level (Flow) Spreader (V-1.4.2 of the Stormwater Manual) will be addressed in the Final Engineering Storm Drainage Report and Plan Submittal.

G&O Comment #64: The stormwater report must address conveyance from the infiltration facilities in the event they should overflow. Identify a non-erosive overflow channel leading to a stabilized watercourse.

AHBL Review: This information is shown on the plans but not addressed in the report.

RESPONSE: The plans do provide for a non-erosive overflow route for both infiltration trenches within the plans. Overflow route for Infiltration Trench A is mentioned within the stormwater report while we do not mention it for Infiltration Trench B. We will address this within the Final Engineering Storm Drainage Report during engineering submittal.

There are no further comments from Planning, Fire, or Building.

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: File No. PLNG2023-010-011-012-013
Patrick Kelly, AHBL, Inc. (representing the City of DuPont)

Att: G&O Civil Engineering Review, February 22, 2024

We Trust that all items have been satisfactorily addressed. Please contact us if anything is missing or incomplete. Additionally, included is an Entering Sight Distance exhibit for both proposed approaches. One looking east and west entering onto Barksdale Avenue and one for the right-in and right-out approach onto DuPont-Steilacoom Road looking north.

Sincerely,
Steve Nelson, P.E.
Professional Engineer
253-848-6608, ext. 107