



December 6, 2019

Mr. Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: LAND USE APPLICATION SUPPLEMENTAL SUBMITTAL, PUBLIC
WORKS FACILITY – NORTH SITE, PLNG2019-024
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233.00

Dear Mr. Wilson:

In response to your e-mail dated November 25, 2019 regarding Public Works Facility – North Site, we have the following responses and supplemental information.

1. Attached is the completed Tree Modification Application.
2. Attached is Figure 1 – MO-13 Area and Designated Oak Trees. The figure includes the calculation of the total MO-13 area and the percent of the area that is impacted.
3. The estimated cut and fill quantities for the North Site are as follows:
 - North Site Cut = 3,100 cubic yards
 - North Site Fill = 1,300 cubic yards
4. Responses to the Trip Generation Summary comments by PH Consulting, LLC dated September 27, 2019 will be provided separately.
5. Attached are Landscaping and Irrigation Plans for the North Site.

We appreciate your consideration of this supplemental information. Please let me know if additional information is required at this time.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Ms. Lisa Klein, AHBL, Inc.

2102 Carriage Drive SW, Building 1 Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517



CITY OF DUPONT

1700 Civic Drive
DuPont WA, 98327
Ph: (253) 964-8121,
Fax: (253) 964-3554
www.dupontwa.gov

TREE PERMIT APPLICATION

Applicant Information:

Name: City of DuPont Gus Lim Phone/Fax: 253-912-5211
Address: 1780 Civic Drive, DuPont, WA 98327 Email: glim@dupontwa.gov

Property Owner Information (if different than above):

Name: _____ Phone: _____
Address: _____

Project Information:

Type of Permit Requested: I want to: Plant Remove, a: Street Tree Landmark Tree Other
Modification
(DMC 25.10.120, a 'Landmark Tree' is – Oregon White Oak, Pacific Yew, or Madrona: 24" DBH single-trunk, 30" DBH multi-trunk; or Douglas Fir, Western Red Cedar, Western Hemlock, or Big Leaf Maple: 30" DBH single-trunk, 45" DBH multi-trunk.

Location of tree(s) to be planted or removed: *(Describe location and/or attach reports, photos, site plan, etc.)*
Northeast corner on the parcel, see attached site plan.

Species: Oregon White Oak DBH (Diameter at Breast Height, inches): Varies Estimated Height (feet): Varies

Company/Person Performing Work: Certified Arborist Report Attached: YES NO

Company/Name: _____

WA State License #: _____ City of DuPont Business License #: _____

Address: _____ Phone: _____

REASON FOR REQUEST: Site development includes grading within 1.5 times of the dip line for the retained Oregon White Oad trees. The applicant is requesting a tree modification as supported by the Arborist memo dated 11/201/19 and attached site plan.

Owner/Agent Statement

I certify that I am the legal owner of the property identified, or the adjacent property (for trees in the right-of-way) or am authorized to act on behalf of the owner on all matters relating to this application. I declare that the information herein is true and accurate to the best of my knowledge, and any false or inaccurate information may delay action on this request. I acknowledge that I (or the owner, if different from the signer below) will bear all costs associated with the requested tree removal, and shall hold harmless, defend and indemnify the City for any and all claims, demands, or lawsuits for injuries or damages to persons or property and arising from any actions undertaken pursuant to approval of the permit applied for herein. I also acknowledge that approval of this application applies only to the trees and work identified in this application. Pursuant to DMC 25.120.030(8), trees required to be retained (i.e. Landmark trees) shall not be removed unless the City Administrator/designee determines in writing that they have become hazardous or diseased or threaten to damage public or private property. Requests for removal of such trees shall be accompanied by supporting documents (i.e., Certified Arborist's report describing specific conditions and recommending removal). I acknowledge that permit approval may be denied or conditioned. If approved, scheduling for the work must be coordinated with the City.

Owner/Applicant Signature: _____ Date: _____

****OFFICE USE ONLY****

- APPROVED**
- DENIED**

Authorized Signature / Date

* Comments, conditions of approval, or reasons for denial: _____

CITY OF DUPONT TREE PERMIT INFORMATION

Call Before You Dig: 1-800-424-5555

Frequently Asked Questions:

When is a tree permit required?

A Tree Permit must be obtained from the City prior to planting or removing trees from the City's right-of-way, which are generally located in grass strips or planted in decorative tree grates along city roadways. (Note: trimming or removal of hanging or broken tree branches or limbs does not generally require a permit.) There is no fee to apply for a tree permit.

For trees located on private property, a Tree Permit is generally not required prior to planting, removing, or maintaining these trees; however, it is recommended that owners check with their owner's association for any covenants or special requirements or approvals that may apply. (Note: a property owner must obtain a Tree Permit from the City prior to removing a 'retained' Landmark tree located on their property. This requirement applies to those trees meeting certain size or species criteria which were specifically 'retained' during development, and which were identified on an approved Tree Retention Plan for the development, per DMC 25.120.030(8).)

Is there a fee for obtaining a tree permit? No. There is no fee for obtaining a Tree Permit from the City. A separate Right-of-Way Work Permit may be required for planting or removing a street tree if the work will require special staging of equipment or temporary roadway closures.

Why do I need a Permit? What can I expect?

Trees are a community asset – often recognized for their aesthetic qualities, trees do much more to make DuPont a livable and desirable community: they help beautify our neighborhoods, provide shade, assist in urban cooling and stormwater management, and help with local air quality. To support the continued benefit and viability of our community's urban forest, the City encourages proper planting, regular tree maintenance, and alternatives to tree removal except where no viable alternative exists. For trees located within the City's right-of way, DuPont's Tree Permit process helps to ensure that appropriate street tree species and planting locations are selected for new street trees and that existing street trees are cared for and treated properly. Prior to planting or removing a street tree in front of their property, a property owner must obtain a permit from the City. To apply for a Tree Permit, please fill out and return the attached application form with all information as complete as possible. A member of our City staff will review the information provided in the application, including the location and nature of work proposed, and will typically be able to provide a response within 7 business days.

As part of our review, staff may drive by to look at the trees/site identified in the application, and may also review utility maps to help avoid potential conflicts with underground utilities or other improvements in the area (such as street lighting). The reviewing staff may also contact you to discuss alternative tree species or location(s) if the proposed species, planting space or existing improvements would be problematic. Once review of your application has been completed, staff will return the form indicating any special conditions, or specifying reasons for disapproval. If you have received an approval, be sure to inform us of scheduling before beginning the work.

If you are proposing to plant a new tree, please plan for "the right tree in the right place". This mantra is part of the ongoing work of the City's Tree Board and is aimed at partnering with the community to make wise decisions for our urban canopy. The City is also currently working to develop a list of recommended tree species and planting guidelines to help you select an appropriate tree for your proposed location. Once completed, please consult these guidelines (which will be included in the Citizen's Tree Care Manual) when considering your request.

If your proposed work involves removing roots (stump grinding) and/or planting a new tree, you will need to call for utility locates at least 48 hours in advance of the work to help avoid damage to existing utilities. Underground utility locates can be requested at 1-800-424-5555, or 811. There is no fee for utility locates. Avoid accidental damage to utilities – “Call Before You Dig”.

Are there any special considerations or exceptions for planting a new tree? The City is working to develop a Citizen’s Tree Care Manual to provide information that should be considered prior to planting a new tree. A variety of topics will be included such as guidance on selecting an appropriate tree species for the location it is to be planted, identifying good-quality tree stock, proper planting techniques, tips on caring for a new tree, and recommendations for selecting an appropriate tree species and selecting appropriate locations for new or replacement street trees.

Who is responsible for maintaining the trees in the public right of way? As is the case in most communities, the responsibility for maintaining the landscaping strip (parking strip) within the street right-of-way falls onto the abutting property owner. By mowing the grass, removing trash and debris, etc., each property owner plays an important role in maintaining the character and street appeal of the community they have chosen. In most areas of the City the parking strip also includes street trees which will also require maintenance and care to keep them healthy.

City crews strive to keep up with trimming street trees to maintain clearance to sidewalks and streets as problem areas are identified, however, the City unfortunately does not have the resources to hire a City arborist to provide specialized care for trees. Through the ongoing efforts of the Tree Board, the City is working to develop references and programs that will help citizens continue to partner in providing for the proper care and maintenance of street trees in our neighborhoods. This Citizen’s Tree Care Manual provides a valuable source of information and guidance for proper tree selection, planting techniques, and care tips for tree maintenance.

If I want to remove a tree, can I and do I have to replace it?

Typically only trees that are dead, dying, or dangerous based on an assessment are permitted for removal. Infrastructure damage, disease, utility conflicts, or other circumstances may also be factors considered for removal depending on the tree and its location. In most cases a tree that has been removed should be replaced with an appropriate tree in its place. However, there are some instances where existing trees have been planted too closely to each other or to adjacent buildings or infrastructure where their replacement may not be beneficial either for the existing construction or for the long-term health of the tree. While trees are important to any community’s character, it is equally important to ensure that the ‘right trees’ are planted in the ‘right places’ to provide the most benefit to the community. Where tree replacement is appropriate, proper tree selection, planting locations and techniques, and proper care are keys to maximizing its benefit.

Hazards

If a street tree has become a hazard or has fallen is blocking access, contact Public Works at (253) 912-5381 to request an inspection. Crews will address immediate hazards, though non-emergent work may need to be scheduled and completed as time and resources allow.

Is topping allowed? No, topping is not allowed for any tree on public property. Topping is also not recommended for trees located on private property. Generally, topping weakens a tree, can cause other tree health issues, and often encourages fast regrowth of the topped stem (which may actually defeat the purpose behind a desire to perform topping of the tree in the first place).

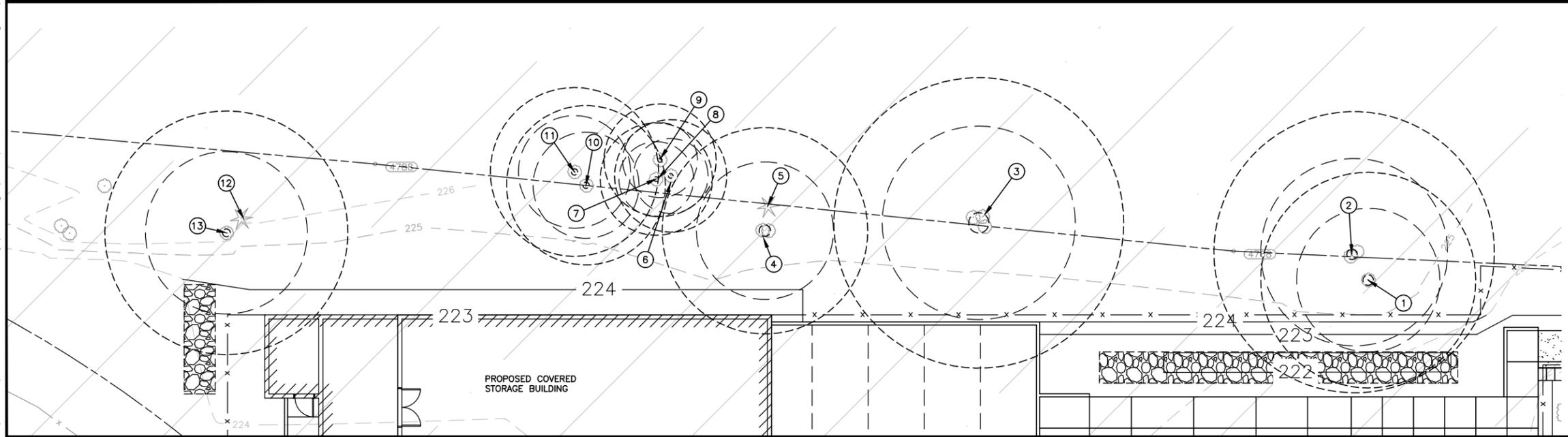
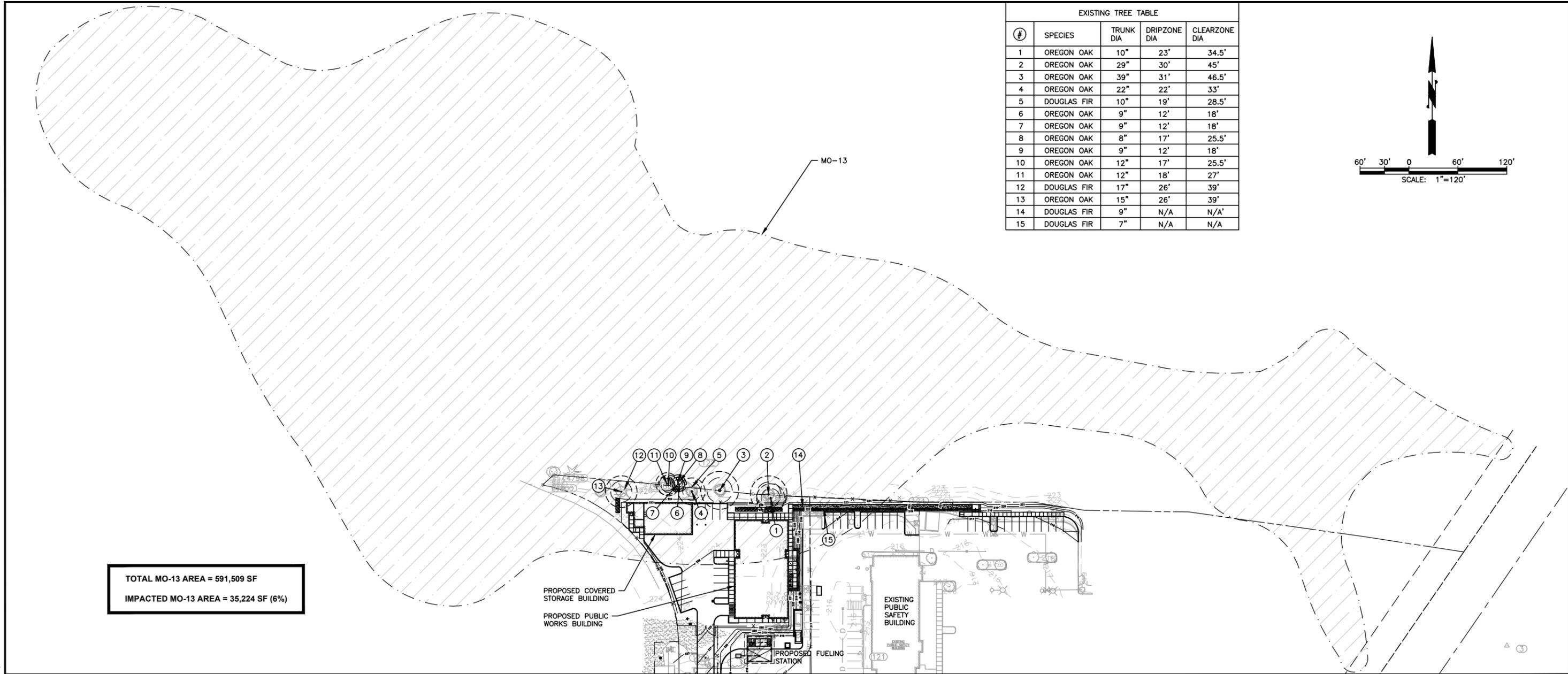
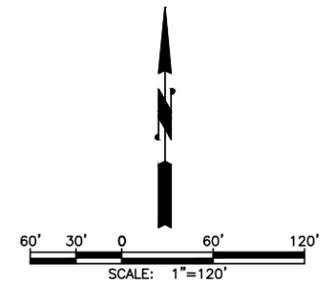
Other questions? If you have additional Tree Permit questions, feel free to contact City Hall at (253) 964-8121 and we will work with you to route your question to the appropriate staff person.

Helpful Links to Resources:

- Washington State Department of Natural Resources www.dnr.wa.gov
- The Arbor Day Foundation www.arborday.org
- Trees Are Good! (International Society of Arboriculture) www.treesaregood.org

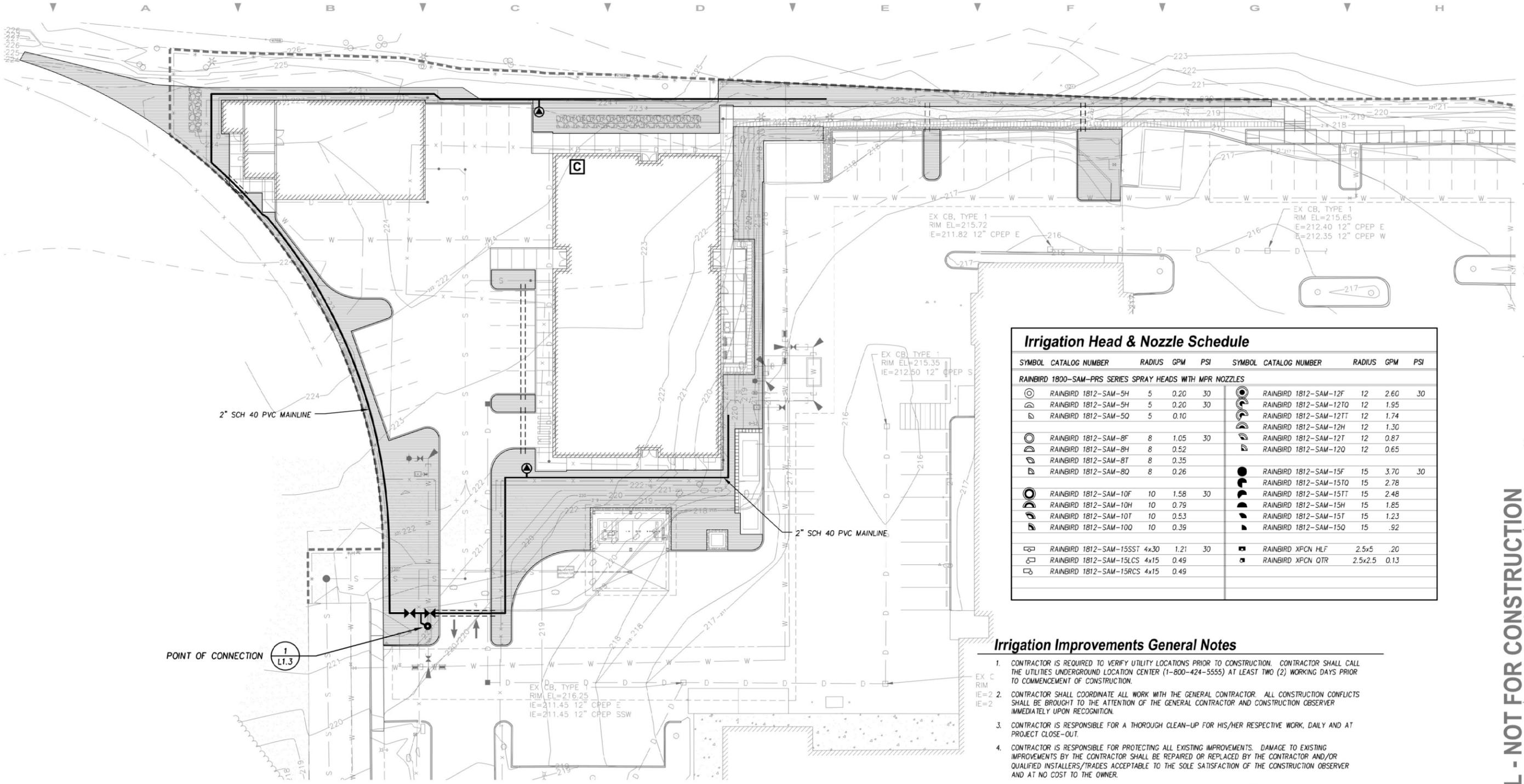
L:\DUPONT\19233 Public Works Facility\01 Design\Trees\FIG 1 - MO-13 Area.dwg, 12/6/2019 1:18 PM, SHARI GAER

EXISTING TREE TABLE				
#	SPECIES	TRUNK DIA	DRIPZONE DIA	CLEARZONE DIA
1	OREGON OAK	10"	23'	34.5'
2	OREGON OAK	29"	30'	45'
3	OREGON OAK	39"	31'	46.5'
4	OREGON OAK	22"	22'	33'
5	DOUGLAS FIR	10"	19'	28.5'
6	OREGON OAK	9"	12'	18'
7	OREGON OAK	9"	12'	18'
8	OREGON OAK	8"	17'	25.5'
9	OREGON OAK	9"	12'	18'
10	OREGON OAK	12"	17'	25.5'
11	OREGON OAK	12"	18'	27'
12	DOUGLAS FIR	17"	26'	39'
13	OREGON OAK	15"	26'	39'
14	DOUGLAS FIR	9"	N/A	N/A
15	DOUGLAS FIR	7"	N/A	N/A



CITY OF DUPONT
PUBLIC WORKS FACILITY
FIGURE 1
 MO-13 AREA AND DESIGNATED OAK TREES

Gray & Osborne, Inc.
 CONSULTING ENGINEERS



Irrigation Head & Nozzle Schedule									
SYMBOL	CATALOG NUMBER	RADIUS	GPM	PSI	SYMBOL	CATALOG NUMBER	RADIUS	GPM	PSI
RAINBIRD 1800-SAM-PRS SERIES SPRAY HEADS WITH MPR NOZZLES									
☉	RAINBIRD 1812-SAM-5H	5	0.20	30	☉	RAINBIRD 1812-SAM-12F	12	2.60	30
☉	RAINBIRD 1812-SAM-5H	5	0.20	30	☉	RAINBIRD 1812-SAM-12IO	12	1.95	
☉	RAINBIRD 1812-SAM-5Q	5	0.10		☉	RAINBIRD 1812-SAM-12TT	12	1.74	
☉	RAINBIRD 1812-SAM-8F	8	1.05	30	☉	RAINBIRD 1812-SAM-12H	12	1.30	
☉	RAINBIRD 1812-SAM-8H	8	0.52		☉	RAINBIRD 1812-SAM-12T	12	0.87	
☉	RAINBIRD 1812-SAM-8T	8	0.35		☉	RAINBIRD 1812-SAM-12Q	12	0.65	
☉	RAINBIRD 1812-SAM-8Q	8	0.26		☉	RAINBIRD 1812-SAM-15F	15	3.70	30
☉	RAINBIRD 1812-SAM-10F	10	1.58	30	☉	RAINBIRD 1812-SAM-15IO	15	2.78	
☉	RAINBIRD 1812-SAM-10H	10	0.79		☉	RAINBIRD 1812-SAM-15TT	15	2.48	
☉	RAINBIRD 1812-SAM-10T	10	0.53		☉	RAINBIRD 1812-SAM-15H	15	1.85	
☉	RAINBIRD 1812-SAM-10Q	10	0.39		☉	RAINBIRD 1812-SAM-15T	15	1.23	
☉	RAINBIRD 1812-SAM-10Q	10	0.39		☉	RAINBIRD 1812-SAM-15Q	15	.92	
☐	RAINBIRD 1812-SAM-15SST 4x30		1.21	30	☐	RAINBIRD XPCN HLF	2.5x5	.20	
☐	RAINBIRD 1812-SAM-15LCS 4x15		0.49		☐	RAINBIRD XPCN QTR	2.5x2.5	0.13	
☐	RAINBIRD 1812-SAM-15RCS 4x15		0.49						

Irrigation Improvements General Notes

- CONTRACTOR IS REQUIRED TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER (1-800-424-5555) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND PREVENT OVERSPRAY ONTO BUILDINGS AND/OR PAVEMENT (UNLESS SPECIAL CIRCUMSTANCES PREVAIL).
- SPRINKLER HEADS FOR SHRUB AREAS ARE TO BE 12" POP-UP TYPE. SPRINKLER HEADS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PIPING UNDER HARD SURFACES (INCLUDES CONCRETE, ASPHALT, CRUSHED GRAVEL) SHALL BE SLEEVED WITH 4" DIAMETER (UNLESS NOTED OTHERWISE) PVC CONDUIT EXTENDING THREE (3) FEET BEYOND HARD SURFACE EDGE. MARK ENDS WITH A 1/2" DIAMETER REBAR, 18" IN LENGTH. TOP OF REBAR TO BE 3" UNDER FINISH GRADE SOIL SURFACE. ALL SLEEVES UNDER HARD SURFACE SHALL BE STRAIGHT TO ALLOW FOR IRRIGATION PIPE REPLACEMENT.
- COORDINATE IRRIGATION SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR. IRRIGATION SLEEVE INSTALLATION SHALL BE ACCOMPLISHED UNDER THIS CONTRACT.
- PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES.
- LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT 90 DEGREES.
- IRRIGATION SITE PLAN IS SCHEMATIC. VALVES AND PIPING MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY. LOCATE ALL VALVES IN LANDSCAPE AREAS AND ROUTE PIPING THROUGH LANDSCAPE AREAS OR UNDER PAVEMENT WHERE SLEEVING IS INDICATED. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS AND DELIVER A FULLY OPERATIONAL SYSTEM.
- ALL IRRIGATION STATIONS SHALL BE TIMED TO OPERATE BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.

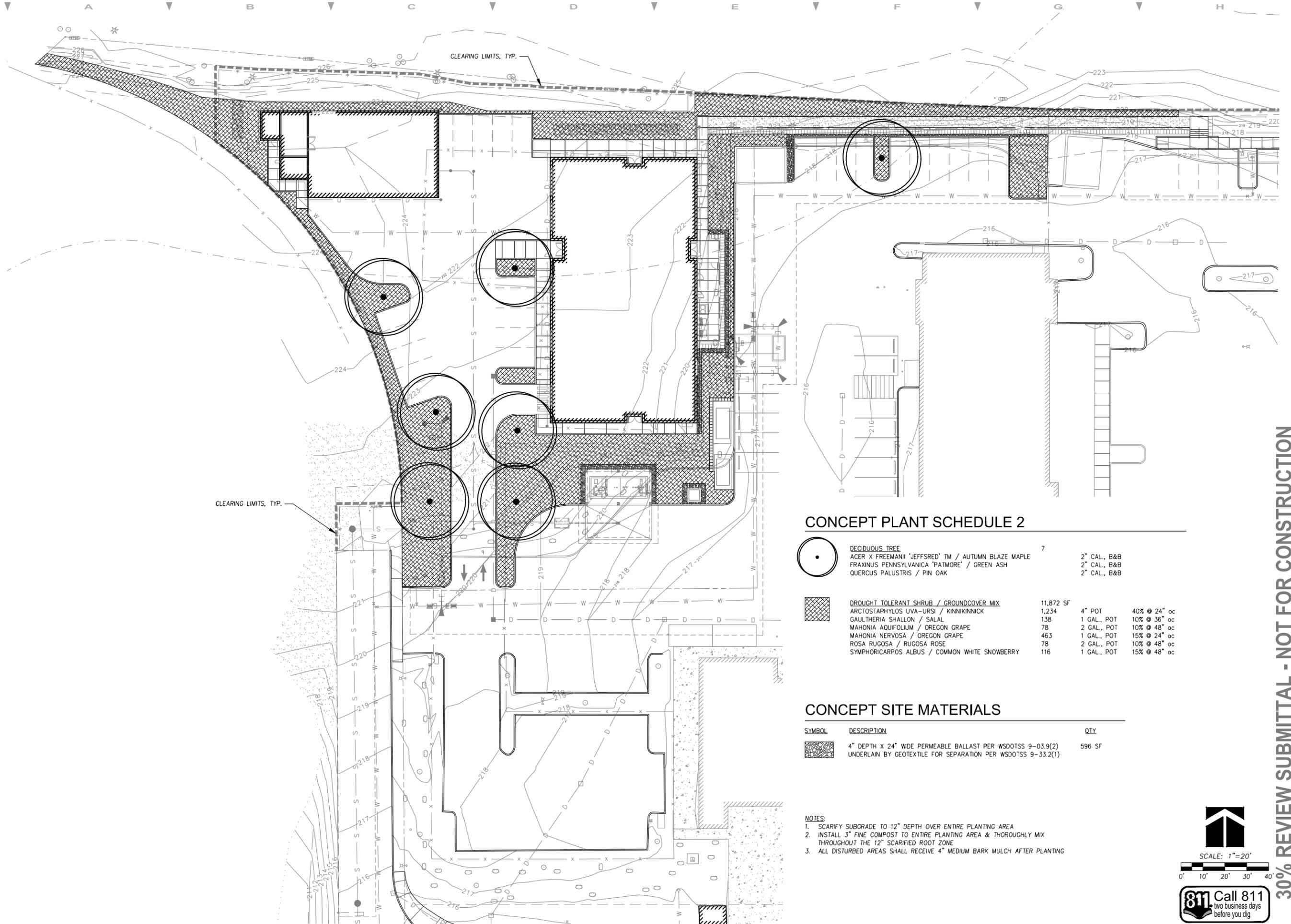
Valve & Piping Schedule			
SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
—			SCHEDULE 40 2" PVC MAINLINE, @ 24" DEPTH
—			SCHEDULE 200 PVC LATERAL LINES @ 18" DEPTH
—			SCHEDULE 40 PVC SLEEVES @ 24" DEPTH, 4" DIAM. (UNLESS OTHERWISE INDICATED)
☒	WILKINS	1/4" 950XL	1/4" DOUBLE CHECK BACKFLOW PREVENTER
☉	RAINBIRD	100-PEB-PRS-D 150-PEB-PRS-D	1" & 1.5" AUTOMATIC REMOTE CONTROL VALVES W/ PRESSURE REDUCING MODULE
☒	RAINBIRD	BV150FF	1 1/2" BRASS BALL VALVE - MANUAL CONTROL VALVE
☉	RAINBIRD	44RC W/ SH-O & 44K	1" BRASS QUICK COUPLING VALVE SUPPLY W/ HOSE SWIVEL & VALVE KEY
☐	WILKINS	#215-1"	1" VALVE MANUAL DRAIN ASSEMBLY, INSTALL WHERE SHOWN ON PLANS.
☐	RAINBIRD	ESP-LX BASIC CONTROLLER	CONTROLLER WITH PLASTIC, LOCKING, WALL-MOUNT CASE
NOT SHOWN			STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS

Valve Chart		
VALVE NO.	GPM	SIZE
1	---	1"
2	---	
3	---	
4	---	
5	---	
6	---	
7	---	
8	---	
9	---	
10	---	

Note:
DESIGN STAGE IS PRELIMINARY. ALL SHADED AREAS WILL BE SERVICED BY THE PROPOSED IRRIGATION SYSTEM. THE SYSTEM WILL BE FULLY AUTOMATED, AND PROVIDE FULL HEAD-TO-HEAD COVERAGE.



30% REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



DuPont Public Works Facility

City of DuPont Public Works
1700 Civic Drive
DuPont, WA 98327

Robert W. Droll
Landscape Architect, P.S.



4405 7th Avenue SE, Ste. 203
Lacey, WA 98503
(360) 456-3813
FAX (360) 493-2063
E-MAIL bob@droll.com

Landscape Architecture
Site Planning
Environmental Design
Urban Design
Land Planning
Project Management



PROJECT NO. 19052

DRAWING

DESIGNED BY RWD

DRAWN BY PM, AD

CHECKED BY

REVISION	
DATE	CHANGE

DATE: DECEMBER 6, 2019

Planting Plan

L2.0

CONCEPT PLANT SCHEDULE 2

	DECIDUOUS TREE ACER X FREEMANII 'JEFFSRED' TM / AUTUMN BLAZE MAPLE FRAXINUS PENNSYLVANICA 'PATMORE' / GREEN ASH QUERCUS PALUSTRIS / PIN OAK	7	2" CAL., B&B	
			2" CAL., B&B	
			2" CAL., B&B	
	DROUGHT TOLERANT SHRUB / GROUNDCOVER MIX ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK GAULTHERIA SHALLOM / SALAL MAHONIA AQUIFOLIUM / OREGON GRAPE MAHONIA NERVOSA / OREGON GRAPE ROSA RUGOSA / RUGOSA ROSE SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	11,872 SF	4" POT	40% @ 24" oc
		1,234	1 GAL., POT	10% @ 36" oc
		138	2 GAL., POT	10% @ 48" oc
		78	1 GAL., POT	15% @ 24" oc
		463	2 GAL., POT	10% @ 48" oc
		78	1 GAL., POT	15% @ 48" oc
		116	2 GAL., POT	15% @ 48" oc

CONCEPT SITE MATERIALS

SYMBOL	DESCRIPTION	QTY
	4" DEPTH X 24" WIDE PERMEABLE BALLAST PER WSDOTSS 9-03.9(2) UNDERLAIN BY GEOTEXTILE FOR SEPARATION PER WSDOTSS 9-33.2(1)	596 SF

- NOTES:**
- SCARIFY SUBGRADE TO 12" DEPTH OVER ENTIRE PLANTING AREA
 - INSTALL 3" FINE COMPOST TO ENTIRE PLANTING AREA & THOROUGHLY MIX THROUGHOUT THE 12" SCARIFIED ROOT ZONE
 - ALL DISTURBED AREAS SHALL RECEIVE 4" MEDIUM BARK MULCH AFTER PLANTING

SCALE: 1"=20'

30% REVIEW SUBMITTAL - NOT FOR CONSTRUCTION