CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

PLANNING DIVISION
REPORT AND RECOMMENDATION TO THE DIRECTOR

Project: Type II Site Plan Review and Type I Design Review – Barksdale Station – Taco Bell

File Number: PLNG2019-033 and PLNG2020-003

Date of Report: May 7, 2020

From: Lisa Klein, AHBL (Planning Consultant to the City)

SUMMARY OF REQUEST: City approval is required for Type II Site Plan Review **(**PLNG2019-033) and Type I Design Review (PLNG2020-003) for the new Barksdale Station Taco Bell.

PROJECT DESCRIPTION: A new approximately 2,900 square foot restaurant (Taco Bell) with a drive thru window/pick-up lane is proposed. The proposal includes 36 new parking spaces, eight of which were approved under the adjacent Barksdale Station Starbucks proposal (PLNG2018-055,-056). The proposal also includes grading, retaining walls, and landscaping. One access from Station Drive (a private roadway) is provided to the west of the new building with a separate shared access through the adjacent Starbucks parcel (Tax Parcel 3000500051) to the east.

LOCATION: 700 Station Drive, City of DuPont, Pierce County, Washington. Tax Parcel number 3000500111, in Section 36, Township 19 and Range 01.

APPLICANT: Northwest Restaurants, Inc. (c/o Adam Sibert)

APPLICANT'S AGENT: Eric Koch, Partners Architectural Design Group, Inc.

CITY CONTACT: Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont
1700 Civic Drive
DuPont, WA 98327-9603
Office: (253) 912-5393
Fax: (253) 964-1455
jwilson@dupontwa.gov

SUMMARY OF RECOMMENDATION: Staff recommends **Approval** of the Site Plan Review (PLNG2019-033) and **Approval** of the Design Review (PLNG2020-003) applications subject to conditions listed in Section F.

A. SUMMARY OF RECORD

See the list of attachments provided in Section I, which includes the submittal plans and documents received for processing the application, comments received on the application during the City review process and historical background information. (Attachments 1 - 4).

B. FINDINGS OF FACT

1. Background

a. City Council approved the original 1996 Binding Site Plan (BSP) for the subject property through Ordinance 96-530 (Attachment I.3.b). Finding 8 describes that the plan calls for 340 parking stalls to be located throughout the site, or approximately 1 space for 324 square feet of building area and that cross easements will be provided for parking distribution among the lots. Condition #15 of the original BSP required a parking plan indicating the exact number of parking stalls with the appropriate location be submitted for each lot. Shared parking was to have at least 60% of the required stalls on-site or immediately adjacent to the building lot they serve.

b. In 2000 an amended BSP was recorded reflecting a consolidation of Lots 3 and 4 and removal of Lots 6, 7, and 9 from the BSP.

c. In 2019 an amended BSP was recorded. The subject property is tax parcel 11 of the amended 2019 BSP. (Attachment I.3.a). The 2019 amended BSP depicted a boundary line adjustment for Lots 5 and 11. The depiction of the improvements is similar to, but not exactly the same, as the current proposal, the largest difference being the addition of the required trash enclosure and minor parking revisions.

d. The BSP references several Declarations of Covenants, Conditions, and Restrictions (CC&Rs) for Barksdale Station. One of the recorded CC&Rs was provided with the application (Attachment I.1.d). The CC&Rs describe mutually beneficial restrictions and easements to protect the value and desirability of the property. The City is not a party to the CC&Rs and does not enforce them.

e. The City issued a SEPA Mitigated Determination of Nonsignificance (MDNS) on April 3, 2019 with 26 mitigation measures for the Barksdale Station Development, Lots 5 and 11 (PLNG2018-57). This SEPA determination included the proposed Taco Bell Building and associated improvements. The Mitigation Measures in the SEPA MDNS apply to this project and compliance is required as a condition of approval. (Attachment I.2.a and Condition 1)

f. The City issued Site Plan and Design Review approval in April 2019 for the Barksdale Station Development Starbucks proposal (PLNG2018-055, -056). The Starbucks project included grading of the Taco Bell building pad, providing utility stubs and landscaping, and constructing 11 parking spaces on the Taco Bell Lot 11.

2. **Proposal and Property Details**

a. The site is located in the Commercial (COM) zoning district. The City's Comprehensive Plan Land Use Map Designates the property's future land use as Commercial and it is located in the Historic Village Planning Area.

b. The property is located on tax parcel 3000500111, comprising 0.86 acres. The majority of parcel is vacant except for the existing development associated with the Barksdale Station Retail Shops and the parking improvements approved as part of the Starbucks development on Lot 5. A City of DuPont utility easement runs north / south through the property.

c. Adjacent uses include:

North: Starbucks Restaurant (under construction)
East: Multi-tenant Building (Professional offices and Restaurant)
South: Hotel
West: Vacant land with a wetland and a stream and DuPont-Steilacoom Road

d. The subject property is bounded by DuPont-Steilacoom Road (public road) to the west, Station Drive (private road) to the north and south, and commercial development to the north, south and east. This proposal is located near Exit 119 of Interstate-5, which is planned for relocation in 2022 by Washington State Department of Transportation. Access to this property is from the existing access drive along North Station Drive and the approved access drive off of South Station Drive.

e. The proposal seeks to construct an approximate 2,900 square foot restaurant (Taco Bell) with a drive thru window/pick-up lane. The proposal includes 28 new parking spaces, plus eight other onsite parking spaces which were approved under the adjacent Barksdale Station Starbucks proposal (PLNG2018-055, -056). The proposal also includes grading, retaining walls, and landscaping.

f. Stormwater runoff will be collected in a new 12-inch storm drain as constructed by the Starbucks project and then retained via an underground infiltration gallery that has been sized to accommodate both developments. The stormwater facilities will be designed according to the City's Stormwater Manual (2012 Department of Ecology Stormwater Management Manual with 2014 amendments).

3. **Procedural Requirements**

a. A pre-application meeting is required for all Type II projects per DMC 25.175.020. The pre-application meeting was held on April 10, 2019 (PLNG2019-026).

b. A Notice of Complete Application was issued on March 23, 2020 (Attachment I.2.b).

c. A Notice of Application was issued on March 30, 2020 (Attachment I.2.c). The site was posted and the Notice was published in the News Tribune (Attachment I.2.d). The end of the comment period was April 13, 2020. No comments were received.

d. Site Plan and Design Review approval is required for all projects in the Commercial zoning district per DMC 25.25.060 and 070. These are typically a Type II (Site Plan Review) and Type I (Design Review) process, however, per DMC 25.175.010(2)(b), any application that involves two or more procedures may be processed collectively under the highest numbered procedure required for any part of the application. Accordingly, both applications are following the Type II review procedures.

e. In order to obtain Site Plan approval, Chapter 25.175.040 - Consistency with Development Regulations requires that "during project permit application review, the director shall determine whether the development regulations applicable to the proposed project, or in the absence of

applicable development regulations, the city's comprehensive plan, address the type and density of the use, adequacy of infrastructure, and the character of the proposed development, as authorized by development standards." (see Section D)

f. Chapter 25.150 - Site Plan Review requires that all of the development regulations and criteria specified in the Commercial district be satisfied in addition to any general development requirements in DMC Chapter 25.75 through 25.95 and 25.105 through 25.125 (see Section D.1). In order to obtain Design Review approval, consistency with Chapter 25.70 Commercial and Mixed Use Design Guidelines is required. (see Section D.2)

C. WITH CITY OF DUPONT COMPREHENSIVE PLAN

Chapter 25.175.040, Consistency with Development Regulations, requires evaluation of consistency with the Comprehensive Plan ***in the absence of development regulations*** (emphasis added). The subject property is located within the city's Commercial zoning district and is subject to numerous relevant development regulations. Nonetheless, staff have reviewed the Comprehensive Plan and provided a summary and analysis below of pertinent vision, goals and policies.

The City of DuPont Comprehensive Plan designates the subject property as being within the Commercial zoning district and within the Historic Village. The Historic Village is approximately 166 acres including park land, open space, lower density residential, multi-family and commercial space. In 1987, a portion of the City's Historic Village located west of the subject properties was listed on both the State and National Register of Historic Places due to its significance as one of few remaining company towns in the state and because of the purity of the historic architecture. The subject property is located east of (and not included within) the area listed on the State and National Register of Historic Places.

The Commercial zoning district is described in the Comprehensive Plan as follows (emphasis added):

> *"The purpose of the commercial district is to allow commercial development. These areas are intended to provide goods and services to the* ***entire community or larger market areas****."*

Commercial is the third primary land use within the Historic Village behind Open Space and Residential. Lake Sellers, Bell March, Bell Marsh Creek and associated buffers are located within the Historical Village. The water resources, various parks, and community center provide passive and active recreation opportunities for the community.

There are no specific goals or policies related to the architectural character of buildings in the Historic Village. In the description of the Historic Village it states that commercial and other development near the entrance to the Historic Village should reflect DuPont's historic character and unique charm and complement the setting.

Goals and policies that pertain to the proposal include the following:

4. Land Use Goals and Policies

a. LU-1.1: Ensure neighborhoods or "villages" are sized according to a pedestrian / walking scale of distance and are defined by natural features, parks, open spaces, and streets.

b. LU-2.1: Explore opportunities for design centered development controls while allowing flexibility in uses.

c. LU-4.2: Orientation of retail, residential, public structures, and commercial buildings (outside the Research Park and Business and Technology Park) should be to the front near the street Right of Way, rather than being separated from the street. Churches and other symbolic structures should be located in a way that promotes their visual prominence.

d. LU-4.3: Design standards should address integration of amenities for the pedestrian within the streetscape such as; street trees, landscaping, benches, lighting, trash receptacles, signage, and bicycle parking.

e. LU-4.4: Development standards for commercial structures should encourage on street parking and parking at the rear or secondarily on the sides of developments to enhance the pedestrian environment

Staff Analysis and Conclusion: The proposal is generally consistent with the land use goals and policies of the DuPont Comprehensive Plan. The plan clearly intended for commercial use of the subject property of a type that served both the local community and a larger region. The Barksdale Station commercial area was designed to create a segregated commercial node for the community.

The property is located in the Historic Village Planning Area, and the City's Comprehensive Plan desires more traditional or historic architecture in this area; however there are no specific goals or policies that require it. The building design includes the use of more traditional building materials, such as wood exterior, stone treatments, fiber cement siding, and composite siding. Staff recommends additional modifications to the architecture to better reflect the Design Standards and the intent of the Comprehensive Plan. (see Design Review, Section D.2)

The proposed Taco Bell building is located within 20 feet of DuPont-Steilacoom Road and meets city setback standards. The design includes streetscape enhancement (street trees and landscape buffer).The existing sidewalks along Station Drive and DuPont-Steilacoom Road will remain. Parking is provided at the rear of the proposed building. No parking will be provided between the building and the street frontage. The policy guidance for on-street parking is intended for the downtown commercial core area (where the right of way was designed to incorporate on-street parking) and is not appropriate near the Interstate 5 Interchange, nor have other developments in the area been required to provide on-street parking.

As conditioned, the project will be consistent with the Land Use Chapter of the Comprehensive Plan.

5. **Economic Development Goals and Policies**

a. ED-2.2: Recognize and balance the long-term interests of the citizens with the fiscal benefits of business growth.

Staff Analysis and Conclusion: The proposal will provide additional employment by providing food and drink service along DuPont-Steilacoom Road that will service the City and the larger market area. The project is consistent with the Economic Development Chapter of the Comprehensive Plan.

6. **Natural Environment Goals and Policies**

b. NE-2.3: Protect and retain significant trees and vegetation in public and privately dedicated areas.

c. NE-2.4: Landscaping in public places and Rights of Way should consist of species that are drought resistant and low maintenance such as native plant species.

d. NE-4: Minimize adverse effects of development on the environment.

e. NE-4.3: Site preparation activities should be designed to minimize extensive grading and to retain a portion of significant trees and vegetation. Development standards should implement guidelines and define extensive grading to clarify the circumstances when extensive grading may be appropriate.

Staff Analysis and Conclusion: The site was previously cleared and a portion of the site will be improved as part of the adjacent Starbuck development for parking and access. The proposal exceeds the number of code required trees for retention. A preliminary Landscape Plan has been prepared to meet city standards, which includes native plant use. A stormwater site plan was prepared to City standards to ensure that construction and site preparation activities are following best management practices, much of which is addressed in the SEPA Determination. The proposal is consistent with the natural environment goals and policies of the DuPont Comprehensive Plan.

D. CONSISTENCY WITH CITY DEVELOPMENT REGULATIONS

DMC Chapter 25.150 Site Plan Review requires that the proposal be reviewed to ensure that the project is carried out in a manner consistent with the criteria specified in the Commercial (COM) zoning district, the general development requirements provided by DMC Chapters 25.75 through 25.95 and 25.105 through 254.125. The following sections present staff analyses for consistency review. All referenced conditions of approval are located in Section F.

1. PLANNING DEPARTMENT – SITE PLAN REVIEW (PLNG2019-033)

a. Chapter 25.25 - Commercial District

i. DMC 25.25.060 requires Site Plan approval for all development projects. For developments and expansions up to and including 50,000 square feet of building area, site plan review shall be processed as a Type II procedure. Conditional uses, projects, and expansions greater than 50,000 square feet of building area shall be processed as a Type III procedure. DMC 25.150.030 states that in order to obtain site plan approval, all of the development regulations and criteria specified in the commercial zoning district must be satisfied in addition to any general development requirements in Chapters 25.75 through 25.95 and 25.105 through 25.125.

Staff Analysis and Conclusion: The city received a complete Site Plan Review application. The proposal is for the construction of a restaurant with a drive-thru window. This section addresses the site plan consistency review requirements provided in DMC 25.150.030.

ii. Permitted Uses - The DuPont Zoning Maps designate this site as Commercial (COM). Pursuant to DMC 25.25.010, the commercial district is intended to provide goods and services to the entire community or larger market areas. Permitted uses include all forms of service businesses, which include restaurants. Restaurants with a drive thru window must provide 15 percent of the restaurant's total floor area as inside seating area.

Staff Analysis and Conclusion: The proposed restaurant use with drive-thru is a permitted use as long as 15 percent of the restaurant total floor area is provided as indoor seating. Per the Site Plan (Sheet C1.1), the applicant is proposing a 26 percent (765 square feet) seating area within the 2,900 square foot building. The proposal is compliant.

iii. Maximum Building Height - DMC 25.25.050(1) requires a maximum building height of 50 feet or not exceeding 35 feet when the structures are within 100 feet of a residential district.

Staff Analysis and Conclusions: The proposed Taco Bell building is 24 feet in height and is not located within 100 feet of a residential district. The proposal is compliant.

iv. Front Yard Setbacks - DMC 25.25.050(2) requires that the front yard setback shall be between zero and 20 feet. Per DMC 25.10.190.015, setbacks are measured between a lot line and any structure for which a building permit is required. Per DMC 25.10.160.110, the "front lot line" of the subject property is any lot line adjacent to a street or vehicular access easement or tract more than 21 feet in width.

Staff Analysis and Conclusions:. Both the west lot line adjacent to DuPont-Steilacoom Road and the south lot line adjacent to the 24-foot wide easement for South Station Drive are front lot lines. The setback distance is measured from the property line or, for Station Drive, from the edge of the easement to any structure. The distance to the building from the South Station Drive easement is approximately 26 feet, which is greater than the maximum front yard setback requirement and not compliant. However, there is an intervening 7-foot tall wall, located approximately five feet from the edge of the easement, which requires a building permit. The proposal is compliant for the front setback from South Station Drive.

The subject property also has a front lot line along DuPont-Steilacoom Road. The canopy portion of the proposed Taco Bell building is located less than 20 feet from the property line shared with DuPont-Steilacoom Road. The proposal is compliant for the front setback requirement from DuPont-Steilacoom Road.

b. DMC Chapter 25.75 Commute Trip Reduction (CTR) is applicable to new businesses that employ more than 100 persons.

Staff Analysis and Conclusions: The Land Use Application states the proposal will include 16 employees. Chapter 25.75 is not applicable.

c. DMC Chapter 25.80 Cultural, Historical and Archaeological Resources regulates construction within areas of potential historical or cultural resources and allows for conditions to be imposed on any plat, site plan or permit to assure that such resources are protected, preserved, or collected.

Staff Analysis and Conclusion: The property is located in the Historic Village, as designated in the City's Comprehensive Plan. In 1987 a portion of the City's Historic Village located west of the subject properties was listed on both the State and National Register of Historic Places due to its significance as one of few remaining company towns in the state and because of the purity of the historic architecture. The subject property is located east of (and not included within) the area within the Historic Village listed on the State and National Register of Historic Places.

The City's Comprehensive Plan seeks to retain the historic character of the Historic Village, although there are no specific goals and policies dictating historic or traditional architectural design or building elements. It states that "Commercial and other development uses near the entrance to the Historic Village (at DuPont-Steilacoom Road and Wilmington Drive, and exit 119 off I-5) should also reflect DuPont's historic character and unique charm". The use of more traditional building materials in the design of the buildings (as required by the City's Design Review process) is consistent with the historic character goals of the Comprehensive Plan goals (see Section C, Comprehensive Plan, above; and Section D.2, Design Review, below).

One unifying element of traditional building design in the Barksdale Station area is the use of window grids or muntins and window trim. These window details are provided on the existing buildings to the north and east as well as the future (approved) adjacent Starbucks building. The Taco Bell building windows do not incorporate window grids or trim. Staff recommends that window grids/muntins and window trim be added to the Taco Bell building for uniformity in window design and to provide a collection of buildings that present a unified character reminiscent of historical and traditional building design. (Condition 10)

The SEPA MDNS (Attachment I.2.a) includes findings regarding the site's important cultural and historical location. SEPA mitigation measures require a professional archaeologist prepare an Inadvertent Discovery Plan, monitor onsite soil disturbance activities, and provide a closing report to the City documenting the procedures and observed conditions. As conditioned and mitigated, the proposal will protect the City's Cultural, Historical and Archaeological Resources. (Condition 1)

d. Affordable Housing Incentives Program - Chapter 25.85 provides incentives for affordable housing.

Staff Analysis and Conclusion: Housing is not a component of the proposal. Chapter 15.85 is not applicable.

e. DMC Chapter 25.90 Landscaping requires the following:

i. DMC 25.90.020(2) requires that 20 percent of the site be landscaped for commercial uses. The code defines landscape area as land with permeable soils covered with plantings, grasses, or vegetation native to the area.

Staff Analysis and Conclusion: The site plan sheet C1.1 states that 9,764 square feet (23 percent) of the 43,298 square feet parcel will be landscaped. The proposal is compliant.

ii. DMC 25.90.030(1) requires that street trees be provided at least one per 40 to 50 feet of frontage, depending on the tree species and other circumstances.

Staff Analysis and Conclusion: DMC 25.90.030(a) street trees is in conflict with DMC 25.70.060(3)(a), which requires one street tree per 25 to 30 feet. Per DMC 25.05.040, when a provision of this title conflicts with another provision in this title, the more restrictive provision shall apply. As such, the proposal shall provide one street tree per 25 to 30 feet. See Section D.2.k below for an analysis of the street trees.

iii. Per DMC 25.90.030(2), the interior of parking lots with more than 10 stalls are to be landscaped with at least one tree per six stalls.

Staff Analysis and Conclusion: DMC 25.90.030(2) interior parking lot landscaping is in conflict with DMC 25.70.030(2)(e) and (3)(g), which requires an average of one tree per four stalls. Per DMC 25.05.040, when a provision of this title conflicts with another provision in this title, the more restrictive provision shall apply. As such, the proposal shall provide an average of one tree per four stalls. The proposal includes 36 parking stalls that will require nine trees in the parking lot area. The landscape plan (Sheet L1.1) shows nine trees near the interior parking lots. The proposal is compliant

iv. DMC 25.90.030(3)(a) requires a moderate buffer between parking lots and any adjacent public right-of-way. DMC 25.10.020 defines a moderate buffer as having a minimum visual screening of 50 percent. Berms, grade separations, walls, and fences may be incorporated to achieve up to 50 percent of the minimum screening. DuPont Municipal Code does not provide clarity on what is meant by "visual screening of 50 percent", which requires staff interpretation. In addition, there is a more restrictive parking lot screening requirement in DMC 25.70.030(2)(a) and (c). Per DMC 15.05.040(3), when there are conflicts in the provisions of Title 25, the more restrictive provision shall apply.

Staff Analysis and Conclusion: The moderate buffer-screening requirement applies to the western property line adjacent to DuPont-Steilacoom Road. The proposed Taco Bell Building, the 3-foot green screen and retaining wall, and mixture of shrubs and trees provide screening of the parking lot from DuPont-Steilacoom Road.

The more restrictive parking lot screening requirement of DMC 25.70.030(2)(a) and (c) also applies. See Section D.2.c, below

v. Per DMC 25.90.030(3)(b), requires a full, moderate, or light buffers as necessary to mitigate incompatibility, for example between residential and nonresidential development, or between outdoor storage or trash receptacle and surrounding high-use area.

Staff Analysis and Conclusion: The proposal is part of the 2019 amended Barksdale Station Binding Site Plan. The proposed commercial use is compatible with the adjacent commercial properties and there are no nearby residential properties. The proposal is compliant.

vi. DMC 25.90.040 requires water conservative landscaping, irrigation systems, and demonstration of compliance with water conservation techniques.

Staff Analysis and Conclusion: The Irrigation Schedule & Notes sheet L2.2 provides water conservation measures and irrigation calculations that appear to be code compliant. The City shall review the final landscape plans irrigation calculations and water conservation prior to issuance of Site Development Permits for compliance with DMC 25.90.040. (Condition 9.a)

f. DMC Chapter 25.95 Off-Street Parking requires the following:

i. DMC 25.95.030 requires both a minimum and maximum amount of parking spaces based on the proposed use. The City code parking requirement for an eating and drinking establishment use is a minimum of eight and a maximum of sixteen spaces per 1,000 square feet.

Staff Analysis and Conclusions: The property is part of the 2019 amended BSP, which identifies parking location; the Declaration for Barksdale Station (Recording No.9701310359), which describes a shared parking agreement among all properties at Barksdale Station. The Taco Bell Lot 11 site was also proposed for some parking as part of the adjacent Starbucks Lot 5 Site Plan Review process. The following provides the historical background and current requirements for onsite parking.

Parking History: The Taco Bell proposal is located within the amended 2019 Barksdale Station Binding Site Plan (BSP) that depicts Lots 5 and 11 and the buildings and parking spaces. The original BSP was recorded in 1996 and amended in 2000 and again in 2019. Condition #15 of Ordinance 96-530 (Attachment I.3.b) requires a parking plan indicating the exact number of parking stalls with the appropriate location be submitted for each lot. The proposed project is located on Lot 11 of the 2019 amended BSP. Per Ordinance 96-520, Shared parking is to have at least 60% of the required stalls on-site or immediately adjacent to the building lot they serve. The development and lot configuration for Barksdale Station today is different than that depicted in the Ordinance and the BSP.

In 2019, the City approved the Starbucks development (PLNG2018-055, -056) and the 2019 amended BSP. The Starbucks development included improvements to Lot 5 (Starbucks property) and Lot 11 (Taco Bell property). The 2,000 square foot Starbucks development (Lot 5) required between 16 and 32 parking spaces to meet the City code parking requirement. The Starbucks development was approved (PLNG2018-055, -056) for 38 parking spaces, 11 of which are located on the Taco Bell property (Lot 11).

The Starbucks development (PLNG2018-055, -056) and the 2019 amended BSP indicate that Lot 11 (Taco Bell property) as planned to include a 3,000 square foot building and 31 additional parking spaces. Therefore, the Starbucks development and the future development of Lot 11 would provide a total of 69 parking spaces.

Parking Required: The proposed 2,900 square foot Taco Bell building requires between 23 and 46 parking spaces to meet City code. The Taco Bell project proposes a total of 36 parking spaces on Lot 11.

The quantity of code-required parking spaces for the Taco Bell and Starbucks building uses combined is a range of 39 to 78 parking spaces. The combined total of parking provided is 63 spaces, which is within the code requirement for the two uses. The quantity of spaces provided is also at least "60% of the required stalls onsite" as required by Condition #15 of Ordinance 96-530.

Shared Parking Requirements: During the land use approval for the Starbucks proposal, the parking depicted on the Taco Bell site was greater by 6 spaces (for a total of 69 spaces). The proposed parking quantity for the Starbucks building and the future Taco Bell building were approved as long as there was a cross easement for shared parking (Condition #4b). A copy of the shared Parking Agreement (the "Declaration") was provided prior to site development permit approval for the Starbucks proposal.

Currently, the adjacent multi-tenant building to the east has 34 parking spaces on-site. The Starbucks development included a Parking Analysis prepared by SCJ Alliance which states that the multi-tenant building actually requires between 46 to 92 parking spaces for the current uses (including the existing Starbucks), which is less than the code minimum requirement by 12 spaces. The Parking Analysis assumes that another "eating and drinking establishment" will be located in the existing Starbucks space when they vacate. "Eating and drinking establishments" have a higher parking requirement/demand than any other type of use in the Commercial district.

In total, the Taco Bell development, Starbucks, and the existing multi-tenant building will require between 85 and 170 parking spaces to be code compliant. Combined they provide 97 spaces, which, because they are sharing parking, is code compliant. The combined total is also within the requirements of Condition #15 of Ordinance 96-530 in that it provides at least 60% of the required stalls on-site or immediately adjacent to the building lot that they serve. The proposed number of parking spaces is compliant.

ii. Per DMC 25.95.040, parking spaces are to be located within 500 feet of the building served and shall not be located within any required vision clearance triangle.

Staff Analysis and Conclusions: The farthest parking stall is located within 500 feet from the building entrance and is not located within any require vision clearance triangle. The proposal is compliant.

iii. DMC 25.95.050 provides the parking and drive aisle dimensional requirements.

Staff Analysis and Conclusions: The parking lot and circulation design appears in conformance with the dimensional requirements. The design details will be reviewed further for conformity during the site development and building permit review. Drive aisles less than 26 feet in width are allowed as long as the access is marked with signs or striping as directed by the City Fire Marshal. (Condition 23)

iv. DMC 25.95.060 requires disabled parking per state law and locational priority for disabled parking and high-occupancy vehicles.

Staff Analysis and Conclusions: The proposal includes two ADA compliant parking spaces located closest to the Taco Bell building entrance. The eating and drinking establishment use type doesn't require a minimum number of parking spaces per employee; therefore, the project isn't required to provide high-occupancy vehicle spaces.

v. DMC 25.95.070 provides the loading area dimensional requirements.

Staff Analysis and Conclusions: The proposal does not include specific information on the location of loading facilities or a description of the maneuvering space for delivery vehicles. It is assumed the Taco Bell use does not require a separate delivery area. If the plans are revised to include a receiving dock it will be required to comply with DMC 25.95.070. (Condition 8.f)

g. DMC Chapter 25.100 – Recycling. DMC 25.100.020-050 requires at least one storage enclosure for refuse and recycling receptacles; it shall be located outside of required yards or buffer areas; comply with DMC 25.70 (Commercial and Mixed Use Design Regulations and Guidelines); be designed to match the primary building in terms of design and materials be easily accessible to users; and have adequate vertical and turning clearances for collection equipment.

Staff Analysis and Conclusions: The proposal includes one 10 foot by 24.7 foot storage enclosure that will hold one refuse and one recycling receptacle that meets dimensional requirements for the enclosure and for the vertical and turning clearances. The approximately 250 square foot enclosure is on a flat surface with a minimum opening of 10-feet. The enclosure is located greater than 5 feet from the property line and has been reviewed and approved by the solid waste service provider for dimensions and accessibility. The enclosure includes vegetative screening on two sides and a 3-foot pedestrian opening. The vegetative screening includes a combination of groundcover and shrubs.

The Colored Elevations (Sheet A-2) shows that the trash enclosure main gate and pedestrian gate will be an Iron Ore paint color and the walls will be painted City Scape. It appears that majority of the Taco Bell building is colored Paper White with Iron Ore trim and City Scape accent colors. The proposal is compliant.

h. Critical Areas, DMC Chapter 25.105. Chapter 25.105 provides standards when a critical area or associated buffer is within or adjacent to the proposed development.

Staff Analysis and Conclusion: There are no regulated critical areas onsite. There are no federally listed endangered or threatened species on or near the site. Three Priority Habitats Species (PHS) are shown as having habitat in the same township as the subject parcels (bat species). The proposal would not likely impact the potential PHS habitat due to the site having been previously cleared of vegetation. Therefore, the applicant is not required to complete a habitat management plan. The SEPA Determination (Attachment I.2.a) includes findings regarding the potential PHS habitat. The City did not receive any PHS habitat related comments during the comment period. The proposal is code compliant.

i. DMC Chapter 25.110 - Setback – Street Corners. DMC 25.110.010 requires that on corner lots no building, structure, parking, sign, berm, planting, or other sight-obscuring object, other than traffic signs and utility poles, shall be erected, placed, or allowed to grow between the heights of three feet and eight feet above the street surface within the vision clearance triangle.

Staff Analysis and Conclusion: South Station Drive is a private roadway, therefore the subject parcel is not considered to be on a street corner. DMC Chapter 25/110 is not applicable.

j. Transportation Concurrency Review, DMC Chapter 25.115. DMC 25.115 requires a concurrency test with regards to the transportation impacts of the proposed project.

Staff Analysis and Conclusion: The applicant has not submitted for a Transportation Concurrency Review. The project will be required to be in full compliance with the Transportation Concurrency requirements at the time of building permit application. (Condition 25)

k. Signs, DMC Chapter 25.116. DMC 25.116 provides sign standards for all signs.

Staff Analysis and Conclusion: The Site Plan on Sheet C1.1 identifies a new monument sign. The applicant has not submitted a sign permit application with the land use application. A sign permit is required for any building or other monument signage in accordance with the requirements of DMC 25.116. The analyses and recommendations in this Staff Report do not include an analysis of the conformity of proposed signage with the City's Sign Code. A future sign permit application will evaluate the signage for compliance with DMC 25.116. (Condition 2)

l. DMC Chapter 25.120 Tree Retention requires the following:

i. Tree Retention applies to all new development projects that require site plan approval. The City regulates trees based on type and size and defines trees as either Landmark Tree or Specimen Tree. DMC 25.120.030(2) requires all landmark Oregon white oak trees be retained and at least half of all other (non-oak) landmark trees be retained.

Staff Analysis and Conclusion: No Oregon white oak or other landmark trees are located on the subject property. The proposal is compliant.

ii. DMC 25.120.030(3) requires a minimum of three trees per acre be retained, but nothing shall require the retention of more than half of the existing non-oak trees.

Staff Analysis and Conclusion: The Taco Bell parcel is approximately 0.99-acre, which requires the retention of three trees. The Landscape Plan (Sheet L1.1) indicated that eight trees will be retained.

*The Barksdale Station Starbucks land use application (*PLNG2018-055, -056*) included grading on Lot 11 (Taco Bell parcel) but planned to retain the three trees located at the corner of DuPont-Steilacoom Road and South Station Drive. The approved landscape plan labeled these three trees as T-21, T-22, and T-23. During review of the Starbucks civil permit application, the grading plans indicated that these three trees would be removed. The City issued a Barksdale Station Starbucks Civil Permit Planning Department Comment letter on October 14, 2019 that stated the following condition:*

> *Condition A.7.a: Coordinate with the designer of the Taco Bell parcel so that the tree replacement is located similarly and does not hinder future access requirements to DuPont Steilacoom Road. Revise the landscape plans to replace the removed trees with new, similar trees. The trees shall be of a similar size and type. The timing of installation of the trees is required prior to Certificate of Occupancy on the Starbucks building. Alternatively, in lieu of tree planting the City will accept a 12-month financial security to ensure their planting within this time frame. The City will allow for a one-time 6-month extension.*

The subject trees have since been removed and the City has not been provided with a replacement plan. The Starbucks building is under construction.

The Taco Bell Site Plan (Sheet 1.1) and the Landscape Plan (Sheet L1.1) identifies the removal of the three trees described in the Starbucks Condition A.7.a. The planting plan identifies replacement as two 5-gallon Dogwood shrubs that flank each side of the existing Barksdale Station monument sign. The two replacement shrubs are located similarly as two of the original trees, but are not similar in terms of type and size. Prior to issuing site development permits, the landscape and grading plans shall be revised to replace the three 12" diameter pine trees with two similar trees at a similar location as indicated for the

Dogwood shrubs. The trees shall be columnar in shape and evergreen trees. At the time of planting the trees shall be at least 6 feet in height. The trees shall be planted prior to issuance of Certificate of Occupancy for the Taco Bell building. (Conditions 9.b and 31)

iii. DMC 25.120.030(5) requires that no clearing, grading, trenching, cutting, impervious surfacing, or other construction shall be allowed within the drip line of any tree to be retained, or within one and one-half times the radius of the canopy in the case of oak trees to be retained, nor shall grades be lowered or raised so near as to jeopardize said trees; unless there is no other alternative and the intrusion is the minimum possible as determined by the administrator.

Staff Analysis and Conclusion: The Grading Plan and the Preliminary Landscape Plan do not provide a drip line for any of the retained trees. Prior to site development permit approval the applicant is required to provide the drip lines for all retained trees and demonstrate that no clearing, grading, trenching, cutting, or impervious surface, or other construction is within the drip line. Additionally, the landscape plans must describe how the retained trees will be protected during development. (Conditions 8.b and 9.c)

m. Wireless Communication Facilities, DMC Chapter 25.125. DMC 25.116 provides standards for wireless communication facilities.

Staff Analysis and Conclusion: The proposal does not include a wireless communication facility component. DMC 25.125 is not applicable.

2. PLANNING DEPARTMENT REVIEW – DESIGN REVIEW (PLNG2020-003)

The property is located in the COM (commercial) zoning district. Chapter 25.70.010 (1) requires Design Review for applications in the COM zoning districts. The proposal under review is for a new approximately 2,900 square foot Taco Bell restaurant (eating and drinking establishment) with drive thru, parking spaces, and additional site improvements.

The design intent of the commercial design standards is to (a) present and promote attractive, unified, and viable commercial businesses; (b) promote pedestrian activity, safety and security while still providing adequate auto and truck access; (c) develop a network of on-site streets, or modified grid, that contributes to traditional neighborhood design, the principles of which are outlined in the comprehensive plan; and (d) allow the establishment of a flexible site plan that is adaptable to market conditions and capable of being phased.

The following lists the applicable design regulations and guidelines, an analysis of the applicant's proposal, and staff's conclusion with recommended conditions, where applicable.

a. DMC 25.70.020(2)(a) thru (d) requires sites to be developed in a coordinated manner that complements adjacent structures through placement, size, and mass. Buildings shall be arranged to facilitate plazas, courtyards, greens, and other pedestrian use areas. Site Plans shall be designed to provide connections to adjacent sites/activity areas. The guidelines provide several methods to achieve this concept which may include (i) orienting buildings to front streets, placing parking lots at the rear or sides, (ii) providing well-defined pedestrian walkways throughout the site, (iii) designing the parking areas to avoid long rows of uninterrupted parking, (iv) designing parking areas to be partially screened from view from adjacent streets and building occupants while taking security into consideration. Sites shall be designed to create an identifiable pedestrian downtown character while avoiding the appearance of automobile domination.

Staff Analysis and Conclusion: The proposed 2,900 square foot eating and drinking use with a drive thru window is similar in size and mass as the adjacent 2,138 square foot Starbucks building with drive thru window. The property has frontage along DuPont-Steilacoom Road and South Station Drive. The site design situates the new commercial building close to the street frontage. The proposed parking area is relatively small and located behind the DuPont-Steilacoom facing building façade and to the side of the South Station Drive facing building façade. The proposed building, topography, and landscaping will screen the parking areas from street view. The proposal includes numerous pedestrian connections that link the public sidewalk along DuPont-Steilacoom Road and the neighboring office/commercial buildings. The proposed site plan complies with the intent of the General Site Design requirements.

b. DMC 25.70.020(3)(a) and (e) requires that the buildings generally follow the alignment of the streets they front. Buildings are permitted a maximum 15-foot setback from the front property lines to accommodate pedestrian-oriented uses; this may be increased an additional 10 feet (25 feet total) for large outdoor restaurants, a grocery store, theater or similar use to accommodate pedestrian-oriented space. All primary building pedestrian entrances and storefront windows must face onto the primary street not the parking lot.

Staff Analysis and Conclusion: Per DMC 25.10.190.150, a "street" means a public right-of-way, therefore the setback provisions of the design regulations pertain to the west lot line adjacent to DuPont-Steilacoom Road. The south lot line is adjacent to South Station Drive, which is a private road within a 24-foot wide easement and is not a public right-of-way.

The proposed commercial building includes covered overhangs that extend out from the DuPont-Steilacoom Road facing building façade. This architectural feature is 16 feet from the DuPont-Steilacoom Road front property line. The public sidewalk along DuPont-Steilacoom Road is located within the front setback.

The design requirement for a maximum 15-foot setback is in conflict with the Commercial District bulk regulations which require a building front yard setback of between 0 and 20 feet (DMC 25.25.050). Staff interprets the lesser 15-foot setback requirement as not being appropriate for the property's location on DuPont-Steilacoom Road and steep gradient of the site. It is probable that the smaller setback was intended for other commercial areas such as DuPont Station where the adjacent roadway travel speeds are much lower and the topography is relatively flat. The steep slope on the subject property would require an extreme amount of cut and/or wall construction to place the building any closer than proposed and limits the usability of the frontage for pedestrian oriented use. Staff concludes that the existing site location and topography do not warrant a 15-foot setback and that the inclusion of the sidewalk within the setback area accommodates pedestrian-oriented space.

Per DMC 25.70.020(3)(e), all primary pedestrian entrances and storefront windows must face onto the primary street. The primary street for the proposed project is DuPont-Steilacoom Road. As such, a primary pedestrian entrance and storefront windows are required along the DuPont-Steilacoom Road (west) elevation. The proposed site plan provides storefront windows and pedestrian entrances along the east and south elevations and storefront windows along the west elevation, but a primary entrance is not provided on the west elevation. The proposal provides a pedestrian connection and staircase from DuPont-Steilacoom Road to the main south entry, and a landing/plaza at the top of the staircase. It is not possible to provide a pedestrian entrance on the west elevation due to the location of the drive thru lane. Staff finds that the pedestrian connection from the primary street to a landing/plaza area at the south entry meets the intent of providing a pedestrian entrance onto the primary street. The proposal is compliant.

c. DMC 25.70.030(2)(a) - (c) provides the screening requirements for parking areas facing streets. Parking lots shall be located at either the rear and/or sides of buildings. Parking lots located at the sides of buildings but fronting onto any street must be screened. Acceptable screening must include: (i) a trellis or metal grillwork with vines; (ii) a five-foot wide landscape buffer with a 30-inch wall or planter, (iii) a 10-foot wide landscaped buffer of trees, averaging no more than 25 feet on center and evergreen shrubs sufficient to form a solid screen at least three feet high within three years of planting. All perimeter lots shall be edged with a six-inch, cast-in-place concrete curb unless buffer is specially designed to direct water runoff to a biofiltration swale. Mid-block parking is discouraged.

Staff Analysis and Conclusion: These screening provisions are similar to those described in DMC 25.90.030(3)(a) for moderate landscape buffers (see Section D.1.e(iv), above). The more restrictive screening requirements provided in these Commercial and Mixed Use Design Standards applies, per DMC 25.05.040(3).

The proposed site design places the vehicle parking areas behind the street-facing façade. The proposed building, walls and landscaping will screen the parking lot from street view (DuPont-Steilacoom Road). The design does not include parking on the side of the proposed building; thus, the guidelines do not require additional screening measures. Perimeter concrete curbs are provided on the Civil Plans (Sheet C1.1), however the specific code required details are not provided. Prior to issuance of site development permits curb details shall be provided on the civil plans that meet the standards provided in DMC 25.70.030(2)(c). (Condition 8.d)

d. DMC 25.70.030(2)(d) and (e) provides the landscaping requirements for parking areas facing streets. Shrubs and ground cover must be provided in the required landscape areas. Shrubs shall be planted at a density of five per 100 square feet of landscaped area. Up to 50 percent of the shrubs may be deciduous. Ground cover must provide 90 percent coverage within three years of planting. An average of one tree shall be provided for each four parking spaces.

Staff Analysis and Conclusion: The proposal does not include parking areas facing streets; however, staff interprets this requirement as also pertaining to screening of the drive thru lane.

The drive thru lane is proposed to be screened by approximately 13 feet of landscaping in front of a masonry retaining wall with a green screen/trellis feature, and the partial overhang structure. The landscaping plan provides a variety of trees, shrubs, and groundcover that line the front of the retaining wall. The landscape buffer is approximately 2,334 square feet, which requires approximately 117 shrubs. The landscape plans did not provide the calculations or quantities of the screening plants facing DuPont-Steilacoom Road to assess compliance with DMC 25.70.030(2). Prior to site development approval, the applicant shall provide landscape calculations that includes compliance with DMC 25.70.030(2)(d). (Condition 9.e)

Per DMC 25.70.030(2)(e) and (3)(g), an average of one tree per four parking stalls shall be provided. The project proposes 36 parking stalls that will require nine trees in the parking lot area. The Landscape Plan (Sheet L1.1) indicates that the proposal will plant nine trees and is compliant.

e. DMC 25.70.030(3)(a) thru (g) provides a variety requirements for the interior section of a parking lot. Landscape planters not less than eight feet wide shall be provided so that no one row is longer than 12 stalls. A six-foot wide planter is required at the end of parking aisles. A six-inch curb is required unless the planter is specially designed to direct water runoff to a biofiltration swale. All parking lots must contain a five-foot wide pedestrian connection from parking areas to building area. A pedestrian crosswalk shall be provided at parking lot entrances and exits. A sidewalk or entrance area of at least 200 square feet raised six inches above the parking lot must be provided at the building entrance to provide for pedestrian safety and separation. Pedestrian scaled lighting shall be provided in parking lots and open landscaped areas for greater visibility and security.

Staff Analysis and Conclusion: The Site Plan (Sheet C1.1) depicts parking rows all with less than 12 stalls. Six-foot wide planters are provided at the end of all parking aisles. All parking areas provide a five-foot pedestrian connection from the parking area to the building area. Concrete curb surrounds the parking lots but it is not known if they are six inches tall. The proposal appears to provide raised sidewalk adjacent to the proposed public works building but it is not clear if these areas are raised six inches above the parking lot. The Site Lighting Plan (Sheet C1.4) depicts outdoor and parking area lighting mounting height between 10 and 15 feet that provide pedestrian scaled lighting.

Prior to site development approval, the applicant shall provide detail demonstrating that (i) the height of the raised sidewalks is six inches above the parking lot; and (ii) 6-inch curbing is provided. (Conditions 8.d and 8.f)

f. Chapter DMC 25.70.040(2)(a) thru (h) – Street Design. Street elements including paving, street trees, lights, benches and signage shall be generally consistent along the roadway corridor. Crosswalks are required at all street intersections. Street trees with tree grates are required on all streets. Medians shall contain street trees and be landscaped. All utility lines shall be underground. Parallel parking is required on both sides of the street. Curb bulbs, to minimize the street crossing distance for pedestrians, are required at all street intersections. Street lights, of a maximum height of 15 feet, are required and shall be shielded so as to not direct light into second stories of adjacent buildings. Designated Gateways shall provide two or more of the following: specimen trees, seasonal plantings, textured pavement in sidewalks and crossings, and pedestrian scale lighting.

Staff Analysis and Conclusion: The proposal does not include the construction of new public streets or any modification to the existing roadways pavement or curbs. The proposal is not located in a Designated Gateway. This standard is not applicable to this project.

g. DMC 25.70.040(3) requires fifteen-foot wide sidewalks along Wilmington Drive and Ross Avenue.

Staff Analysis and Conclusion: The project is not located along Wilmington Drive or Ross Avenue. This standard is not applicable to this project.

h. Chapter DMC 25.70.040(4) – Gateway. Entry points are required at designated gateway locations (identified in the code). Entry points shall include two or more of the following: specimen trees, seasonal plantings, textured paving in sidewalks and crossings, pedestrian scale lighting.

Staff Analysis and Conclusion: The subject property is not located within a designated gateway as depicted in the code. This standard is not applicable to this project.

i. DMC 25.70.050(2) – Public Plaza Guidelines. This code section pertains to the requirements of public plaza project near the Ross Street corridor.

Staff Analysis and Conclusion: This property is not located near the Ross Street corridor. This standard is not applicable to this project.

j. DMC 25.70.060(2)(a) thru (f) – Plaza Landscape. This code section pertains to the landscape requirements in public plazas.

Staff Analysis and Conclusion: This property does not include a public plaza element. This standard is not applicable to this project.

k. DMC 25.70.060(3)(a) thru (f) – Streetscape. Street trees shall be planted between 25 and 30 feet on center on both sides of all commercial streets. Individual plant beds, trees, hanging baskets, and other plant materials are encouraged. Tree grates are required for all street trees in sidewalks and paved areas. It is encouraged to use trees and other plantings to unify the commercial center and create a unique character. Street trees shall align with building column

lines and not block storefronts. The bottom of the street tree canopy is encouraged to be more than 12 feet above the street. Street trees shall be selected from the publication of the Urban Forest Coalition, City of Seattle, October 1998.

Staff Analysis and Conclusion: This section is similar to the street tree requirements in DMC 25.90.030(1), which require spacing at 40 to 50 feet. Per DMC 25.05.040, when a provision of this title conflicts with another provision in this title, the more restrictive provision shall apply. "Streets" are defined in DMC 25.10.190.150 as a public right-of-way. As such, the proposal shall provide one street tree per 25 to 30 feet along DuPont-Steilacoom Road.

Per the proposed landscape plan (Sheet L1.1), street trees are spaced between 17 and 39.5 feet along DuPont-Steilacoom Road; the largest spacing appears to be accommodating a proposed monument sign (that has not been permitted). While the average spacing is 20-feet between each street tree, DMC 25.90.030(a) states that "street trees shall be between 25 and 30 feet". There are no code provisions for averaging the spacing. Tree grates are not provided or required as the trees are not located in pavement areas.

Continuity/consistency of tree types along the street frontage is important to the intent of the Design Standards. The proposed 1 ½" caliper Serviceberry is the same street tree provided by the Hilton Home 2 Suites and the Starbucks projects and is the preferred type. The Starbucks proposal, however, provided a 2" caliper Serviceberry with a 10'-12' height. Prior to issuance of site development permits, the applicant shall revise the landscape plans so that street tree spacing is no more than 30 feet apart and the size of the trees is similar to the adjacent Starbucks street trees. (Condition 9.f)

l. DMC 25.70.070(3)(a) and (b) – Building Height. The code states that two stories are preferred for new buildings, however, one to three stories are allowed. The minimum height is 18 feet. The maximum height is 50 feet. At floors above the second level, buildings shall step back at least two feet minimum from the first and second story building face and include a change of material above the second story. Building focal points do not need to be set back.

Staff Analysis and Conclusion: The proposed retail building is a one-story structure; however the topography of the site will give the appearance of a taller structure. The main building height is 22 feet. The proposal complies with the standards for building height.

m. Chapter DMC 25.70.070(4) – Building Modulation. Buildings over 60 feet in length, as measured parallel to a street or parking lot, shall be divided along the façade abutting a public street or parking lot at regular intervals. Building modulation may be accomplished in several ways, including: (a) the stepping back or projection of a portion of the façade, (b) including significant building elements, such as balconies, porches, canopies, towers, entry areas, etc., which visually break up the façade, (c) building focal points, which include distinctive entry features, etc., (d) changing the roofline, (e) changing materials, and/or (f) using other methods acceptable to the city. The code defines a "building" as any structure used or intended for supporting or sheltering any use or occupancy.

Staff Analysis and Conclusion: The modulation standards apply to the building façades greater than 60 feet in length, therefore they are only applicable to the east and west facades which are approximately 92 feet in total length. These façades are interrupted with a change in roofline along this elevation as it goes from the gable element to the sloped roof element, change of materials from bevel siding to smooth wall panels, a covered entry feature, and the 3-foot vertical siding projection with accent colors. Additionally, the western façade is interrupted with a canopy element that extends 17.5-ft out from the main façade. For these reasons, the commercial building complies with the applicable design elements for building modulation.

n. DMC 25.70.070(5)(a) and (b)– Building Elements and Details. All building sides facing public streets and plazas shall incorporate a substantive use of building elements to achieve a pedestrian scale in the commercial areas. The code lists the following options for meeting this standard (i) modulate building elements through treatment of openings/corners with special trim, molding or glazing, (ii) decorative building materials, (iii) enhanced or articulated building entrances (recessed or covered), (iv) pergolas, arcades, porches, decks, bay windows, dormers, (v) balconies are encouraged in upper stories, (vi) multiple-paned windows, (vii) decorative railings, grill work, or landscape guards, (viii) landscape trellises, (ix) decorative light fixtures, (x) storefront windows with glazing over at least 75 percent of the front facade of the ground floor, (xi) multi-story structures with balconies overlooking the street are encouraged, and (xii) other details or elements as approved by the city.

Staff Analysis and Conclusion: Staff interprets this code section to apply to the west façade that faces DuPont-Steilacoom Road. The west elevation provides a covered canopy feature over the service window that extends out from the main façade wall plane. A decorative railing on the retaining wall and vegetative screening of the retaining wall is provided. Ledgestone is provided around the base of the main building with the exception of the west elevation and canopy on the west and south elevations. The windows lack trim and grids or muntins similar to other buildings in Barksdale Station, including the approved adjacent Starbucks building. Prior to building permit approval the west façade shall be revised to include grids/muntins and composite 1X trims similar to the windows approved for the adjacent Starbucks building. Ledgestone shall be added to the base of the west elevation main building and canopy, including columns. Ledgestone shall also be added to the base of the columns on the south elevation. (Condition 11)

o. DMC 25.70.070(6)(b) and (c) –Blank walls over 15 feet in length, and between two feet and eight feet in elevation height, should not face public open spaces, street rights-of-way, and parking lots. Where such walls are unavoidable, they shall be treated in at least two or more of the following ways: (i) Planters or trellises with vines, (ii) Landscaping that covers 30 percent of wall area within three years of planting, (iii) Special materials, (iv) Display windows, and/or (v) Other treatment approved by the city. Creative uses of building materials such as masonry units are encouraged.

Staff Analysis and Conclusion: All facades are either visible from DuPont-Steilacoom Road or face parking areas and are subject to these blank wall standards. The standards also apply to the retaining wall where it exceeds the dimensional requirements.

The proposed commercial building includes a blank wall segment that exceeds 15-feet in width and is between two and eight feet in height. The West Elevation (Sheet A-4) has a blank wall on the portion of the west elevation between the canopy and south facade and between the top of the windows and bottom of the roof line. The west facade includes a number of trees and shrubs to be planted adjacent to the building together with groundcover but the landscaping in the described area is a bamboo shrub that will not mature to a height that will adequately cover the blank wall area. One additional window added adjacent to the north of the two existing windows in this area would meet the City's blank wall requirements and provide balance for the west elevation. (Condition 14)

Retaining Wall: The proposal includes a retaining wall with decorative railing between the drive-thru aisle and DuPont-Steilacoom Road. The wall has a height of 3 ½ feet and is subject to the blank wall standards. The wall is screened with a combination of 15 to 25 foot tall Serviceberry street trees, 8 to 10 feet tall sky pencil Japanese holly shrubs, and 3 to 4 foot tall otto luyken laurel shrubs. The retaining wall is adequately screened.

p. DMC 25.70.070(7) – Building Roof. Roof designs should provide unifying elements. It is recommended that buildings have consistent roof slopes, details, materials and configuration. All roofs exposed to view from a public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal, however, portions of roofs not visible from a public right-of-way may be flat or have a lesser slope. Roof mounted mechanical equipment (HVAC) shall be screened from view.

Staff Analysis and Conclusion: The proposed south, west, and north facades are visible from the public right-of-way (DuPont-Steilacoom Road) and are subject to these standards. The elevations (Sheets A-4 and A-5) depict a roof pitch of six feet vertical to 12 feet horizontal except for a portion of the north elevation. The north elevation depicts a six feet to 12 feet sloped roof for the canopy, but it also depicts a flat roof with parapet edges. The flat roof with parapet edges is similar to the Starbucks building north elevation except that a portion of the Starbucks north elevation depicts a gable roof with six feet to 12 feet slope. Sheets A-4 and A-5 depict roofing material and color that matches the adjacent Starbucks building roof. Staff finds the proposed roof provides unifying elements with other roofs within the Barksdale Station development. The roof mounted mechanical equipment shall be screened by the parapets or painting the equipment similarly to the roof color. (Condition 12)

q. DMC 25.70.070(8) – Materials. Pursuant to the City's design standards, building materials should be durable and possess a traditional character. Roof and wall materials should provide textural interest. Corrugated metal siding and plywood siding should not be used for exterior walls. Windows shall have clear glazing only. Mirrored or reflective glass shall not be used. No tilt-up type concrete buildings will be allowed. Exposed concrete shall be finished with design patterns and colors compatible with surrounding buildings.

Staff Analysis and Conclusion: The proposal includes ledgestone along the base of building walls, fiber cement wall panels, and composite vertical siding and horizontal Hardie siding. The roof material is onyx black architectural composite shingles. The elevations indicate the proposed window glazing type is clear, however the northern set of three windows are not labeled and it is unclear whether they are real or faux windows. Prior to building permit approval all windows shall be labeled to indicate clear glazing type. (Condition 10)

r. DMC 25.70.070(9) – Colors. The basic building shell may be earth tones, light green, taupe, brown, red-brown, buff gray, cream, white, natural wood, brick, stone, or similar colors. Trim should be of contrasting tones or colors. Accent colors shall not cover more than 10 percent of any building facade.

Staff Analysis and Conclusion: The main building structure is proposed to be painted paper white (white/cream) and is compliant with the City color requirements. The canopy projections with composite vertical siding are proposed to be colored "copper mountain" (red brick) and the projections with composite horizontal siding will be colored "cityscape" (grey). Staff interprets the cityscape and copper mountain colored projections as accent colors to the main white/cream color of the basic building shell. The majority of the building trim color is iron ore (black). The building elevations do not describe the window and door trim colors. The applicant shall revise the proposed building elevations to include (i) a trim color that is a contrasting tone or color from the siding and (ii) the accent color calculations to include the copper mountain and cityscape-colored projections demonstrating that they cover less than 10-percent of the façade area. (Condition 13)

s. DMC 25.70.070(10) – Service Areas. Building service elements and utility equipment should be contained within the building envelope and not encroach on pedestrian areas. All on-site service areas, loading zones, waste storage, disposal facilities, transformer/utility vaults, outdoor storage areas and similar activities shall be located in an area not visible from a public street or open space. If this is not possible, then the service area, loading zone, or storage area

must be screened from public view. Acceptable screening options include material matching the adjacent building wall, a solid hedge, and/or other screening as approved by the city.

Staff Analysis and Conclusion: The proposal does not include a designated loading or outdoor storage component. The site plans and elevations do not specify transformer/utility vaults. The refuse enclosure is located within the interior of the site. The enclosure is fully gated and walled. A masonry retaining wall, trees, shrubs, and ground cover provide additional screening from view. The proposal complies with the applicable service area standards.

t. DMC 25.70.070(11) – Drive Thru. The drive thru shall be located only at the side or rear of the building. The drive thru aisles shall not encircle more than 75 percent of the building circumference. The drive thru shall be screened by a two-and-one-half-foot (2.5 feet) tall solid structural wall constructed of materials matching the building exterior walls. The intent of the wall is to screen cars queuing up and at the drive thru from the adjacent public street. The code defines a "Drive thru" as a building element that allows a customer to obtain goods and services through a building opening, other than a door, while seated in an automobile.

Staff Analysis and Conclusion: The proposed Taco Bell building includes a drive-thru service window. The drive-thru aisle will surround the building on three sides (or no more than 75% of the building circumference). A canopy structure projects from the west, street-facing façade and surrounds the service window. A retaining wall is provided alongside the drive-thru aisle adjacent to DuPont-Steilacoom Road and South Station Drive. The retaining wall extends above finished grade and the proposed drive-thru aisle. A green screen/trellis feature is attached to the top of the wall, which will have landscaping in front of and behind it. The combination of the retaining wall, green screen, canopy and landscaping combine to meet the City's drive thru screening requirements.

u. DMC 25.70.070(12) – Lighting. The color of light must be considered in the lighting design. Low-pressure sodium, which casts a yellow light, is not recommended. Light levels averaging at least one foot-candle are required along all sidewalks within the commercial area. All efforts to reduce glare from street and parking area lights should be undertaken. Accent lighting on architectural and landscape features is encouraged. Pedestrian-scaled lighting below 15 feet in height is required along all streets and in all public plazas. Parking area lighting shall not exceed 15 feet in height at entries and where parking is adjacent to buildings and shall not exceed 25 feet in other areas. All lighting shall be baffled to minimize glare and spillage into second story windows and the surrounding community.

Staff Analysis and Conclusion: The Site Lighting Plan (Sheet C1.4) provides limited lighting details. The light levels average more than one foot-candle along all public areas. This site plan notes that the maximum heights of the building mounted lights at 10 feet and the parking area lighting at 15 feet. The submittal did not include all lighting details and fixture type cut sheets. A proposed lighting plan that indicates all light fixture type and lumens shall be provided at the time of site development permit demonstrating compliance with DMC 25.70.070(12). (Condition 8.a)

1. **ENGINEERING DEPARTMENT REVIEW**

The City Engineer has submitted comments regarding review of the application dated January 3, 2020 and March 13, 2020. The comments have been made conditions of approval, where warranted. See Attachment H.4.c. The City's Traffic and Transportation Engineering Consultant, Geralyn Reinart, P.E., reviewed the proposal and provided a comment memorandum dated March 8, 2020. See Attachment H.4.d.

2. **FIRE DEPARTMENT REVIEW**

The City Fire Department submitted comment memorandum dated September 18, 2019 and March 9, 2020, which have been made conditions of approval, where warranted. (Attachment H.4.a)

3. **BUILDING DEPARTMENT REVIEW**

The City Building Department submitted comments regarding review of the application dated December 16, 2019 and March 20, 2020, which have been made conditions of approval, where warranted. (Attachment H.4.b)

E. CONCLUSIONS

In accordance with the criteria in DMC 25.175.040, staff has evaluated the project and finds that, subject to the recommended conditions below, the proposal is consistent the DMC and existing ordinances concerning public utilities, traffic, facilities, and services, and provides access, landscaping, screening, building placement, parking lot layout, and protection of sensitive areas, subject to the recommended conditions of approval provided in Section F, below. As demonstrated in the Consistency Analysis, the proposal meets the criteria for approval.

F. RECOMMENDATION

Based on the findings, analysis and conclusions in this report, DuPont staff recommends approval of the new Starbucks at Barksdale Station proposal (City File Nos. PLNG2019-033 and PLNG2020-003), subject to the following conditions.

1. The City issued a Modified SEPA Mitigated Determination of Non-significance dated August 2, 2017 that was adopted for this application. All mitigation measures are incorporated herein by reference as conditions of approval.
2. A sign permit is required for any building or other signage in accordance with the requirements of DMC 25.116.

Prior to issuance of Site Development Permit:

3. A site plan shall be provided, which includes the identification of all easements and encumbrances of the subject properties from any recorded documents. The site plan shall also reflect the applicable information included in the Barksdale Station Amended Binding Site Plan. The width, type, and Pierce County Recording No. of all easements identified in the Title Report and in the Amended Barksdale Station Binding Site Plan shall be shown and labeled on the Plans (e.g., 1O' Storm Drainage Easement - Recording No. 12345).
4. Per the City Street Standards, frontage improvements will be required along DuPont-Steilacoom Road. A right-of-way permit will be required for any construction activity within the right-of-way.
5. 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.
6. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required prior to issuance of a civil construction permit. A Pierce County sewer permit shall be issued before the DuPont civil construction permit and building permit for the project may be issued.
7. All comments regarding the Stormwater Site Plan provided in the Gray & Osborne, Inc. comment letter dated January 3, 2020 shall be addressed.

8. Conditions regarding the Civil Plans include:

    a. All comments regarding the Civil Plans provided in the Gray & Osborne, Inc. comment letter dated January 3, 2020 shall be addressed.

    b. The Grading Plans and Landscape Plans shall depict the drip line for the trees to be retained and temporary barriers shall be installed around the trees requiring protection during construction. The plans shall include a note that "no clearing, grading, trenching, cutting, or impervious surface, or other construction is allowed within the drip line".

    c. The Site Plan shall contain the following note: "this plan is subject to an approved tree retention plan which requires that certain trees be preserved. That plan, which is binding on all owners, is on file with the City Planning Department."

    d. Curb details shall be provided on the civil plans that meet the standards provided in DMC 25.70.030(2)(c).

    e. If a loading area is added to the plans, it shall meet the design requirements provided in DMC 25.95.070.

    f. Sidewalk details shall be provided demonstrating the sidewalks are raised six inches above the parking lot per DMC 25.70.030(3)(d).

9. Conditions regarding the Landscape Plans include:

    a. All comments regarding the Landscape Plans provided in the Gray & Osborne, Inc. comment letter dated January 3, 2020 shall be addressed.

    b. Prior to issuing site development permits, the landscape plans shall be revised to replace the three 12" diameter pine trees removed by the adjacent Starbucks grading activities with two similar trees. The trees may be in the same location as what the plans are currently showing as Dogwood shrubs, which flank each side of the existing monument sign, however the City does not consider Dogwood shrubs as being similar to 12" diameter pine trees. The replacement trees shall be evergreen trees with a columnar shape. At the time of planting the trees shall be at least 6 feet in height.

    c. The Grading Plans and Landscape Plans shall depict the drip line for the trees to be retained and temporary barriers shall be installed around the trees requiring protection during construction. The plans shall include a note that "no clearing, grading, trenching, cutting, or impervious surface, or other construction is allowed within the drip line".

    d. Per DMC 25.120.030(6)(c), the landscape plans shall include details for tree protection during construction.

    e. Provide the plant quantity calculations for screening plants facing DuPont-Steilacoom Road that demonstrate compliance with DMC 25.70.030(2)(d).

    f. The landscape plans shall be revised so that street tree spacing is no more than 30 feet apart in accordance with DMC 25.70.060(3)(a). The size of the street tree shall be increased to provide a 2" caliper tree with a 10' – 12' height at planting, similar to the adjacent planned street trees.

Prior to issuance of Building Permits:

10. The Taco Bell building windows shall be revised to include grids/muntins and composite 1X window trim similar to the windows approved for the adjacent Starbucks building. All windows shall be labeled to indicate clear glazing type.

11. Ledgestone shall be added to the base of the west elevation main building and canopy, including the columns. Ledgestone shall also be added to the base of the columns on the south elevation.

12. Mechanical equipment on the roof shall be screened by the parapets or painted similarly as the roof color.
13. The applicant shall revise the proposed building elevations to include (i) a trim color that is a contrasting tone or color from the siding and (ii) provide the accent color calculations to include the "copper mountain" and "cityscape" colored projections demonstrating that they cover less than 10-percent of the façade area.
14. The west building elevation shall be revised to incorporate one additional window located adjacent to the north of the two southerly windows. The intent of the condition is to meet the City's blank wall requirements and provide more architectural balance on the western façade. The City will consider alternatives to meet the blank wall areas that similarly meets the requirements of DMC 25.70.070(6)(b).
15. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work.
16. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work.
17. Fire Suppression and Fire Alarm permits for the structures must be obtained prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the city prior to their activation; forms may be obtained at city hall.
18. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box.
19. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.
20. The proposed building construction shall comply with the building construction codes that are in effect at the time of submittal for permits. The following codes are currently in effect: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code,
21. Accessibility provisions of the 2015 IBC and ICC/ANSI A117.1-2009 (as amended and adopted by the State of Washington) shall be incorporated into the project design, including, but not limited to: the provision and location of accessibility parking spaces, accessible routes of travel, detectable warnings for all curb ramps, etc.
22. Prior to issuance of a building permit for the structure, the applicant shall provide a copy of Pierce County Sewer Service Permit for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval be completed prior to their issuance of service connection permit.)
23. Fire flow, fire access, and on-site fire hydrant requirements will be determined by the DuPont Fire Chief, or his designee, as the project design is developed and submitted.
24. The project must receive all land use and civil construction approvals prior to issuance of building permit for the proposed structure. All conditions or requirements associated with such approvals shall be complied with throughout building construction and must be completed prior to issuance of a certificate of occupancy.

25. An application for Transportation Concurrency Certificate shall be applied for and the Certificate issued by the City.

During construction:

26. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.)

Prior to issuance of Certificate of Occupancy:

27. Prior to Fire Department approval for occupancy, Fire apparatus access roads shall have approved striping or signs.
28. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5 inch with a locking cap. (Fire Department approval for location)
29. The City's Stormwater System Development Charge (SDC) will apply to the proposed development. The SDC is $1,200 per 1,900 square feet of impervious surface, per City Resolution 18-038.
30. This project is subject to the Geographic Information System (GIS) requirements as stated in Chapter 24.10 and Ordinance 97-559.
31. The replacement trees to be planted at the corner of DuPont-Steilacoom Road and South Station Drive (see Condition #9(b), above), must be planted prior to issuance of Certificate of Occupancy.

G. DECISION

Based on the Findings and Analysis summarized above, the City finds that the proposal, as conditioned, is consistent with the Comprehensive Plan and DMC Title 25.75 through 25.95 and 25.105 through 25.125. The City has determined that the proposal meets the standards and criteria necessary to obtain approval by the City. All conditions included in the Recommendation are incorporated herein with this Approval.

Jeffrey S. Wilson — *May 7, 2020*

Jeffrey S. Wilson, AICP — Date
Director of Community Development, City of DuPont

H. APPEALS

Consistent with DMC 25.175.060(4), this decision by the director may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. **An appeal must be filed within 14 days after issuance of this decision (by 5:00 p.m. on May 21, 2020)**. The instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee ($1,000), and contain the information detailed in DMC 25.175.060(4)(d).

I. ATTACHMENTS (SUMMARY OF RECORD)

The following attachments to the Staff Report constitute the administrative record for the application:

1. Land Use Application Plans and Documents:
    a. Land Use Application signed November12, 2019
    b. Trip Generation Traffic Memo
    c. Title Report prepared by Chicago Title Insurance Company dated October 16, 2019
    d. Draft of Proposed Covenants, Restrictions, and Conditions
    e. Pierce County Site Specific Sewer Information dated November 4, 2019
    f. Water Availability Waiver E-mail dated October 17, 2019
    g. Barksdale lots 5 and 11 SEPA Mitigated DNS Issued March 20, 2019
    h. Authorization to Act as Agent Affidavit signed September 4, 2019
    i. Taco Bell Roadway Sections prepared by TerraForma Design Group, Inc. dated November 1, 2019
    j. Land Use Application signed February 20, 2020
    k. Letter of Financially Responsible Party signed February 4, 2020
    l. Response to Engineering & Fire Review Letter prepared by TerraForma Design Group dated February 18, 2020
    m. Response to Planning Comments Letter prepared by TerraForma Design Group dated February 18, 2020
    n. Response to Planning Comments Letter prepared by Partners Architectural Design Group dated February 21, 2020
    o. Response to Fire Comment Letter prepared by Partners Architectural Design Group, undated
    p. Response to Building Comments Letter prepared by Partners Architectural Design Group, undated
    q. Water Availability (unsigned)
    r. Fire Suppression Sheet dated September 23, 2019
    s. LeMay Approval dated February 18, 2020
    t. Revised Drainage Report prepared by TerraForma Design Group dated February 18, 2020
    u. Geotechnical Engineering Report prepared by The Riley Group, Inc. dated March 25, 2019
    v. Materials and Color Board

w. Revised Site, Building, Civil, Lighting, and Landscape Plans prepared by TerraForma Design Group, Inc. dated February 12, 2020

x. Building Elevations prepared by Partners Architectural Design Group dated February 12, 2019

y. Colored Elevation prepared by Partners Architectural Design Group dated November 19, 2019

2. Land Use Process Documents:

   a. SEPA Mitigated Determination of Nonsignificance dated March 20, 2019.

   b. Notice of Complete Application dated March 23, 2020.

   c. Notice of Application dated March 30, 2020.

   d. Affidavits of Posting dated March 26, 2020

   e. Confirmation of Publication on March 30, 2020

3. Historical Documents:

   a. Barksdale Station Binding Site Plan, Recording No. 201908085002

   b. Ordinance No. 96-530 dated January 9, 1996

4. City Department Comment Letters

   a. City of DuPont Fire Department Memorandum dated September 18, 2019 and March 9, 2020.

   b. City of DuPont Building Services Division Comment Letters dated December 16, 2019 and March 10, 2020.

   c. City of DuPont Engineering Department comment letter dated January 3, 2020 and March 13, 2020.

   d. City of DuPont Traffic & Transportation Engineer comment memorandum dated March 8, 2020.

J. PARTIES OF RECORD

Parties of record include any agencies or individuals who commented on the application. They are:

1. Northwest Restaurants, Inc. (c/o Adam Sibert) (Applicant)
2. Eric Koch, Partners Architectural Design Group, Inc. (Applicant's Representative)
3. Bill Anderson, City of DuPont Building Official
4. Mike Turner, City of DuPont Fire Marshal
5. Dominic Miller, Gray & Osborne, Inc. (as City Engineer)
6. Geralyn Reinart, PE (City's traffic engineer consultant)
7. Lisa Klein, AHBL, Inc. (as City Contract Planner)

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cc: File No: PLNG2019-033 and PLNG2020-003

City of DuPont
Planning Division
Land Use Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: _____

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: _____

Applicant name: _____

Address: _____

Phone number: _____ Fax number: _____
email: asibert@nri-inc.com

Applicant's representative: _____

Address: _____

Phone number: _____ Fax number: _____
email: eric@padgi.com

Description of proposal. Be specific.

_____

_____

_____

_____

Site Information:

Assessor's Parcel Number(s): _____

Area of site in square feet: _____

Area of streets and alleys: _____

Area of storm drainage improvements and conveyance lines: _____

Area of open space and neighborhood green tracts: _____

Area of critical areas and buffers: _____

Area of building floors: _____

Area of impervious surfaces: _____

Area of landscaping: _____

Building height: _____

Number of dwelling units: _____

Number of employees: _____

Number of disabled, compact and standard parking stalls: _____

Description and area of all proposed tracts: _____

Attachment 1a. Land Use Application signed November12, 2019

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1. ☑ Vicinity Map (include as part of site plan).
2. ☑ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☑ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☑ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☑ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☑ Preliminary Stormwater Management Report and calculations (three copies).
7. ☑ Roadway cross sections, (seven copies of single line drawing with dimensions).
8. ☑ One each 8 by 11 inch reduction of all drawings.
9. ☑ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10. ☑ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
11. ☑ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☑ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☑ Letter of Sewer Availability from Pierce County (two copies).
14. ☑ Letter of Water Availability from City of DuPont (two copies). * waived by Dominic Miller, see attached email
15. ☑ One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
16. ☑ Completed Environmental Checklist (two copies). Project is part of SEPA/MDNS for the Barksdale Station Development, Lots 5 and 11
17. ☑ Completed Land Use Application (one copy).
18. ☑ Completed Agent Affidavit (one copy).
19. ☑ Filing fee(s).

Type I or Type II Procedure	$1,500.00+Consultant Cost + 10% overhead

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

(Applicant Signature) (Date) (Print name)

TABLE 1 - TRIP GENERATION
STATION DRIVE TACO BELL - DUPONT
TRAFFIC MEMORANDUM

Time Period	Size (X)	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Total (T)	Internal Shared*	Shared Trips	Driveway Trips	Pass-by %**	Net Total
Proposed: Fast Food Restaurant - General Urban/Suburban (ITE LUC 934; 2,892 sf)												
Weekday	2,892	470.95	50%	681.0	50%	681.0	1362.0	15%	204.3	1157.7	40%	694.6
AM peak hour	2,892	40.19	51%	59.3	49%	57.0	116.2	15%	17.4	98.8	49%	50.4
PM peak hour	2,892	32.67	52%	49.1	48%	45.4	94.5	20%	18.9	75.6	50%	37.8

Where X = sf and T = Trips

* - per Tables 6.1 and 7.2 in th ITE Trip Generation Handbook, 3rd Edition JTE experience

** per Tables E.31 and E.32 Trip Generation Handbook and JTE experience

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the study site. The above trip generation values account for all the site trips made by all vehicles for all purposes, including commuter, visitor, recreation, and service and delivery vehicle trips.

Attachment 1b. Trip Generation Traffic Memo

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

193984-TC

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Drie Zakenlieden LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

President

Chicago Title Company of Washington
1142 Broadway, Suite 200
Tacoma, WA 98402

Countersigned By:

Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Secretary

Attachment 1c. Title Report prepared by Chicago Title Insurance Company dated October 16, 2019

ISSUING OFFICE:
Title Officer: Rob Hainey Chicago Title Company of Washington 1142 Broadway, Suite 200 Tacoma, WA 98402 Fax: 866-671-3908 Main Phone: (253)671-6623 Email: Rob.Hainey@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$0.00	$0.00

Effective Date: October 16, 2019 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Gideon G. Epistola and Rosa F. Epistola, husband and wife, as to that portion lying within vacated Station Drive, and Drie Zakenlieden LLC, a Washington Limited Liability Company, as to the remainder

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

Lot 5, together with Lot 11, Barksdale Station, Amended Binding Site Plan, as per plat recorded August 8, 2019 under Recording No. 201908085002, being amendments of Barksdale Station--Binding Site Plan recorded under Recording Nos. 200012115004, and 9612190221, records of Pierce County Washington;

Together with that portion of Station Drive as vacated pursuant to document titled "Ordinance No. 06-812 Vacating Public Street Identified as Station Drive" recorded May 22, 2006 under Recording No. 200605220747, being re-recorded April 23, 2010 under Recording No. 201004230261, records of Pierce County Washington.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SPECIAL EXCEPTIONS

1. Easement and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company
Purpose: construct, operatee, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area affected: As specifically located on said document
Recorded: March 5, 1997
Recording No.: 9703050517

SCHEDULE B
(continued)

2. Restrictions, easements and liability to assessments contained in declaration of Protective Restrictions, easements and assessments, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons:

Recorded: August 24, 1992
Recording No.: 9208240297

Amendment and/or modification of said restrictions:
Recorded: January 10, 1995
Recording No.: 9501100462

Amendment and/or modification of said restrictions:
Recorded: March 15, 1995
Recording No.: 9503150368

Amendment and/or modification of said restrictions:
Recorded: January 9, 1996
Recording No.: 9601090368

Amendment and/or modification of said restrictions:
Recorded: January 26, 1996
Recording No.: 9601260346

Amendment and/or modification of said restrictions:
Recorded: March 12, 1996
Recording No.: 9603120707

Amendment and/or modification of said restrictions:
Recorded: September 11, 1996
Recording No.: 9609110555

Amendment and/or modification of said restrictions:
Recorded: December 24, 1996
Recording No.: 9612240420

Amendment and/or modification of said restrictions:
Recorded: October 17, 1997
Recording No.: 9710170646

Amendment and/or modification of said restrictions:
Recorded: March 17, 1998
Recording No.: 9803170310

Amendment and/or modification of said restrictions:
Recorded: July 7, 1998
Recording No.: 9807070025

Amendment and/or modification of said restrictions:
Recorded: December 20, 1999
Recording No.: 9912200109

Amendment and/or modification of said restrictions:

SCHEDULE B
(continued)

Recorded: January 8, 2002
Recording No.: 200201080842 and 200201080843

Amendment and/or modification of said restrictions:
Recorded: Sepember 18, 2002
Recording No.: 200209180938, 200209180939 and 200209180940

Amendment and/or modification of said restrictions:
Recorded: April 4, 2003
Recording No.: 200304041433 and 200304041434

Amendment and/or modification of said restrictions:
Recorded: December 5, 2005
Recording No.: 200512050081

Amendment and/or modification of said restrictions:
Recorded: December 21, 2007
Recording No.: 200712210490

Amendment and/or modification of said restrictions:
Recorded: Augut 15, 2008
Recording No.: 200808150280

Amendment and/or modification of said restrictions:
Recorded: September 30, 2010
Recording No.: 201009301051

Amendment and/or modification of said restrictions:
Recorded: October 6, 2010
Recording No.: 201010060494 and 201010060495

Amendment and/or modification of said restrictions:
Recorded: October 27, 2010
Recording No.: 201010270197

3. Covenants, conditions and restrictions contained in instrument, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law:

Recorded: January 31, 1997
Recording No: 9701310359

Said instrument has been modfied by instrument recorded under recording number 20140923000343.

SCHEDULE B
(continued)

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Barksdale Station Binding Site Plan:

   Recording No: 9612190221

   Amended Binding Site Plan:

   Recording No.: 200012115004 and 201908085002

5. Refuse Receptacle Easement

   Recording Date: September 14, 1998
   Recording No.: 9809140376

6. Declaration of Restriction on Self-Storage Consumer Storage Facilities

   Recording Date: May 20, 2003
   Recording No.: 200305200603

7. Easement maintenance agreement, including the terms and provisions thereof:

   Purpose: water mains
   Recorded: May 15, 2006
   Recording No.: 200605150149

8. Easement maintenance agreement, including the terms and provisions thereof:

   Purpose: Ingress, Egress and utilities
   Recorded: May 15, 2006
   Recording No.: 200605150150

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of DuPont
   Purpose: Underground water system
   Recording Date: September 27, 2006
   Recording No.: 200609270323
   Affects: Portion of vacated Station Drive adjoining Lot 5

10. Maintenance easement agreement, including the terms and provisions thereof:

    Purpose: Ingress, egress and utilities
    Recorded: September 27, 2006
    Recording No.: 200609270324

SCHEDULE B
(continued)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Declaration of Lot Combination LLE 06-02:

    Recording No: 200707260077

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of DuPont Ordinance No. 06-812:

    Recording No: 201004230261

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

    Recording Date: March 15, 2011
    Recording No.: 201103150506

14. Easement and the terms and conditions thereof:

    Grantee: Pierce County
    Purpose: Sanitary sewer
    Area affected: A portion of said premises
    Recorded: June 21, 2011
    Recording No.: 201106210334

15. Matters contained in that certain document:

    Entitled: Reservation of Storm Easement
    Recording Date: August 6, 2019
    Recording No.: 201908060308

    Reference is hereby made to said document for full particulars.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of DuPont
    Purpose: installation, operation and maintenance of a water supply line and related equipment and appurtenances
    Recording Date: August 6, 2019
    Recording No.: 201908060310
    Affects: portion of said premises

SCHEDULE B
(continued)

17. Matters contained in that certain document:

    Entitled: Declaration of Easements and Restrictions
    Recording Date: September 23, 2019
    Recording No.: 201909230753

    Reference is hereby made to said document for full particulars.

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

    Year: 2019
    Tax Account No.: 3000500111
    Levy Code: 055
    Assessed Value-Land: $753,400.00
    Assessed Value-Improvements: $0.00

    General and Special Taxes:
    Billed: $9,103.70
    Paid: $9,103.77
    Unpaid: $0.00

    NOTE: Taxes for the year 2019 have been paid in full under Tax Account Nos. 3005000050 ad 3005000110

19. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

20. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

    Entitled: Memorandum of Lease
    Lessor: Drie Zakenlieden, LLC
    Lessee: Starbucks Corporation
    Recording Date: July 8, 2019
    Recording No.: 201907080039

END OF SCHEDULE B

15.5 Insurance During Construction. Tenant, or its generals, shall maintain construction insurance and workers' compensation insurance during any periods of construction in commercially reasonable amounts naming Landlord as additional insured.

16. Repairs and Maintenance. Tenant, at its expense, shall make all repairs as shall be reasonably necessary to keep the Demised Leased Premises in good condition and repair during the Lease Term. Tenant's maintenance shall include the care and maintenance of any and all landscaping within the Leased Premises. Tenant, at the expiration of this lease or earlier termination thereof shall quit and surrender the Leased Premises in good condition and repair. During the Lease, Landlord shall not be required to maintain or repair any portion of the Leased Premises.

17. Compliance with Laws. Tenant shall not use or permit the use of the Leased Premises in violation of any law or ordinance of the United States, the State, City and County in which the property is located or any other governmental authority. Tenant shall be responsible for ensuring that the Leased Premises complies with all applicable laws at all times during the Term of this Lease.

18. Improvements by Tenant.

18.1. Landlord Approval Not Required. Tenant shall have the obligation, at Tenant's cost and expense, to make such improvements and alterations upon the Leased Premises as Tenant may determine necessary for the operation of its business or as required by the Franchisor

18.2. Improvements in the Final Years of the Lease Term. Tenant shall not be required to perform any item of maintenance, repair, replacement and the like to the heating, ventilating and air conditioning system, plumbing system, mechanical systems, electrical system, roof, foundation, and structural portions of the Leased Premises or obligations for compliance with law, the cost of which would exceed $25,000.00 (hereinafter referred to as a "Capital Expense") during each of the last two (2) years of the Lease Term, or, if Tenant has exercised any of its options to renew, during each of the last two (2) years of the Renewal Term then in effect. In the event a Capital Expense occurs as provided herein, Tenant shall have the right to terminate the Lease.

19. Glass. Tenant agrees to maintain, repair and replace all glass on the Leased Premises that is broken or damaged during the Term of this lease with a glass of the same quality as that broken or damaged.

20. Landlord's Restriction. Subject to existing tenants' rights (including their successors, assigns and replacements) and closures for repair or remodeling, so long as Tenant is open and operating as a Taco Bell restaurant and is not in default past any applicable cure period, Landlord agrees that no property owned, leased or controlled by Landlord within one (1) mile of the Leased Premises shall be sold, leased, used or occupied during the Term of this Lease or any extension thereof (a) for a quick service restaurant or fast casual restaurant or mobile restaurant that sells prepared Mexican food; or (b) which interferes with access to the Leased Premises or obstructs the visibility of the Tenant Improvements or Tenant's signage in any manner. Tenant shall be entitled to a Declaration of Restrictive Covenants against any other property owned by Landlord or an affiliate of Landlord within one (1) mile of the Leased Premises.

LANDLORD'S PROTECTIONS AND RIGHTS

21. Default by Tenant. The following events will constitute events of default by Tenant under this Lease:

a. Tenant's failure to pay any installment of rent when due and the continuance of the failure for a period of ten (10) days after receipt by Tenant of written notice from Landlord; or

b. Tenant's failure to perform, in any material respect, any of the other covenants, conditions and agreements in this Lease and the continuance of the failure for a period of thirty (30) days after receipt by Tenant of written notice from Landlord (or such longer period as may be required in order to effect such cure, provided Tenant commences the cure within such 30-day period and diligently prosecutes the cure to completion); or

c. If Tenant (1) files a petition commencing a voluntary case under any applicable federal or state bankruptcy, insolvency or other similar law; (2) makes a general assignment for the benefit of its creditors; (3) files an application for, or consents to, the appointment of any receiver or a permanent or interim trustee of Tenant or of all or a substantial portion of its property; (4) files a petition seeking a reorganization of its financial affairs or to take advantage of any bankruptcy, insolvency or similar law, or files an answer admitting the material allegations of a petition filed against it in any proceeding under any such law; (5) takes any action for the purpose of effecting any of the foregoing; or (6) is the subject of a decree or order for relief by a court having jurisdiction over Tenant in any involuntary case under any applicable federal or state bankruptcy, insolvency or similar law; or

d. If any proceedings brought against Tenant seeking any of the relief mentioned in Section 21(c)(6) are not dismissed within ninety (90) days.

If Tenant fails to cure a default within the cure period specified in this Lease, Landlord may, at its option, (i) provide Tenant with written notice of election to terminate this Lease on a date that is not less than ten (10) business days after receipt of such written notice from Landlord, (ii) bring suit for the collection of rent as it becomes due without cancellation or termination of this Lease, or (iii) provide Tenant with written notice of election to terminate Tenant's possession of the Leased Premises (without termination of this Lease) on a date specified in the written notice. The date of termination of the Lease or of Tenant's possession of the Leased Premises, as applicable, will be not less than ten (10) business days after the date of receipt by Tenant of the written notice from Landlord. On terminating this Lease or terminating Tenant's possession of the Leased Premises, Landlord may pursue any and all legal and equitable remedies available to Landlord; provided, however, Landlord shall not seek punitive or consequential damages against Tenant. Notwithstanding anything in this Section 21 or except as otherwise specifically provided in this Lease to the contrary, if, within ten (10) business days following Tenant's receipt of a notice of default of a non-monetary obligation under this Lease (a "Non-Monetary Default"), Tenant gives Landlord written notice that Tenant disputes in good faith and upon reasonable grounds the existence of such Non-Monetary Default, then Landlord may not exercise any right to terminate this Lease on account of such Non-Monetary Default unless (A) Landlord has obtained a final

judgment against Tenant (which is no longer subject to appeal) by a court having jurisdiction over the parties, which final judgment finds that such Non-Monetary Default exists and (B) Tenant has failed to cure such Non-Monetary Default within fifteen (15) business days following such final judgment, provided that if the nature of such Non-Monetary Default is such that the same cannot reasonably be cured within such fifteen (15) business day period, Tenant shall have such additional time necessary if Tenant commences the cure within such fifteen (15) business day period and thereafter diligently proceeds to cure such Non-Monetary Default as soon as possible thereafter.

Following any termination of this Lease or Tenant's possession of the Leased Premises, Landlord may re-enter the Leased Premises and recover possession and dispossess all occupants in the manner prescribed by statute relating to summary proceedings or similar statutes. Landlord agrees to use reasonable efforts to re-let the Leased Premises in order to mitigate Landlord's damages in the event of a default by Tenant under this Lease.

In addition to the foregoing remedies, if Tenant fails to perform any duty or obligation of Tenant under this Lease, Landlord may at its option without waiver of Default or of any other right or remedy, perform any such duty or obligation on Tenant's behalf. The costs and expenses of any such performance by Landlord will be immediately due and payable by Tenant upon receipt from Landlord of the reimbursement amount required.

22. Indemnification.

22.1 Tenant Indemnification. Tenant shall indemnify, protect, defend and hold harmless the Landlord and its agents, from and against any and all claims, loss of rents and/or damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses and/or liabilities arising out of, involving or in connection with, the use and/or occupancy of the Leased Premises by Tenant, except to the extent caused by Landlord's negligence or willful misconduct. If any action or proceeding is brought against Landlord by reason of any of the foregoing matters, Tenant shall upon notice defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord and Landlord shall cooperate with Tenant in such defense.

22.2 Landlord Indemnification. Landlord shall indemnify, protect, defend and hold harmless the Tenant and its agents, from and against any and all claims arising from the contamination of the Leased Premises by any prior occupant, as well as any and all claims, damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses and/or liabilities caused by Landlord's negligence or willful misconduct. Landlord's indemnification shall include, without limitation, primary responsibility for any testing, investigation, and the preparation and implementation of any remedial action plan required by Landlord. If any action or proceeding is brought against Tenant by reason of any of the foregoing matters, Landlord shall upon notice defend the same at Landlord's expense by counsel reasonably satisfactory to Tenant and Tenant shall cooperate with Landlord in such defense.

23. Personal Property at Risk of Tenant. Landlord shall not be liable for any damage to property of Tenant or of others located on the Leased Premises, nor for the loss or damage to any property of Tenant or of others by theft or otherwise regardless of the cause of such damage. Landlord shall not be liable for any injury or damage to persons or property resulting from Tenant's Use of the

Leased Premises, fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow, or leaks from any part of the Leased Premises or from the pipes, appliances, or plumbing, or from the roof, street or subsurface, or from any other place, or by dampness, or by any other cause of whatsoever nature .

24. Financing and Refinancing. Landlord agrees to obtain from the holder of any mortgage, deed to secure debt or other security instrument now or later placed against the Leased Premises, a Subordination, Non-Disturbance and Attornment Agreement in commercially reasonable form Tenant agrees to execute all documents necessary for Landlord to refinance or rehypothecate the Leased Premises within ten (10) business days of receipt by Tenant, provided, however, that such documents, by their terms, comply with the terms of this agreement.

24.1 Estoppel Certificate. Either party will execute and deliver to the other (the party making the request shall be the "Requesting Party" and the party receiving the request shall be the "Receiving Party"), within ten (10) business days after written request, a written Estoppel Certificate in form prepared by the Requesting Party certifying: (i) that this Lease is unmodified and in full force and effect (or, if modified, specifying each such modification); (ii) the Commencement Date and expiration of the Lease Term; (iii) the absence or status of any rights of Tenant to renew, extend, or otherwise alter the Lease Term or to lease additional space or alter the definition of the Leased Premises; (iv) the date to which rent and any other charges are paid in advance, if any; (v) that there are not, to the receiving party's knowledge, any uncured Defaults on the part of Requesting Party, or stating the nature of any uncured Defaults; and (vi) the current Base Rent amount and the amount and form of the Security Deposit on deposit with Landlord. Any such Estoppel Certificate may be relied upon by the Requesting Party, and also by any third party designated by the Requesting Party (the "Beneficiaries").

25. Rights Cumulative. All rights and remedies of the Landlord under or in connection with this Lease shall be cumulative, and none shall be exclusive of any other rights or remedies allowed by law.

TENANT'S PROTECTION AND RIGHTS

26. Landlord's Warrants of Title and Quiet Enjoyment. Landlord covenants and warrants that it has full right and lawful authority to enter into this Lease for the full Lease Term hereof, and for any extensions provided herein, Landlord is lawfully seized of the entire Leased Premises and has good title thereto, free and clear of all liens and encumbrances except such mortgages and other encumbrances of record as of the Effective Date of this Lease.

Landlord further covenants and warrants that if Tenant shall fully and timely discharge the obligations herein set forth to be performed by Tenant, then Tenant shall have and enjoy during the Term of this Lease and any renewals and extensions thereof, the quiet and undisturbed possession of the Leased Premises for the uses herein described.

27. Removal upon Termination. At the expiration or termination of the Lease Term of this Lease, or of any extension or renewal thereof, Tenant may, in Tenant's sole discretion (i) surrender the Leased Premises in good condition and repair, and shall surrender all keys for the Leased

Premises to the Landlord at the place then fixed for the payment of the rent or (ii) remove some or all of the Tenant Improvements on the Leased Premises, including but not limited to any and all fixtures, furniture, equipment and inventory.

28. Assignment and Subletting. Tenant shall not assign this Lease and shall not let or sublet the whole or any portion of the Leased Premises without the written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. It shall be deemed reasonable for Landlord to withhold its consent to a proposed transfer for any of the following reasons:

(i) The proposed transfer would breach any written covenant of or affecting Landlord concerning radius, location, use or exclusivity in any other written lease or other written agreement relating to the Leased Premises; or

(ii) The proposed assignee's or subtenant's financial status would be unsuitable to insure the ability of the proposed assignee or subtenant to perform Tenant's obligations under this Lease; or

(iii) The proposed assignee's or subtenant's use would mean that Hazardous Materials, would be present on the Leased Premises; or

(iv) The use of the Leased Premises by the proposed subtenant or assignee would not be within the scope of the Permitted Use, or would violate or create a potential violation of any laws, ordinances or governmental regulations; or

(v) Tenant is in default under this Lease; or

(vi) the proposed assignee's or subtenant's business is of a character which is not, in Landlord's opinion, consistent with the character of the Leased Premises; or

(vii) the proposed assignee or subtenant will not conduct substantially the same type, class, nature, and quality of business, merchandise, services, and management as the Tenant did when it entered this Lease.

Notwithstanding the foregoing, Tenant may, without Landlord's consent, sublet all or any portion of the Leased Premises or assign the Lease to: (a) a parent, subsidiary, affiliate, division or legal entity controlling, controlled by or under common control with Tenant; (b) a successor entity related to Tenant by merger, consolidation, non-bankruptcy reorganization or government action; or (c) Franchisor or any franchisee of Franchisor who intends to continue to operate the Leased Premises for the Permitted Use (as defined in Section 14 above) (each of the foregoing is a "Permitted Transfer"). Following any Permitted Transfer, Tenant shall remain liable for two (2) years after the date of assignment, unless Landlord is provided with, and is satisfied with the assignee's or sublessee's financials, and if the Landlord is satisfied, Tenant is released from any further liability under the Lease upon transfer to the assignee or sublessee. Notwithstanding the foregoing, following a Permitted Transfer to a franchisee, Tenant is released from further liability under this Lease if, as a result of the Permitted Transfer, Assignee and its affiliates collectively

own and operate five (5) or more restaurants. For the purpose of this Lease, any sale or transfer of Tenant's equity interests, redemption or issuance of additional equity interest of any class shall not be deemed an assignment, subletting or any other transfer of this Lease or the Leased Premises. Landlord shall not be entitled to any consideration in connection with any assignment or sublet, except for excess rents payable by an assignee or subtenant in excess of the rent payable under the Lease. Except as provided above with respect to a Permitted Transfer, Tenant shall remain liable under the Lease following any other assignment or sublease; provided, however, that Tenant's obligations may not be enlarged or extended by any act or agreement of any assignee or subtenant.

29. Landlord's Default. In the event Landlord fails to perform any obligation required to be performed under this Lease, Tenant will notify Landlord in writing of such failure. Landlord shall not be deemed in Landlord Default hereunder unless and until such notice is actually received by Landlord and Landlord fails within thirty (30) days of receipt of such notice to commence to make a good faith effort to cure the failure or thereafter ceases to pursue such cure to completion.

COMMON PREROGATIVES

30. Damage or Destruction. If the Leased Premises is damaged or destroyed by fire or other casualty, Tenant will immediately give written notice to Landlord of the casualty. Tenant will have the right to terminate this Lease following a casualty if any of the following occur:

(i) insurance proceeds actually paid to Tenant and available for use, plus the amount of the applicable deductible are not sufficient to pay the full cost to fully repair the damage;

(ii) Tenant determines that the Leased Premises cannot be fully repaired within 180 days; or,

(iii) the Leased Premises are damaged or destroyed within the last twelve (12) months of the Lease Term.

If Tenant elects to terminate this Lease, Tenant will be entitled to retain all applicable insurance proceeds. If this Lease is not terminated, Tenant will repair the Leased Premises and this Lease shall continue. The repair obligation of Landlord shall be limited to repair of the Leased Premises excluding any personal property and trade fixtures of Tenant. During the period of repair, rent will be abated or reduced in proportion to the degree to which Tenant's use of the Leased Premises is impaired.

31. Condemnation. If any portion of the Leased Premises which would substantially interfere with Tenant's ability to conduct business is taken for any public or quasi-public purpose by any governmental authority, including but not limited to, by exercise of the right of appropriation, inverse condemnation, condemnation or eminent domain, or sold in lieu of such taking, Tenant, at its option, may terminate this Lease without liability. If this Lease is not terminated, Tenant will promptly proceed to restore the Leased Premises to substantially the same condition as prior to such taking allowing for any reasonable effects of such taking. Should a portion of the Leased Premises be taken in a case where Tenant does not exercise its right to terminate this Lease, Landlord will abate the rent corresponding to the term during which, and to the part of the Leased Premises which, Tenant is deprived on account of such taking. Any award for any taking or payment made in lieu of exercise of such power will be apportioned between

Landlord and Tenant based upon the value of Landlord's real estate and the value of any Tenant Improvements taken.

32. Force Majeure. In the event that either party hereto shall be delayed or hindered in or prevented from the performances of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or any reason of a like nature, not the fault of the party delayed in performing work or doing acts required under the terms of this lease, then performance of such act shall be excused for the period of such delay, provided that the provisions hereof shall not operate to excuse Tenant from prompt payment of rent or any other payments required by Tenant hereunder. Lack of funds will not be a basis for avoidance or delay of any obligation under this Lease.

33. Waiver. The failure of either party to insist upon strict performance of any of the covenants or conditions of this lease in any one or more instances shall not be construed as a waiver or relinquishment for the future of any such covenants or conditions, but the same shall be and remain in full force and effect.

34. Governing Law and Attorney's Fees. This Lease will be governed by the laws of the state in which the Leased Premises is located. The Landlord and Tenant each agree that in the event of any dispute or litigation involving this lease, that the prevailing party shall be entitled to recover all of its costs, including reasonable attorney's fees, whether resolved by way of a lawsuit or otherwise.

35. Successors and Assigns. This lease shall be binding upon the parties hereto, their permitted successors in interest and assigns.

36. Time. Time is of the essence of this lease and every term, covenant and condition herein contained.

37. Notices. Every notice given under this Lease will be effective only if it is in writing and delivered (i) in person, (ii) by courier, (iii) by reputable overnight courier guaranteeing next business day delivery, or (iv) sent postage prepaid by United States certified mail, return receipt requested, directed to the other party at its address provided below, or such other address as either party may designate by notice given from time to time in accordance with this Section 38. Notices will be effective (i) in the case of personal or courier delivery, on the date of delivery as evidenced by a written receipt signed on behalf of the receiving party, (ii) if by overnight courier, one (1) business day after the deposit of the notice with all delivery charges prepaid, and (iii) in the case of certified mail, the earlier of the date receipt is acknowledged on the return receipt for such notice or five (5) business days after the date of posting by the United States Post Office. The rent payable by Tenant under this Lease will be paid to Landlord at the payment address set forth below. The notice and payment addresses for Landlord and Tenant are as follows:

If to Tenant: Northwest Restaurants, Inc.
18815 139th Ave NE, Suite C
Woodinville, WA 98072
Tel: 425-486-6336

Pierce County
Planning & Public Works

2401 South 35th Street, Room 2
Tacoma, Washington 98409-7460
piercecountywa.gov/ppw

Dennis Hanberg—Director
dennis.hanberg@piercecountywa.gov

November 4, 2019

Kugel Construction
1722 Bishop Road
Chehalis, WA 98532

Subject: Site-Specific Sewer Information for Taco Bell – DuPont
Application Number: SWDR #920697
Application Expiration Date: October 3, 2020
Associated Sewer Service Permit Application Number: TBD
Building Permit: City of DuPont
Site Address: 700 Station Drive
Parcel Number: 3000500111

Dear Applicant:

Our office has researched the site-specific sewer information regarding the subject request and has the following comments.

Pierce County Planning and Public Works will not provide a commitment, or guarantee, of sewer availability for the subject proposal until payment of connection charges has been received by the Sewer Division. This letter shall be used for informational purposes only in support of a Land Use Application and shall not be misconstrued by the proponent or reviewing agency as a commitment on behalf of the Sewer Division.

This letter does not convey any vested rights or any exclusive privileges. It does not authorize any construction. It does not eliminate the need to comply with any County, State, Federal, or local standards or regulations or the need to obtain all necessary permits. This letter is not a waiver of any departmental requirements. The information presented in this letter is general in nature and based on estimates; therefore, it should not be relied on as completely accurate.

Submittals for new applications and resubmittals for existing applications must be made online at http://piercecountywa.org/pals.

Payment of permit fees and connection charges can also be made at the same website. For payment of permit fees by mail or in person, use the following address: Pierce County Development Center (Annex), 2401 South 35th Street, Room 150, Tacoma, WA 98409.

Sewer Division Standard Plans and Forms, including handouts, bulletins, applications, and checklists, can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.

Attachment 1e. Pierce County Site Specific Sewer Information dated November 4, 2019

REQUIREMENT TO CONNECT

1. The subject property is located within the Pierce County Sewer Service area and within the Comprehensive Urban Growth Area (CUGA).

2. The subject property is within 300 feet of an existing, accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property.

3. The proposed building on the subject property is required to connect to the sanitary sewer.

CONNECTION POINT

Record drawings show there is an existing side sewer stub located approximately 171 feet upstream (southwest) of sanitary sewer manhole SSMH #10458 located at the intersection of Steilacoom DuPont Road SW and the northerly portion of Station Drive. The side sewer stub is approximately 15 feet deep at the property line. It must be noted, if this stub will or is being used to serve another building, the proponents of this project must either tap the sewer main in Steilacoom DuPont Road or utilize the other stub fronting the subject southerly property from Station Drive located approximately 32 feet upstream (east) of sanitary sewer manhole SSMH #10461 in the southerly portion of Station Drive.

APPLICATIONS/PERMITS

Prior to connection to the existing public sanitary sewer system, the applicant must design and construct the required sanitary sewer facilities, at their expense, and comply with the following requirements.

1. A separate **Pretreatment Review** is required for each building and commercial tenant space. The user must comply with all Pierce County pretreatment requirements.

    a. According to the information provided, the subject business would be categorized as a Minor Industrial User. Complete and submit form A5, ***Minor Industrial User Pretreatment Review Application.***
    b. Submit the required supplemental information referenced in the following bulletins:
        1. Bulletin B4, ***Floor/Plumbing Plan***
        2. Bulletin B5, ***Documented Water Use Data***
        3. Bulletin B6, ***Traps***
        4. Bulletin B11, ***Food Establishments with Cooking***
    c. If your facility will have floor drains, catch basins, sumps, or any other outlet to the sewer system located in the same area/room where chemicals, paints, dyes, solvents, cleaners, or fuels are stored or used without spill containment measures, an Accidental Spill Prevention Plan will be required. Complete and submit form A12, ***Accidental Spill Prevention Plan Application*** along with the additional plan review fee.

2. One (1) **Sewer Service Permit** is required to connect the proposed commercial building to the existing sanitary sewer system.

    a. Complete and submit form A3, ***Commercial Sewer Service Permit Application***, for the building to be connected along with a sewer site plan. Please refer to the mark ups uploaded to the PALS Documents tab under the subject application for preliminary comments.
    b. A **grease interceptor** is required. If the Pretreatment Review indicates a grease interceptor is necessary, comply with the following submittal requirements.
        i. Submit grease interceptor plans stamped by a registered civil engineer per County standards for review and approval, including required easements, if applicable.
        ii. Submit a copy of a maintenance agreement between the owner and a commercial disposal or septic tank cleaning service to provide periodic grease removal from the interceptor.

iii. Pay additional permit fees for a grease interceptor.

c. Pay the Sewer Service Permit Application Fees. The Sewer Service Permit Fees consist of two parts: The Plan Review Fees and the Inspection Fees. The Sewer Service Permit Plan Review Fees must be paid at the time of application, and the Sewer Service Permit Inspection Fees must be paid prior to the issuance of the Sewer Service Permit.

Commercial Building Sewer Service Plan Review (Base Fee)	$65.00
with new grease interceptor	add $1,745.00
Commercial Building Sewer Service Inspection (Base Fee)	$175.00
with new grease interceptor	add $360.00

SEWER CONTRACTOR

1. The applicant's sewer contractor must be listed on the Sewer Division's current Registered Side Sewer Contractors List.

2. If the applicant's sewer contractor is not currently registered with Pierce County, please have them follow the registration requirements prior to attempting to obtain the issued sewer service permit. Please see form T12, ***Sewer Division Street Obstruction Bond***, for registration requirements.

3. Prior to the issuance of any sewer permits, the side sewer contractor may be required to obtain a right-of-way permit from the City of DuPont. It is the responsibility of the applicant to confirm with the City of DuPont whether or not a right-of-way permit will be required.

CONNECTION CHARGES

1. Based on the information provided, outlined below is the total estimated sanitary sewer connection charge.

   Basin: DuPont (DUPT)

Basin Area Charge: 4.26 RE × $1,653.00/RE	=$ 7,041.78
Treatment Plant Capacity Charge: 4.26 RE × $3,491.00/RE	=$ 14,871.66
Total Estimated Connection Charge:	**=$ 21,913.44**

2. **The connection charges for commercial uses in incorporated areas or King County must be paid, in full, prior to issuance of sewer service permits and prior to approval of associated building permits.**

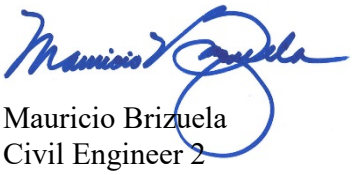
3. The total estimated connection charge will be recalculated at the time the owner purchases it based on the rates in effect at that time.

4. Once paid, connection charges are credited against the parcel and are only refundable to the person(s) or entity that is the owner of record at the time of refund.

Note the fees and connection charges shown in this letter are subject to change without prior notification.

If you have any questions regarding the above, please contact me at (253) 798-4134 or mauricio.brizuela@co.pierce.wa.us. Please note that as of March 13, 2017, Sewer Permit Review Staff relocated to the following address: Pierce County Annex Planning Lobby Room 175, 2401 South 35th Street, Tacoma WA 98409.

Sincerely,



Mauricio Brizuela
Civil Engineer 2

MB:kaj

cc: William Anderson CBO, City of DuPont, 1700 Civic Drive, DuPont, WA 98327

ec: Kugel Construction: adam@kugelconstruction.com
City of Dupont: banderson@dupontwa.gov

Pedro DeGuzman

From: Dom Miller <dmiller@g-o.com>
Sent: Thursday, October 17, 2019 1:45 PM
To: Pedro DeGuzman
Subject: RE: Taco Bell in Dupont: Water Availability

Pedro,

In reply to your voice mail, the Certificate of Water Availability is not required as part of a complete land use application. You do need to fill out the form with your anticipated peak domestic water usage.

Thanks,

Dom

From: Pedro DeGuzman [mailto:pedro@terraformadesigngroup.com]
Sent: Tuesday, October 08, 2019 4:50 PM
To: 'DOMINIC MILLER' <dmiller@g-o.com>
Subject: Taco Bell in Dupont: Water Availability

Hi Dominic,

We are trying to get in for Site Plan Review at the City of Dupont. Checklist says that we need a Certificate of Water Availability.

Do we get that from you?

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE

Pedro DeGuzman, PE
Principal

5027 51st Avenue SW ▪ Seattle, WA 98136
Office: (206) 923-0590 Cell: (206) 795-9023
Email: pedro@terraformadesigngroup.com
Website: www.terraformadesigngroup.com

Attachment 1f. Water Availability Waiver E-mail dated October 17, 2019

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

SEPA ENVIRONMENTAL POLICY ACT

MITIGTED DETERMINATION OF NONSIGNIFICANCE

BARKSDALE STATION DEVELOPMENT, LOTS 5 AND 11

City File Nos. PLNG2018-055, 056, & 057

Description of proposal: The proposal is to develop two largely vacant lots in two phases. Phase 1 is for the construction of a 2,000 SF Starbucks Coffee Shop building with drive thru lane to replace the existing Starbucks coffee shop currently located within Barksdale Station with no drive thru lane. The work in this phase includes grading, landscaping, and converting the currently unpaved parking area to a paved parking lot with 38 parking spaces. This parking area will serve the new Starbucks building and the existing multi-tenant building to the east. Phase 2 of the project includes constructing a new approximately 3,000 SF building, with utilities, landscaping and approximately 31 additional parking spaces for a total of 69 on-site parking spaces. A user has not been identified for Phase 2 but is anticipated to be a fast food use.

Proponent: Drie Zakenleben, LLC

Location of proposal: NE corner of Station Drive and DuPont-Steilacoom Road in the City of DuPont, Pierce County, Washington. Tax Parcel numbers 3000500110 and 3000500050. Section 36, Township 19N and Range 01E.

Lead agency: City of DuPont Department of Community Development

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments; other information on file with the City and the policies, plans and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060. The Optional DNS process in WAC 197-11-355 is being used. A Notice of Application was issued on February 27, 2019 with a 14-day comment period. Comments received from agencies and the public were reviewed and considered in the findings and conclusions of this Determination.

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

Responsible Official: Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont

Contact Information: City of DuPont | 1700 Civic Drive, DuPont, WA 98327 | 253-912-5393

Attachment 1g. Barksdale lots 5 and 11 SEPA Mitigated DNS Issued March 20, 2019

FINDINGS

This determination is based on the following findings and conclusions:

1. The site has previously been cleared and is currently being used as an overflow parking area for the adjacent multi-tenant building. There is landscaping at the northwest and southwest property corners. The property is comprised of two parcels totaling 1.86 acres with a center boundary line oriented north/south. A condition of approval will require the boundary line be adjusted to conform to the proposed site plan.

2. The Notice of Application and Optional DNS was issued on February 27, 2019 with a 14-day comment period. One comment was received from Tacoma Pierce County Department of Health regarding the potential for soil contamination due to the property's location in the Tacoma Smelter Plume area. The comments are addressed in the Environmental Health section below and mitigation measures are provided. A comment letter was also received from Department of Ecology regarding soil cleanup, erosion control and Construction Stormwater General Permit requirements. Mitigation measures are provided.

3. Earth – The work area is generally flat. The soils are mapped as 98% Spanaway gravelly sandy loam and 2% Urban land-Spanaway Complex. Cut/fill quantities for the two phases are estimated to be approximately 1,500 cubic yards of cut and 1,500 cubic yards of fill. All fill will be from approved sources and documented. After completion of construction, the site will be covered in approximately 80% impervious surfaces. A temporary erosion and sedimentation control plan will be implemented.

4. Air – There are no known emissions as a result of the proposal other than those associated with vehicular use during and after construction. Construction activities have the potential to generate dust and emissions from equipment that will be temporary.

5. Water – There are no surface waters within the area of development. There is a known wetland located across DuPont Steilacoom Road (to the west), however no impacts are anticipated. No groundwater will be withdrawn or waste material discharge to the ground. Runoff from the new impervious surfaces will be routed to the existing regional stormwater management facility for treatment and infiltration of 100% of the runoff on-site.

6. Plants – The site was previously cleared and contains weeds and grass that will be removed for the proposed project. Trees and shrubs are sporadically located along the edge of the properties. Nine of the 14 trees located on the two parcels will be retained. The Landscape Plan (sheet LS-01) shows landscaping being provided through the property. The landscaping and tree retention will be reviewed as part of the site plan review process.

7. Animals – There are no federally-listed endangered or threatened species on or near the site. The following bat species are shown on PHS maps as having habitat in the same township as the subject parcels: big brown bat (Eptesicus fuscus), Yuma myotis (Myotis umanensis), and little brown bat (Myotis lucifugus). The site has been previously cleared of vegetation, however, and it is not likely that the site would be used by bats for hibernation, roosting, or nursery sites. There are no specific management recommendations provided by WDFW for the big brown bat, Yuma myotis, or little brown bat.

8. Environmental Health – Environmental health hazards are not anticipated. The presence of arsenic and lead in the site soils are a potential due to possible contamination from the Asarco Tacoma Smelter Plume and the past activities of the DuPont Works operations. The City will require the soils be tested and, if required, remediated per the Department of Ecology Voluntary Cleanup Program.

9. Noise – Noise from construction equipment would be created from 7 am to 6 pm, Monday through Friday, as regulated by DuPont Municipal Code (DMC) Chapter 9.09. Long-term noise will be associated with commercial services and traffic and is not expected to increase significantly over existing noise levels.

10. Land Use – The subject properties are currently used for overflow parking. The site is located in the Commercial zoning district. A large vacant property is located opposite of DuPont-Steilacoom Road from the project. The other surrounding uses include dental offices, law offices, hotel, the Better Business Bureau, and restaurants. Following completion, the Starbucks will likely employ between 7 and 10 employees, however employment estimates are not known for the fast food use.

11. Aesthetics – The proposed Starbucks building will be approximately 25 feet in height and conform to City building height requirements. The principal exterior materials for the Starbucks building will be traditional in nature, including cultured stone, painted fiber cement siding resembling traditional wood board and batten, and some natural wood elements. The Starbucks building includes a covered exterior patio that connects to the pedestrian path with steps that connect with DuPont-Steilacoom Road. A masonry wall is extended along the frontage with a metal green screen and vegetation to soften the wall appearance and conceal the drive-thru from the street. Design details will be provided at a later date for the fast food use and will be required to be similar to and compatible with the new Starbucks building.

    The proposal is located in the City's Historic Village (as designated in the City's Comprehensive Plan, but not within the historic register), and as such should provide architectural design treatments that are complementary to the character of the historic village. The proposed project and future building will be reviewed during the City's Design Review process for historic and aesthetic code compliance as well as architectural compatibility with the existing adjacent buildings.

12. Light and Glare – During construction, light and glare from construction equipment could occur during the hours of 7 am to 6 pm. After construction, light and glare from building windows and on-site parking lot lighting will occur. Non-glare glass and shielded lighting fixtures will help reduce and control light and glare impacts. The applicant did not provide a photometric analysis at this time. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas.

13. Historic and Cultural Preservation – There are no identified historic or cultural buildings onsite. Washington Information System for Architectural & Archaeological Records Data identifies an eligible property located south of the project in the vicinity of the Home2 Suites Hotel that was built in 2016.

    The property is located in the Historic Village, as designated in the City's Comprehensive Plan. The City's Comprehensive Plan seeks to retain the historic character of the Historic Village, although there are no specific goals and policies dictating historic or traditional architectural design or building elements. It states that "Commercial and other development uses near the entrance to the Historic Village (at DuPont-Steilacoom Road and Wilmington Drive, and exit 119 off I-5) should also reflect DuPont's historic character and unique charm". The use of more traditional building materials in the

design of the buildings (as required by the City's Design Review process) is consistent with the historic character goals of the Comprehensive Plan goals.

The project entails new excavation of soil; therefore, the proponent shall follow the measures identified in the Memorandums of Agreement (MOAs) regarding the discovery of cultural resources within the City of DuPont. The proponent shall follow the provisions of the MOA's during all construction phases of the proposed project.

14. Transportation – Access to the site is currently provided via two driveways from DuPont-Steilacoom Road (Station Drive). No changes to access are proposed.

    The existing on-site gravel parking area currently accommodates approximately 40-50 vehicles. The area is used for overflow parking from the adjacent multi-tenant building. A Parking Analysis was submitted with the application detailing the code-required parking for the proposal as well as estimates for the adjacent multi-tenant building. Phase 1 of the proposed project will construct 38 parking spaces and Phase II will construct approximately 31 additional parking spaces for a total of 69 on-site parking spaces, which is within the City-code required range for the new uses. The adjacent multi-tenant building has 34 parking spaces located east of the building. The Parking Analysis provides an estimated code requirement of 46 to 92 spaces for the multi-tenant building. This estimate assumes that another "eating and drinking establishment" will be located in the existing Starbucks space when they vacate. "Eating and drinking establishments" have a higher parking requirement/demand than any other type of use in the Commercial district.

    The Parking Analysis was evaluated by the City's Traffic Engineer consultant, Geri Reinart, P.E. Ms. Reinart recommends two potential mitigation measures: (1) a shared parking agreement be executed to accommodate potential for overflows during peak demand periods; and (2) a detailed parking demand study may be completed that examines the actual weekday hourly demand. Ms. Reinart's conclusions were that the results of the parking demand study would determine whether a shared parking agreement is required.

    Alternatively, the City should evaluate future users of the multi-tenant building at the time of building permit application to ensure that the required number of parking spaces is accommodated within the number of spaces constructed for the multi-tenant building. This may mean that either a particular use is not allowed; a parking demand study is required; a shared parking agreement is required; or any combination of these options. It is not appropriate to place conditions on the multi-tenant building's users or parking requirements for development approvals of adjacent property.

    The proposal is anticipated to generate 183 average daily peak hour trips (113 AM and 70 PM Peak Hour Trips). Per the SCJ Alliance Traffic Analysis submitted for the proposal, the proposal indicates that all intersections, except for North Station Drive and DuPont-Steilacoom Road intersection, will operate at acceptable service levels. The left turn from North Station Drive onto southbound DuPont-Steilacoom Road will operate at a LOS F during the AM peak hour. All other street movement should operate with almost no delay. WSDOT plans to construct a new interchange at exit 199 to occur by the year 2020. When the exit 119 interchange improvements are constructed, the traffic volumes on DuPont-Steilacoom Road will decrease significantly and the LOS will improve to acceptable levels, therefore no mitigation is necessary or required. In the event the project fails to be constructed, the applicant will need to re-evaluate this intersection and determine if any reasonable/acceptable mitigation measures are available to address the deficiency per the City's Traffic Impact Guidelines, which state:

"The City of DuPont considers level of service "D" to be acceptable. Appropriate mitigation should be proposed to maintain this level of service upon completion of the development. Exceptions to level of service "D" will be considered by the City at those locations where the potential mitigation (such as a traffic signal) is not reasonable or desirable."

MITIGATION MEASURES

A. General Mitigation Measures:

1. Land use approvals are required for the project, which will include Conditions of Approval. The project shall comply with the Conditions of Approval for Site Plan Review and Design Review (PLNG2018-055, 056, &057).

2. The project shall provide a geotechnical study to determine site-specific conditions, including on-site infiltration testing and recommendations for design and construction. The proposal shall comply with the recommendations provided in the geotechnical report.

3. The level of service deficiency for the westbound movement at North Station Drive/DuPont Steilacoom Road intersection will be mitigated upon completion of the new Exit 119 interchange as a result of significant decreases in traffic volumes through this intersection. In the event that this funded project fails to be constructed, the Applicant will need to re-evaluate this intersection and determine if any reasonable/acceptable mitigation measures are available to address the deficiency per the City's Traffic Impact Guidelines. The applicant's traffic engineer shall propose the mitigation measure(s) to the City's Public Works Director for review and approval prior to issuance of any Certificate of Occupancy for the Starbucks or first phase.

B. The following mitigation measures shall be in place prior to issuance of site development permits:

4. A haul route plan for the clearing and grading shall be in place prior to issuance of construction permits.

5. The improvements are to be designed following the requirements of the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), as adopted by the City of DuPont.

6. A Stormwater Pollution Prevention Plan (SWPPP), an Operations and Maintenance Manual and a Temporary Erosion and Sedimentation Control (TESC) plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.

7. The project will be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

8. No clearing, grading, trenching, cutting, impervious surfacing or other construction is allowed within the dripline of any tree to be retained without City approval.

9. The site soil shall be sampled and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. Contact Eva Barber with the Southwest Regional Office (SWRO), Toxic Cleanup Program at 360-407-7094 or via email at Eva.Barber@ecy.wa.gov for additional guidance about soil sampling within the buffer tract areas. The soil sampling results shall be sent to the City of DuPont and Ecology for review.

   If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.

   If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

   a) Enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

   b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under MTCA and provide to the City of DuPont. The City-issued clearing and grading plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology.

   c) If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

10. The site lighting plan and photometric analyses shall be submitted to City staff for review and approval.

11. The Applicant shall provide an archaeological monitoring plan and inadvertent discovery plan for City review and approval prior to approval of site development permit.

12. The site access to North Station Drive could occasionally be blocked by vehicles on the westbound approach at the DuPont-Steilacoom Road intersection. The final design plans shall provide for the construction of both access points to North Station Drive and South Station Drive in Phase 1 so that patrons would have an alternative site egress.

13. The final design plans shall include enhancements to the channelization along DuPont-Steilacoom Road to better delineate the segregated westbound to southbound left-turn refuge lane from the southbound through lane. This includes a wider white strip with Type 1 markings along the existing white line or the installation of "c-curb" to better define this space and to ensure the

westbound to southbound motorists have a segregated area from the through movement. The applicant shall seek input from the Public Works Director prior to finalizing design.

14. All work within the City right of way shall comply with the City's Public Works standards.

C. The following mitigation measures shall be in place during construction:

15. Best Management Practices to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site as needed.

16. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling.

17. Site lighting during construction shall be directed away from public right of way to ensure there is no light spillage to these areas.

18. The Applicant shall fully implement the Memorandum of Agreement dated August 7, 1989, between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.

    a) The Applicant shall provide a professional archaeologist to monitor onsite soil disturbance activities.

    b) The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.

    c) The Project Archaeologist shall notify the Nisqually Indian Tribal representative if Native American cultural resources are discovered during any soil disturbance activities. Construction activities that might disturb or affect such resources are to stop until the Tribal representative has had the opportunity to examine the find.

    d) If the Tribal representative cannot be reached through reasonable efforts or does not come to the construction site within a reasonable period of time after being notified, construction does not need to stop. However, archaeological work shall to follow the 1989 Memo of Agreement, customary professional standards for archaeology, and applicable state and federal laws.

    e) The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum.

D. The following mitigation measures shall be in place Prior to issuance of a building permit:

19. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.

20. The applicant shall work with the planning department on building design treatments that will complement the architectural character of the existing buildings in Barksdale Station and the character of the historic district, as conditioned on the project in the Design Review Decision.

21. The Applicant shall pay DuPont the water meter permit fee, meter connection fee, water service installation fee and system development charge at time of connection to the DuPont water system per DMC 21.05.022.

22. In accordance with DMC 26.05.050 fire impact fees are to be paid at time of building permit issuance at the rate in effect at that time.

23. The Applicant shall pay DuPont the storm water system development charge prior to issuance of a DuPont building or construction permit per DMC 22.04.060.

E. The following mitigation measures shall be in place prior to the issuance of a Certificate of Occupancy:

24. At no time shall vehicle stacking in the drive through lane be allowed to back up into the drive aisle or driveways and impede circulation. The owner is required to produce a traffic management plan that addresses vehicle stacking and drive aisle conflicts and how they will be resolved. This may include staff managing/controlling drive through lane access during peak hours. A copy of the traffic management plan shall be provided to the City for review and approval prior to Certificate of Occupancy.

25. A City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite stormwater system.

26. The Project Archaeologist shall forward a closing report to the City of DuPont. The report shall discuss contact with the Nisqually Indian Tribe, implemented procedures and observed conditions and be submitted prior to issuance of any permanent Certificate of Occupancy for the project.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

APPEAL PERIOD: This MDNS is issued using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. **Appeals must be filed within 14 days after issuance of this MDNS (no later than 5:00 pm on April 3, 2019).** Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee ($1,500), and contain the information detailed in DMC 25.175.060(4)(d). You should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official Signature: _____ 3/19/19

Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont

Date

Issue Date: March 20, 2019

End of Appeal Period: **April 3, 2019**

Distributed to the Attached List

SEPA Distribution List

XX Indicates notice mailed to the following: Barksdale Station PLNG2018-055,056,057 3/20/2019

Dist.	Agency/Contact	Dist.	Agency/Contact
XX	WA State Dept. of Archaeology & Historic Preservation SEPA@dahp.wa.gov		WA State Dept. of Labor and Industries PO Box 44000 Olympia, WA 98504
	WA State Dept. of Commerce Anne Fritzel, AICP Anne.fritzel@commerce.wa.gov		WA State Dept. of Natural Resources SEPA Center SEPACENTER@dnr.wa.gov
XX	WA State Dept. of Ecology SEPA Unit Separegister@ecy.wa.gov		WA State Dept. of Natural Resources South Puget Sound Region Southpuget.region@dnr.wa.gov
XX	WA State Dept. of Ecology Environmental Review Section SEPAunit@ecy.wa.gov		WA State Dept. of Social and Health Services Lands & Bldg Div Elizabeth McNagny PO Box 45848 Olympia, WA 98504-5848
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Donna Joblonski dmca461@ECY.WA.GOV		WA State Dept. of Social and Health Services Robert J. Hubenthal hubenbj@dshs.wa.gov
XX	WA State Dept. of Ecology SW Regional Office Toxic Clean-up Program Marian Abbett Marian.abbett@ecy.wa.gov	XX	WA State Dept. of Transportation OR-SEPA-REVIEW@wsdot.wa.gov
XX	WA. State Dept. of Ecology SW Regional Office Toxic Clean-up Program Eva Barber Evba461@ECY.WA.GOV		WA State Parks and Recreation Commission PO Box 42650 Olympia, WA 98504
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Zachary Meyer ZMEY461@ECY.WA.GOV		Puget Sound Partnership Heather Saunders Benson Environmental Planner Heather.benson@psp.wa.gov
XX	WA State Dept. of Health SEPA.reviewteam@doh.wa.gov	XX	Puget Sound Clean Air Agency 1904 3rd Ave #105 Seattle, WA 98101 SEPA@pscleanair.org
XX	WA State Dept. of Fish & Wildlife(WDFW) SEPA Coordinator SEPAdesk@dfw.wa.gov		BNSF Railway General Manager 2454 Occidental Ave. South, Ste 1A Seattle, WA 98134-1451
	WA State Dept. of Fish & Wildlife (WDFW) Michele Culver Regional Director Teammontesano@dfw.wa.gov		FEMA John Graves John.graves1@dhs.gov
		XX	DuPont City Clerk Karri Muir Kmuir@dupontwa.gov

Revised 10/31/2018

XX	JBLM Public Works Charles Markham Deputy for Programs and Operations Charles.s.markham2.civ@mail.mil		XX	Nisqually Indian Tribe Joe Cushman Cushman.joe@nisqually-nsn.gov
XX	JBLM Steven Perrenot Director Public Works Steven.t.perrenot.civ@mail.mil		XX	Yakama Nation Elizabeth Sanchey Elizabeth_sanchey@yakama.com
	US Army Corps of Engineers (Regulatory Branch) Suzanne Anderson Suzanne.l.anderson@usace.army.mil			Lakewood Community & Economic Development Frank Fiori Planning Manager ffiori@cityoflakewood.us
	USDA-Natural Resources Conservation Service 941 Powell Ave SW. Ste 102 Renton, WA 98057			Steilacoom Community Development Doug Fortner Town Planner Doug.fortner@ci.steilacoom.wa.us
	DuPont Post Office Attn: Post Master 1313 Thompson Circle DuPont, WA 98327			Clover Park School District 10903 Gravelly Lake Dr. SW Lakewood, WA 98499
	National Marine Fisheries Service Northwest Regional Office 7600 Sand Point Way NE Seattle, WA 98115-0070			Steilacoom Historical School District Celeste Johnston cjohnston@steilacoom.k12.wa.us
	Nisqually Nat'l Wildlife Refuge Glynnis Nakai Glynnis Nakai@fws.gov		XX	LeMay Cust2180@wcnx.org
XX	Environmental Official-Pierce County Kathleen Larrabee Klarrab@co.pierce.wa.us		XX	PSE Jeff Payne Jeff.payne@pse.com
XX	Land Use Review Capital Development-Pierce Transit PO Box 99070 Lakewood, WA 98499-0070		XX	AHBL Lisa Klein Lklein@AHBL.com
XX	Pierce Co. Assessor/Treasurer-Commercial Dept. Darci Brandvold dbrandv@co.pierce.wa.us		XX	Gray & Osborne Dominic Miller, PE dmiller@g-o.com
XX	Pierce Co. Environmental Services Bldg Public Works Kip Julin 9850 64th St. West University Place, WA 98467		XX	Geri Reinart, P.E. greinart@msn.com
XX	Pierce Co. PALS Adonais Clark aclark@co.pierce.wa.us			CalPortland Pete Stoltz Pstoltz@calportland.com
XX	Pierce Co. Public Works Debbie Germer dgermer@co.pierce.wa.us		XX	NWL Association Emily Griffith nwlassistdirector@reachone.com
XX	Tacoma Pierce Co. Health Dept. Sara Bird SEPA@tpchd.org		XX	NWL Associates Larry Ackerman nwldirector@reachone.com

XX	Nisqually Indian Tribe Annette Bullchild, THPO Bullchild.annette@nisqually-nsn.gov		**XX**	Nisqually Indian Tribe Jackie Wall, THPO Wall.jackie@nisqually-nsn.gov
	Carol Estep President, DuPont Historical Society estepcarol@gmail.com			
	Name Title Address Address Email			Name Title Address Address Email

Permit Applicant Information

XX	Tyrell Bradley SCJ Alliance Tyrell.bradley@scjalliance.com		**XX**	Drie Zakenleben, LLC 9645 Regency LP SE Olympia, WA 98513
	Name Title Address Address Email			Name Title Address Address Email

City of DuPont
1700 Civic Drive • DuPont, WA 98327
Phone: (253) 964-8121 / Fax: (253) 964-1455

AUTHORIZATION TO ACT AS AGENT AFFIDAVIT

I, Stephen B. Kern, as property owner of the following described property

700 Station Drive, DuPont, WA 98327
(Property Address)

3000500111
(Parcel Number)

hereby authorize Eric Koch, Partners Architectural Design Group, Inc.
(Name)

8383 158th Ave NE, Suite 250, Redmond, WA 98052
(Address)

425-636-8006 x 105
(Phone/Email)

to act as agent on my behalf before the City of DuPont regarding the application to
Construct a new Taco Bell at the location referenced above

Stephen B. Kern
Property Owner Signature

4 Sep 19
Date

Stephen B. Kern
Print Name

STATE OF WASHINGTON }
COUNTY OF PIERCE }

On this 4th day of September, 20 19, personally appeared before me Stephen B Kern known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as given, as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and under oath stated that he/she was authorized to execute said instrument.

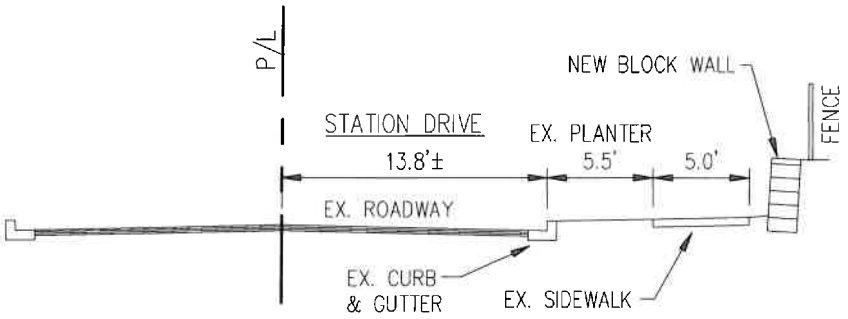
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year first above written.

MICHELLE BLEVINS
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires November 18, 2021

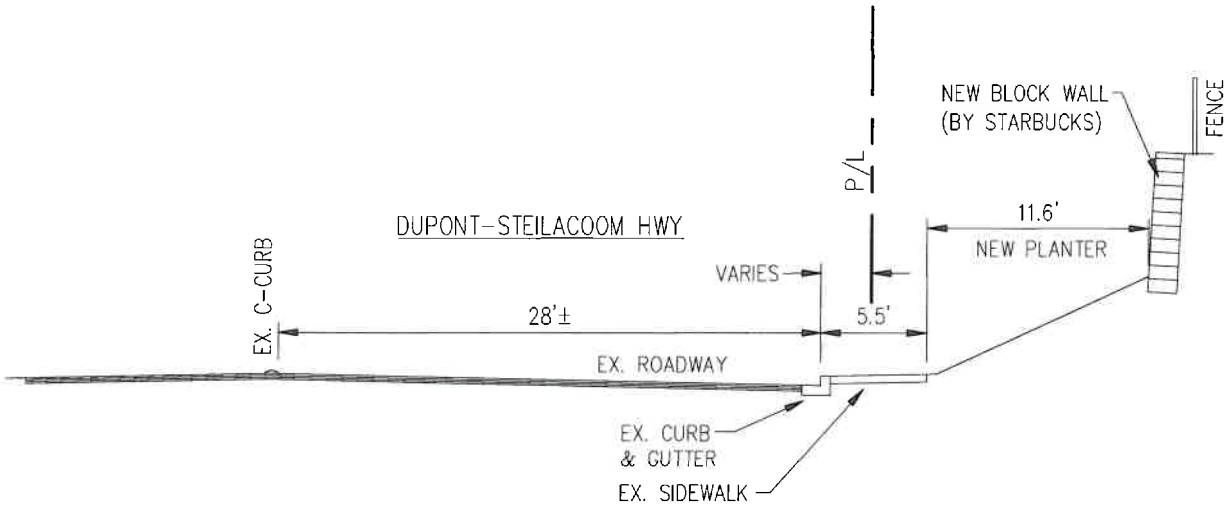
Michelle B
Notary Public
Michelle Blevins
Print Name
NOTARY PUBLIC in and for the State of Washington
Residing at Lacey
My Commission expires: November 18, 2021

Attachment 1h.
Authorization to Act as Agent Affidavit signed September 4, 2019

RECEIVED
NOV 15 2019
CITY OF DUPONT



SECTION - STATION DRIVE
1" = 10'



SECTION - DUPONT-STEILACOOM HWY.
1" = 10'

Attachment 1i. Taco Bell Roadway Sections prepared by TerraForma Design Group, Inc. dated November 1, 2019

TACO BELL 700 STATION DRIVE, DUPONT	ROADWAY SECTIONS
by: Pedro DeGuzman, PE Terraforma Design Group, Inc.	DATE: 11/1/19

FILE COPY

City of DuPont
Planning Division
Land Use Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: _____

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

Submitted for SITE PLAN REVIEW

General Information:

Project name: _____

Applicant name: _____

Address: _____

Phone number: _____ Fax number: _____
email: asibert@nri-inc.com

Applicant's representative: _____

Address: _____

Phone number: _____ Fax number: _____
email: eric@padgi.com

Description of proposal. Be specific.

_____

_____

_____

_____

Site Information:

Assessor's Parcel Number(s): _____

Area of site in square feet: _____

Area of streets and alleys: _____

Area of storm drainage improvements and conveyance lines: _____

Area of open space and neighborhood green tracts: _____

Area of critical areas and buffers: _____

Area of building floors: _____

Area of impervious surfaces: _____

Area of landscaping: _____

Building height: _____

Number of dwelling units: _____

Number of employees: _____

Number of disabled, compact and standard parking stalls: _____

Description and area of all proposed tracts: _____

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

Revised
1. ☑ Vicinity Map (include as part of site plan).
2. ☑ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☑ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☑ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☑ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☑ Preliminary Stormwater Management Report and calculations (three copies).
7. ☑ Roadway cross sections, (seven copies of single line drawing with dimensions).
8. ☑ One each 8 by 11 inch reduction of all drawings.

Submitted Previously
9. ☐ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).

Revised
10. ☑ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).

Submitted Previously
11. ☐ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☐ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☐ Letter of Sewer Availability from Pierce County (two copies).

Revised
14. ☑ Letter of Water Availability from City of DuPont (two copies).

Revised
15. ☑ One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.

Submitted Previously
16. ☐ Completed Environmental Checklist (two copies).
17. ☑ Completed Land Use Application (one copy).
18. ☑ Completed Agent Affidavit (one copy).
19. ☑ Filing fee(s). Type I or Type II Procedure $1,500.00+Consultant Cost + 10% overhead

Submitted for SITE PLAN REVIEW

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

(Applicant Signature) (Date) (Print name)

Attachment 1j. Land Use Application signed February 20, 2020

NORTHWEST RESTAURANTS INC

COASTAL PLATES RESTAURANTS LLC
SNAKE RIVER RESTAURANTS LLC
GOLDEN STATE RESTAURANTS LLC

KFC TACO BELL A&W

RECEIVED
FEB 26 2020
CITY OF DUPONT

February 4, 2020

Northwest Restaurants, Inc.
18815 139th Ave NE, Suite C
Woodinville, WA 98072

Pierce County Planning & Public Works
2401 South 35th Street, Room 2
Tacoma, WA 98409-7460

RE: TACO BELL – DUPONT

To whom it may concern:

In all permitting matters concerning this project, Northwest Restaurants, Inc will be the responsible financial party. Any requests or concerns can be directed to our construction manager, Fletcher Boll, at the following contact information.

Fletcher Boll
Ph. 206-741-2000
Email: fboll@nri-inc.com

Sincerely,
Northwest Restaurants, Inc.

Adam Sibert
Principal

Attachment 1k. Letter of Financially Responsible Party signed February 4, 2020

TERRAFORMA

DESIGN GROUP

February 18, 2020

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

RE: TACO BELL @ BARKESDALE STATION, DUPONT, WA

- **RESPONSE TO CITY ENGINEERING & FIRE REVIEW (LAND USE FILE: PLNG2019-033)**

Dear Mr. Wilson,

We received the engineering review of our land use permit submittal for the Taco Bell at Barksdale Station. The following are the review comments prepared by Gray & Osborne and the City of Dupont Fire Department. Our responses are provided in **Bold**.

ENGINEERING REVIEW BY DOMINIC MILLER, PE OF GRAY & OSBORNE, INC. DATED 1/3/2020

GENERAL

1. A site plan shall be provided, which includes the identification of all easements and encumbrances of the subject properties from any recorded documents. The site plan shall also reflect the applicable information included in the Barksdale Station Amended Binding Site Plan. The width, type, and Pierce County Recording No. of all easements identified in the Title Report and in the Amended Barksdale Station Binding Site Plan shall be shown and labeled on the Plans (e.g., 10' Storm Drainage Easement – Recording No. 12345). **The existing easements are now shown on the updated plans. I've shown all the plottable easements that I could find from the Binding Site Plan and Title Report .**

2. Per the City Street Standards, frontage improvements will be required along DuPont-Steilacoom Road. A right of way permit will be required for any construction activity within the right-of-way. **The existing Dupont-Steilacoom Highway frontage includes existing concrete gutter, vertical curb and sidewalk. The existing sidewalk appears to be in good shape though it measures about 4.2 feet wide per the survey. If it must be widened to the current standard of 5.0-ft, then please let us know.**

3. The City's Stormwater System Development Charge (SDC) will apply to the proposed development. The SDC is $1,200 per 1,900 square feet of impervious surface, per City Resolution 18-038. **Per followup discussion, we understand now that Stormwater SDC charges apply whether runoff is retained onsite or discharge offsite. Note: my updated plans reflect that our drainage discharges to the infiltration gallery within the Starbucks site.**

Attachment 1l.Response to Engineering & Fire Review Letter prepared by TerraForma Design Group dated February 18, 2020

4. 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. **Our proposed site disturbance is included within the current active Ecology stormwater permit for the Starbucks project.**

5. Documentation from LeMay, Inc. of their approval of any proposed trash enclosure shall be furnished by the Applicant. **Lemay Inc. has approved our trash enclosure location. See attached signed plan.**

6. This project is subject to the Geographic Information System (GIS) requirements as stated in Chapter 24.10 and Ordinance 97-559. **Understood. At the end of construction and prior to occupancy permits, we will provide Autocad files to the City in accordance with the said City codes and ordinance.**

LAND USE APPLICATION

7. The Land Use Application site information indicates a site area of 53,298 square feet. The Civil Plans indicate 43,298 square feet. The Stormwater Report indicates 43,124 square feet. The Applicant shall resolve the discrepancy. **The land use application should be revised to reflect a Site Area = 43,298 sf. Sorry, but I can't find where I reflected 43,124 sf in the drainage report.**

8. The Land Use Application site information indicates the area of impervious surfaces as 33,467 SF. The Civil Plans and the Stormwater Report indicate an area of 34,350 square feet. The Applicant shall resolve the discrepancy. **The land use application should be revised to reflect a proposed Onsite Impervious Area = 33,534 sf.**

<u>TITLE REPORT</u>

9. 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. **The updated plans reflect the most current easements found within the title report and Amended Binding Site Plan, AFN 201909230753. Some easements noted in the Title Report are not plottable. I've shown the easements based on the owner provided surveys.**

<u>TRIP GENERATION REPORT</u>

10. Based on the projected average daily trips exceeding 250 and peak trips exceeding 25, a Traffic Impact Analysis (TIA) is required for this Project. The TIA shall be prepared in accordance with the requirements of Section 13 of the Public Works Standards. The scope of the TIA shall be approved by the City's Traffic Consultant, Ms. Geralyn Reinart. **A TIA for this use was provided within the original TIA for the Starbucks development.**

WATER AVAILABILITY FORM

11. The Applicant shall submit a Water Availability Form to the City. The form shall identify the anticipated peak domestic water usage. **See attached Water Availability Form request.**

12. The completed City "Flow and Pressure for Fire Suppression Design" form is attached for use by the Applicant. **See attached form.**

SANITARY SEWER DOCUMENTATION

13. The submitted letter from Pierce County Utilities appears to be acceptable for purposes of land use approval. **OK.**

14. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required prior to issuance of a civil construction permit. A Pierce County sewer permit shall be issued before the DuPont civil construction permit and building permit for the project may be issued. **Understood. We plan to submit for the sewer connection and grease interceptor permits in the near future.**

STORMWATER SITE PLAN

15. The final submittal is required to include Stormwater Pollution Prevention Plan (SWPPP) and O&M documentation. **Understood. Our final civil permit application will include a SWPPP and Stormwater O&M. At this point we are just trying to complete the Land Use process.**

16. The report states that the site soils are glacial till, but later mentions the outwash soils on site. A geotechnical report for the site shall be provided. **The report has been revised. The site is underlain by about 6-feet of fill comprised of loose to medium dense silty sandy gravel over native deposits of gravel with varying amounts of sand and silt. The geotechnical report prepared by The Riley Group, March 2019 is included.**

17. Source control BMPs identified on Page 5 shall be detailed in the final report. **Understood. Source Control BMPs will be included with the final civil permit application.**

18. The flowchart on Page 9 indicates that the project is outside of the UGA. DuPont is within the UGA. **This has been corrected in the updated report.**

19. Conveyance calculations shall be provided in the final report, and the final plans shall show the size and slope of all pipes. **Understood. Conveyance calculations will be included with our final civil permit application.**

20. In the modeling, there appears to be some driveway area in Basin 1 that is not included in the water quality calculation in Basin 2. All of the new and replaced impervious area shall be addressed by the treatment structure. The grading on the site plan appears to indicate runoff from the existing parking area to the east may flow to the collection system and BayFilter structure. **The proposed onsite Bayfilter MH has been designed based on our current plan and drainage flows. The previously shown Bayfilter immediately adjacent to our site has been removed. The proposed curb between Taco Bell and Starbucks will separate our surface flows.**

21. The final plans shall include additional details for the stormwater elements including the filter manhole structure. **Will be included with our final civil permit submittal. Note the design has been revised to reflect connection of our onsite drainage to the adjacent Starbucks infiltration gallery.**

22. Following construction and prior to final acceptance of this project, the Applicant will be required to execute an Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities. The Agreement should be provided after construction of the storm drainage system to reflect "as-built" conditions. **Understood. This will be addressed during the final civil permit process.**

CIVIL PLANS

23. Drawings required for this project shall include, but not be limited to the following Plans that demonstrate compliance with the current DMC and City Standards. Approval of the Plans will be required prior to issuance of a construction permit for the site. The City Standard Approval Block shall be added to all construction plans to be submitted for civil construction approval. **Understood. The City Standard Approval Block will be added to the final civil permit plans.**

A. Civil Construction Plans, including TESC, grading, road and frontage improvements, stormwater, water, and sanitary sewer. **These plans will be included with the final civil permit submittal.**

B. A parking lot lighting plan, including a photometric exhibit showing the lighting levels within the parking lot, will be required for the proposed project. Lighting shall conform to the requirements of DuPont Municipal Code (DMC) Section 25.70.070 (12). **A parking lot lighting plan / photometric (Sheet C1.4) is provided with this resubmittal.**

C. A Channelization Plan will be required to be submitted which identifies the existing and proposed pavement markings and signage adjacent to and on the site. **Onsite and roadway channelization is shown on the plans. There is no centerline stripe along Station Drive.**

D. Turning movement exhibits shall be provided to allow the City to determine the feasibility of the site layout. The exhibits shall demonstrate that the City Fire Department's large apparatus can navigate the site, which includes in and out of the site accesses and accessibility to fire appurtenances. The design vehicle used shall be identified. **Fire access is provided via the east drive-aisle. Width is a minimum of 26 feet.**

24. Add the Adjacent Property Lines, Ownership, Parcel Number, and Street Address. **Provided on revised plans.**

25. Include a construction sequence to the plans. **A construction sequence will be provided on the final civil permit plans.**

26. All relevant City standard details for street, storm drainage, and water construction shall be provided in the plan set submitted for construction review. **City standard details will be provided with the final civil permit plans.**

27. Add bearings and distances of the lot lines to the site plan. **Added to each sheet.**

28. Datum and benchmark information is required on all sheets where elevations are referenced. **Added to each plan sheet.**

29. The legal description is not verbatim of the Title Report. Reference the title report under the legal description. **Corrected on the updated plans.**

30. List the pervious and impervious areas and the cut and fill quantities. **Provided on the updated plans.**

31. Utilities plans shall include profile views. **Utility profiles will be included with the final civil permit plans.**

32. Any existing stormwater systems within or adjacent to the tracts that were installed as part of the underlying plat for temporary erosion and sediment control shall be incorporated into the storm water system design or removed at the Applicant's expense, if not utilized. **Note added to the storm plan.**

33. Add the General Notes (Street Construction) listed in City Standard 11.1. **The City Street Construction General Notes will be provided with the final civil permit plans.**

34. The parking lot shall be designed in accordance with DMC 25.70.030, screening as approved by the City and a minimum aisle width of 26-feet for 90 degree two-way aisle and emergency vehicle access. **The proposed main drive aisle along the south edge of the site measures 26-ft minimum. To our knowledge the parking lot landscape screening meeting City of Dupont standards.**

35. Parking stalls and pedestrian ramps shall meet current building code and ADA requirements. **The ADA stalls and ramps will be designed per current building code and ADA standards. Details and precise grading will be provided with the final civil permit submittal.**

36. Add the General Notes (Water System) listed in City Standard 11.3. **City Water General Notes will be provided with the final civil permit submittal.**

37. The fire line connection to a City water main will require a double detector check valve assembly (DDCVA) in an underground vault and a Fire Department Connection (FDC) within 50 feet of a fire hydrant. The double detector check valve assemblies (DDCVA) shall be located in underground vaults outside of the building to allow direct access by City staff. **A fire DDCVA in an underground vault and FDC with 50-ft of hydrant is currently shown on our civil plans.**

38. 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. **Understood. This will be reflected on the civil plans. Question: are we allowed to install a sump pump inside the water ddcva vault and pump it to the pavement surface? Alternative would be a tightline pipe to the main wall footing drain.**

39. The City's Cross-Control Specialist (CCCS) shall be granted access for plumbing and fixture inspection during construction and annual hazard evaluations thereafter. The CCCS is the approving authority for evaluation of the premises hazard protection for the Building Official. **Note has been added to the plan.**

40. Water easements for the existing on-site City water system(s) shall be shown and labeled. All water mains and appurtenances to be owned and operated by the City, up to and including water meters, backflow assembly vaults, and fire hydrants, shall be located in 15-foot wide easements dedicated to the City. The easements shall be dedicated to the City following construction and prior to final acceptance of this project. **Understood. New 15-ft wide easements are shown for the domestic and fire services.**

41. For the proposed water main, identify valves, fittings, thrust blocks, and segment lengths. **Detailing of the water pipes and fittings will be provided with the final civil permit submittal.**

42. Based on City records, there are three existing 8-inch stubouts on the site. If any of these stubouts are not used, the water main shall be removed to the valve and the valve shall be plugged and abandoned. **The existing water service near the SW corner of the building will be reused for irrigation. The existing fire service south of the building and water service east of the building will be removed.**

43. Include details and sections of the wall. Walls over four feet in height require a separate building permit. **General site sections are provided on Sheet C1.1. Structural plans for the wall will be provided with the final civil permit submittal.**

LANDSCAPE AND IRRIGATION PLANS

44. There are existing City landscape and irrigation improvements on the Station Drive and DuPont-Steilacoom Road frontage of this property. Maintenance of these improvements, if retained, would become the Applicant's responsibility. The Applicant would be responsible for abandoning and/or reconfiguring these improvements to serve the site. **Understood. The irrigation along the site frontage will be incorporated into the onsite private irrigation system.**

45. The Applicant will be required to demonstrate compliance with the substantive requirements identified in Chapter 25.90 Landscaping. The irrigation of the landscaping shall meet the requirements of DMC 25.90.040. **We believe our landscape design meets the requirements of Chapter 25.90 of the DMC. Our proposed irrigation system is included with this Land Use resubmittal.**

46. 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. **The final landscape plans will provide a 3-foot clearance around hydrants and the FDC.**

FIRE REVIEW BY MIKE TURNER, CITY OF DUPONT FIRE MARSHALL DATED 9/28/2019

1. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. Separate Permit Required. **Understood. A design-build fire sprinkler company will design the fire sprinkler design and obtain a permit form the City.**

2. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5 inch with a locking cap. (Fire Department approval for location) Separate Permit required. **A new 6-inch dia. fire sprinkler main is shown to the building. A new fire department connection is proposed approximately 60 feet away from the building. The FDC is within 50 feet of an existing hydrant. This sprinkler service design will be submitted with our fire permit application.**

3. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. Separate Permit Required. **Understood.**

4. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box. **Understood.**

5. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department.

Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers. **Understood.**

6. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.) **Understood.**

7. Prior to Fire Department approval for occupancy, Fire apparatus access roads shall have approved striping or signs. **Understood.**

Thanks again for your review. We look forward to proceeding with this development as soon as possible. Please don't hesitate to call me if you have any further questions.

Sincerely,
TERRAFORMA DESIGN GROUP, INC.

Pedro DeGuzman, PE
President

TERRAFORMA

DESIGN GROUP

February 18, 2020

Mr. Jeff Wilson
Director of Community Development & Emergency Management
City of DuPont
1700 Civic Drive, DuPont, Washington 98327

RE: TACO BELL @ BARKESDALE STATION, DUPONT, WA

- **RESPONSE TO PLANNING REVIEW (LAND USE FILE: PLNG2019-033)**

Dear Mr. Wilson,

We received the planning review of our land use permit submittal for the Taco Bell at Barksdale Station. The following are the review comments with our responses are provided in **Bold**.

ENGINEERING REVIEW BY JEFFREY WILSON, Director of Community Development & Emergency Management, dated 12/29/2019.

1. As described in the Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 comment letter (see E.1), the land use permit process for the proposed Taco Bell restaurant requires two permit applications, Site Plan Review and Design Review. The application that we received included one application form and one fee and does not indicate what you are applying for. In your email of December 6, 2019 you stated that you were interested in applying for both Site Plan Review and Design Review. Therefore, provide an additional Land Use Application Form and required fee for the missing permit application ($1,500.00) and state what the application is for. **See attached additional Land Use Application for the Site Plan Review process. Additional fee of $1500.00 included.**
2. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.2.c, provide a letter indicating the name and address of the financially responsible party. **See attached letter by Northwest Restaurants, Inc.**
3. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.8.3, provide a water-conservation and irrigation plan. **See new irrigation plans (Sheets L2.1 – L2.3)**
4. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.3.f, provide a Materials and Colors Board. **Provided with our resubmittal.**
5. The proposal includes the construction of one enclosure for refuse and recycling but the application materials did not include enclosure elevations. Provide enclosure for refuse and recycling that is compliant with DMC 25.100.050 and DMC 25.70.070(10). **Provided with our resubmittal.**
6. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment C.1, provide the cubic yards of cut and fill required for the completion of development of the lot. **Added to Project Data on Sheet C1.1.**

Attachment 1m.Response to Planning Comments Letter prepared by TerraForma Design Group dated February 18, 2020

7. The proposed Taco Bell southeast elevation facing parking lot is over 60-feet long without modulation. Provide a narrative describing how the proposal project is compliant with DMC 25.70.070(4). ***Refer to response via separate letter from Eric Koch of PADG.***
8. DMC 25.70.070(9) requires that trim should be of contrasting tones or colors and accent colors shall not cover more than 10 percent of any building façade. Provide accent cover calculations that show compliance with city standards.
   Refer to response via separate letter from Eric Koch of PADG.
9. The proposal needs to show compliance with DMC 25.70.070(12). Provide a photometric plan and height of site lighting that is in compliance with City standards. **See new Site Lighting Plan – Sheet C1.4.**
10. Comments on the Preliminary Landscape plan:
    a. DMC 25.70.030(3)(g) requires one tree for each four parking spaces. Please show calculation on how this standard is being met. **9 trees required for our 36 parking stalls. 10 trees proposed – calculation provided on the plan.**
    b. DMC 25.70.030 Parking Areas requires 6-foot wide planter at the end of all parking aisles. Revise landscaping plans as required. **The planters have been widened to 6 feet.**
11. Comments on the Civil Drawings:
    a. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.2, provide the Taco Bell seating area on the site plan. **See added not on Sheet C1.1.**
    b. The refuse area pedestrian entrance sidewalk leads towards the drive aisle. Please revise the pedestrian entrance sidewalk to the existing sidewalk to the southeast to provide safe pedestrian travel. **Pedestrian path added – see Sheet C1.1.**
12. Comment on Building Elevations:
    a. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.g, blank walls are subject to DMC 25.70.070(6)(b). The submitted elevations show blank walls that require treatment. Revise elevations to show compliance with DMC 25.70.070(6)(b) and provide a corresponding narrative. ***Refer to response via separate letter from Eric Koch of PADG.***
    b. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.h, states that building roofs exposed to public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal. The submitted building elevations did not include approximate roof slope. Revise building elevations to include roof slope.
    Refer to response via separate letter from Eric Koch of PADG.
13. Other comments:
    a. Please note that the application materials do not include information about the signs on the building. While we understand the application does not include a sign permit application, during Design Review we look at the proportions of each building sign in relationship with the building design. Therefore dimensions of the signs are to be included on the elevations.
    Refer to response via separate letter from Eric Koch of PADG.

Thanks again for your review. We look forward to proceeding with this development as soon as possible. Please don't hesitate to call me if you have any further questions.

Sincerely,
TERRAFORMA DESIGN GROUP, INC.

Pedro DeGuzman, PE
President

Partners Architectural Design Group, Inc.

February 21, 2020

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

RE: Barksdale Station Taco Bell, Site Plan Review / Design Review Application, City File No. PLNG2019-033

Dear Jeff,

We are in receipt of the planning letter dated 12/19/2019 referenced above and have modified our plans accordingly. The letter is attached for reference, and the individual comments are identified below with additional notes describing the updates to the plans and additional information provided.

1,2,3 Civil Engineer to address

4. Materials and Colors Board
The color and materials board has been completed and attached for review.

5. Provide dumpster enclosure elevations.
The dumpster enclosure floor plan and elevations have been provided for review. The color elevation sheet also has the color rendering of the materials for review.

6. Civil Engineer to address.

7. The proposed Taco Bell southeast elevation facing the parking lot is over 60 feet long with modulation. Provide a narrative describing how the proposal project is compliant with CMD 25.70.070(4).
The elevation complies by including a significant building element – gable element at the entry from the parking lot site. The roof line is changing (stepping back) along this elevation as it goes from the gable element back to the sloped roof along the northern portion of the façade. The materials also change from bevel siding to smooth wall panels. These 4 of the 7 modulation options add interest to this elevation to prevent a monotonous façade.

8. DMC 25.70.070(9) requires that trim should be of contrasting tones or colors and accent colors shall not cover more than 10 percent of any building façade. Provide accent cover calculations that show compliance with city standards.

Attachment 1n.Response to Planning Comments Letter prepared by Partners Architectural Design Group dated February 21, 2020

8383 158th Ave NE, Suite 250
Redmond, WA 98052
425-636-8006

The elevations have been updated to show the trim area calculations. The body of the building has two colors. The accent colors are the trim as shown on the colored elevations.

9, 10, 11. Provided by Civil Engineer and Landscape Architect.

12a. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.g, blank walls are subject to DMC 25.70.070(6)(b). The submitted elevations show blank walls that require treatment. Revise elevations to show compliance with DMC 25.70.070(6)(b) and provide a corresponding narrative.
The east elevation has been modified to show a landscape island, and trellis along the wall to meet the blank wall treatment.

12b. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.h, states that building roofs exposed to public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal. The submitted building elevations did not include approximate roof slope. Revise building elevations to include roof slope.
The elevations have been modified to call out the roof slope. The rise and run meet the requirement as designed. We have added the call out to the plans.

13. Please note that the application materials do not include information about the signs on the building. While we understand the application does not include a sign permit application, during Design Review we look at the proportions of each building sign in relationship with the building design. Therefore dimensions of the signs are to be included on the elevations.
The elevations have been updated to show the dimensions of the signs.

Let me know if you have any questions on this resubmittal information.

Sincerely,
Partners Architectural Design Group, Inc.

Eric E. Koch
Principal

Encl: Letter Dated December 19, 2019
Civil, Landscape, and Architectural Sheets A-2, A-3, A-4, A-5, A-6
Color board and stone sample board
Site Lighting Photometric

8383 158th Ave NE, Suite 250
Redmond, WA 98052
425-636-8006

Partners Architectural Design Group, Inc.

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

December 19, 2019

Sent via email only to: eric@padgi.com and asibert@nri-inc.com

Adam Sibert
Northwest Restaurants, Inc.
18815 139th Avenue NE, Suite C
Woodinville, WA 98072

Eric Koch
Partners Architectural Design Group, Inc.
8383 158th Avenue NE, Suite 250
Redmond, WA 98052

Subject: Notice of Incomplete Application | Barksdale Station – Taco Bell, File No. PLNG2019-033

Dear Mr. Koch:

On November 15, 2019, we received your application for the proposed Barksdale Station Taco Bell. Based on the application materials submitted it is unclear if the application is for the Site Plan Review permit or the Design Review permit.

The following plans and documents were submitted:

- Land Use Application signed November12, 2019
- Trip Generation Traffic Memo
- Title Report prepared by Chicago Title Insurance Company dated October 16, 2019
- Draft of Proposed Covenants, Restrictions, and Conditions
- Pierce County Site Specific Sewer Information dated November 4, 2019
- Water Availability Waiver E-mail dated October 17, 2019
- LeMay Approval dated October 10, 2019
- Barksdale lots 5 and 11 SEPA Mitigated DNS Issued March 20, 2019
- Authorization to Act as Agent Affidavit signed September 4, 2019
- Site Plan and Landscape Plans prepared by TerraForma Design Group, Inc dated November 1, 2019
- Taco Bell Elevations dated November 2, 2019
- Taco Bell Colored Elevations dated October 30, 2019
- Taco Bell Roadway Sections prepared by TerraForma Design Group, Inc dated November 1, 2019
- Preliminary Stormwater Site Plan prepared by TerraForma Design Group, Inc dated November 1, 2019

Additionally, on December 6, 2019 we received electronic copies of the submittal items and the following revised plans:

- Taco Bell Colored Elevations dated November 5, 2019

After review of the application material submitted, it has been determined that the **application is incomplete** for processing.

The following items are required to be submitted for the application to be deemed complete and for preparation of a decision on the proposal:

1. As described in the Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 comment letter (see E.1), the land use permit process for the proposed Taco Bell restaurant requires two permit applications, Site Plan Review and Design Review. The application that we received included one application form and one fee and does not indicate what you are applying for. In your email of December 6, 2019 you stated that you were interested in applying for both Site Plan Review and Design Review. Therefore, provide an additional Land Use Application Form and required fee for the missing permit application ($1,500.00) and state what the application is for.
2. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.2.c, provide a letter indicating the name and address of the financially responsible party.
3. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.8.3, provide a water-conservation and irrigation plan.
4. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment E.3.f, provide a Materials and Colors Board.
5. The proposal includes the construction of one enclosure for refuse and recycling but the application materials did not include enclosure elevations. Provide enclosure for refuse and recycling that is compliant with DMC 25.100.050 and DMC 25.70.070(10).
6. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment C.1, provide the cubic yards of cut and fill required for the completion of development of the lot. on civil plans
7. The proposed Taco Bell southeast elevation facing parking lot is over 60-feet long without modulation. Provide a narrative describing how the proposal project is compliant with DMC 25.70.070(4).
8. DMC 25.70.070(9) requires that trim should be of contrasting tones or colors and accent colors shall not cover more than 10 percent of any building façade. Provide accent cover calculations that show compliance with city standards.
9. The proposal needs to show compliance with DMC 25.70.070(12). Provide a photometric plan and height of site lighting that is in compliance with City standards. Show parking lot light poles
10. Comments on the Preliminary Landscape plan:
    a. DMC 25.70.030(3)(g) requires one tree for each four parking spaces. Please show calculation on how this standard is being met.
    b. DMC 25.70.030 Parking Areas requires 6-foot wide planter at the end of all parking aisles. Revise landscaping plans as required.
11. Comments on the Civil Drawings:
    a. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.2, provide the Taco Bell seating area on the site plan.

PADGI - count area

b. The refuse area pedestrian entrance sidewalk leads towards the drive aisle. Please revise the pedestrian entrance sidewalk to the existing sidewalk to the southeast to provide safe pedestrian travel.

12. Comment on Building Elevations:

    a. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.g, blank walls are subject to DMC 25.70.070(6)(b). The submitted elevations show blank walls that require treatment. Revise elevations to show compliance with DMC 25.70.070(6)(b) and provide a corresponding narrative.

    b. Per Barksdale Station – Taco Bell Pre-application Meeting PLNG2019-026 Comment B.7.h, states that building roofs exposed to public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal. The submitted building elevations did not include approximate roof slope. Revise building elevations to include roof slope.

13. Other comments:

    a. Please note that the application materials do not include information about the signs on the building. While we understand the application does not include a sign permit application, during Design Review we look at the proportions of each building sign in relationship with the building design. Therefore dimensions of the signs are to be included on the elevations.

If you have any questions, please call me at 253.912.5393, or email me at jwilson@dupontwa.gov.

Sincerely,

Jeffrey S. Wilson

Jeffrey S. Wilson, AICP
Director of Community Development & Emergency Management

Cc: File No. PLNG2019-033
Janet Howald, City of DuPont Community Development Administrative Specialist
Bill Anderson, City of DuPont Building Official
Mike Turner, City of DuPont Fire Marshal
Dominic Miller, Gray & Osborne, Inc. (representing the City of DuPont)
Lisa Klein, AHBL, Inc. (representing the City of DuPont)

City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 ▪ Fax 253.912.5240 ▪ www.ci.dupont.wa.us

To: Jeff Wilson
From; Eric Koch, Partners Architectural Design Group, Inc
8383 158th Ave NE, Suite 250, Redmond, WA 98052

September 18, 2019

Please see comments in the margin in response to Bill Anderson's memo below.

Eric Koch, Partners Architectural Design Group, Inc.

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Taco Bell PLNG2019-026

The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.

1. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.** Understood

This will be submitted later - we now show the riser location on the plan

2. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5 inch with a locking cap. (Fire Department approval for location) **Separate Permit required.** Understood

This will be submitted later - we now show the riser location on the civil plan

3. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.** Understood

This will be submitted later - we now show the riser location on the floor plan

4. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box. Understood

Notes will be added to the construction drawings

5. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers. Understood

Notes will be added to the construction drawings

Attachment 1o.Response to Fire Comment Letter prepared by Partners Architectural Design Group, undated

Contractors responsibility - notify GC

6. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.) Understood

Contractor shall coordinate during final inspections

7. Prior to Fire Department approval for occupancy, Fire apparatus access roads shall have approved striping or signs. Understood

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail mturner@dupontwa.gov.

Sincerely,

Fire Marshal

Mike Turner

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION

1700 Civic Drive
DuPont, WA 98327
Ph 253.964.8121 Fax 253.964.3554

To: Jeff Wilson
From; Eric Koch, Partners Architectural Design Group, Inc
8383 158th Ave NE, Suite 250, Redmond, WA 98052

MEMORANDUM

Please see comments in the margin in response to Bill Anderson's memo below.

TO: **Jeff Wilson**

FROM: **Bill Anderson**

Eric Koch, Partners Architectural Design Group, Inc.

RE: **Taco Bell restaurant, Land Use comments , PLNG2019-033**
700 Station Drive, DuPont, WA 98327

DATE: **December 16, 2019**

I have reviewed the application and drawings submitted for the land use application for the proposed restaurant to be located at 700 Station Drive, DuPont, WA 98327. The following summarizes the building department's comments:

1. The proposed building construction shall comply with the building construction codes that are in effect **at the time of submittal** for permits. The following codes are currently in effect: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code, Understood

   Accessibility provisions of the 2015 IBC and ICC/ANSI A117.1-2009 (as amended and adopted by the State of Washington) shall be incorporated into the project design, including, but not limited to: the provision and location of accessibility parking spaces, accessible routes of travel, detectable warnings for all curb ramps, etc. Understood

2. Prior to issuance of a building permit for the structure, the applicant shall provide a copy of Pierce County Sewer Service Permit for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval be completed prior to their issuance of service connection permit.) Understood

3. Fire flow, fire access, and on-site fire hydrant requirements will be determined by the DuPont Fire Chief, or his designee, as the project design is developed and submitted. Understood

4. The project must receive all land use and civil construction approvals prior to issuance of building permit for the proposed structure. All conditions or requirements associated with such approvals shall be complied with throughout building construction and must be completed prior to issuance of a certificate of occupancy. Understood

Attachment 1p. Response to Building Comments Letter prepared by Partners Architectural Design Group, undated

5. Fire Suppression and Fire Alarm permits for the structures must be obtained prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the city prior to their activation; forms may be obtained at city hall. Understood
6. Permit forms may be obtained either at city hall or may be downloaded through the city's website. Assistance in completing applications is available by calling the permitting staff. Understood

Please feel free to contact me if there are any questions, or I can be of further assistance.

CITY OF DuPONT

1700 Civic Drive • DuPont, WA 98327
Phone: (253) 912-5381 • Fax: (253) 964-1455
www.dupontwa.gov

Water Availability Form

Part A
To Be Completed By Applicant

Project Address 700 Station Drive Application Number _____

Subdivision/Project Name Taco Bell Parcel 3000500111

Proposed Water Usage 38 ccf/mo ☐ Commercial ☐ Residential # of Units _____
Max Domestic Flow= 25 gpm

Customer Type (circle one) Rural Residential Residential Multi-family (Commercial) Industrial

I, the undersigned, or my appointed representative have requested the following purveyor to certify willingness and ability to provide the indicated service. I have read and understand the information provided by the water purveyor on this Certificate, and acknowledge that the proposed project may require improvements to the water system which would incur my financial obligation. Prior to final approval for water service, operational responsibility, and financial obligation may be required.

Printed Name Pedro DeGuzman, PE Signature _____

Address _____ City Seattle State WA Zip 98136

Part B
To Be Completed by Water Purveyor

Water system to provide service: City of DuPont State ID#: 20500P

The proposed development is / is not within our approved service area (circle one).

This water utility will / will not be providing service (circle one).

Approved number of connections _____ Existing Source Capacity _____

Number of current/existing users _____ Existing Storage _____

Water service will be provided by:

_____Direct connection to approved, existing water main

_____Extension of existing water main(s)

_____New water system in accordance with WAC 246-290

_____ _____ _____
Water Purveyor Signature Printed Name Date

Attachment 1q.Water Availability (unsigned)

*****NOTE: Completion of page 2 and water purveyor signature are required*****

CITY OF DuPONT
1700 Civic Drive • DuPont, WA 98327
Phone: (253) 912-5381 • Fax: (253) 964-1455
www.dupontwa.gov

FLOW AND PRESSURE FOR FIRE SUPPRESSION DESIGN

Project Name: Taco Bell

Project Location: 700 Station Drive

Developer's Engineer: Pedro DeGuzman, PE

Telephone: (206) 923-0590

Date: 1/29/20

Minimum Fire Flow per Ordinance No 10-905: 1550 gpm for min. of two (2) hours

Required Fire Flow per I.F.C. 2012: 1500 gpm for min. of two (2) hours (Ty. V-B, 2887 sf)

2011 Water System Model (see notes 2, 3 and 4 below):

Street Intersection: _____

Node Number: _____

Static Pressure: _____

Fire Flow: _____

Residual Pressure: _____

Fire Suppression System Design Criteria (see note 5 below):

Street Intersection: _____

Static Pressure: _____

Fire Flow: _____

Residual Pressure: _____

Notes:

1. Actual fire flow will be based on building construction type and building square footage with credits for fire sprinklers.
2. The 2011 Water System Model results are based on the build out condition using the land use indicated in the 2011 Water System Comprehensive Plan.
3. Available fire suppression storage is based on the criteria presented in the 2011 Water System Comprehensive Plan, which is defined as 4,000 gpm for 4 hours, or 960,000 gallons.
4. Pipe velocities are limited to 10 feet/second in pipes used for fire flow runs.
5. The model results have been adjusted per City policy. The policy reduces the model results as follows:
   - Static pressure is reduced by 10 psi
   - Available fire flow is reduced by 10% at a minimum allowable pressure of 20 psi

Cc: Public Works Department, Building Department, Fire Department

CITY OF DUPONT

FLOW AND PRESSURE FOR FIRE SUPPRESSION DESIGN

Project Name: **Taco Bell**
Project Location: **700 Station Drive**
Developer's Engineer: **TerraForma Design Group, Inc.**

Date: **September 23, 2019**

Minimum Fire Flow per Ordinance No 10-905: 1550 gpm for min. of two (2) hours
(see note 1)
Required Fire Flow per I.F.C. 2009: 1500 gal (Bldg area= 2887 sf, Type VB construction)

Location Information:

Nearest Street Intersection: **DuPont-Steilacoom Highway & Station Drive (south loop)**
Model Node Location: **Approx. 170' East of Center of Intersection**
Model Node ID: **J-208**

2019 Water System Model Results (see notes 2, 3, 4, and 5 below):

Static Pressure: **55 psi**
Fire Flow: **3,241 gpm**
Residual Pressure: **25 psi (at 3,241 gpm)**

Fire Suppression System Design Criteria (see note 6 below):

Static Pressure: **45 psi**
Fire Flow: **2,917 gpm**
Residual Pressure: **25 psi (at 3,241 gpm)**

Notes:

1. Actual fire flow will be based on building construction type and building square footage with credits for fire sprinklers.

2. The 2018 Water System Model results are based on available fire flow during projected 2038 Maximum Day Demand conditions as discussed in the 2018 Water System Plan.

3. Available fire suppression storage is based on the criteria presented in the 2018 Water System Plan, which is defined as 4,000 gpm for 4 hours, or 960,000 gallons.

4. Pipe velocities are limited to 10 feet/second in pipes used for fire flow runs.

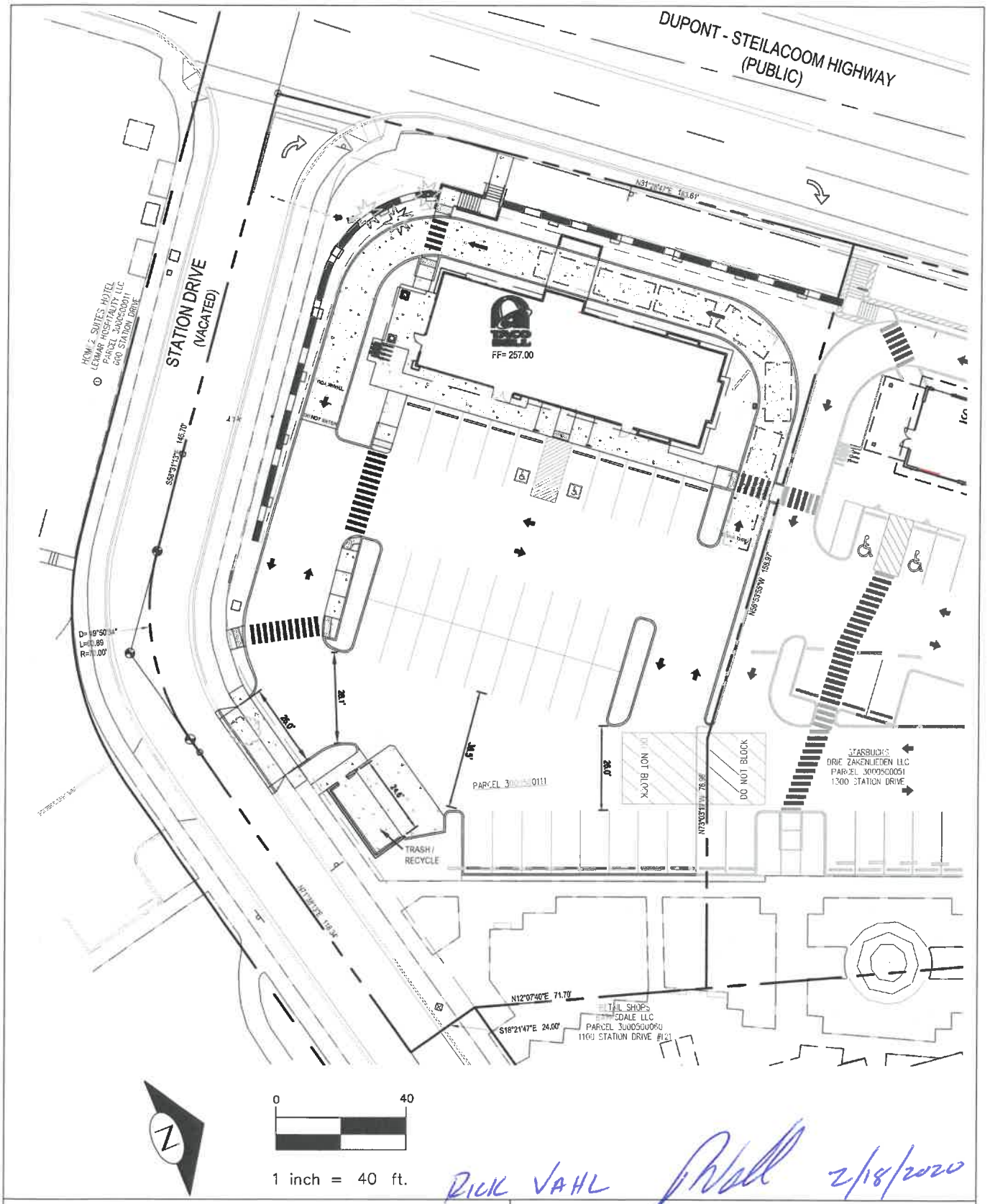
5. Four of the six pumps at the Bell Hill booster station were assumed to be operational during fire flow conditions: one 15 HP pump, two 20 HP pumps, and one 50 HP pump.

6. The model results have been adjusted per City policy. The policy reduces the model results as follows:

   - static pressure is reduced by 10 psi
   - available fire flow is reduced by 10% at a minimum allowable pressure of 20 psi

cc: Public Works Department
Building Department
Fire Department

Attachment 1r.Fire Suppression Sheet dated September 23, 2019



RICK VAHL 2/18/2020

LEMAY INC. WCI

TACO BELL 700 STATION DRIVE, DUPONT	REFUSE SERVICE PLAN
by: Pedro DeGuzman, PE Terraforma Design Group, Inc.	DATE: 2/7/20

Attachment 1s.LeMay Approval dated February 18, 2020

TERRAFORMA

DESIGN GROUP

PRELIMINARY STORMWATER SITE PLAN

TACO BELL @ Barkesdale Station

LOCATION:
700 Station Drive
Dupont, WA 98327

ISSUE DATE:

February 18, 2020

PREPARED FOR:
Northwest Restaurants, Inc.
18815 139th Avenue NE, Suite C
Woodinville, WA 98072

2/18/20

Attachment 1t.Revised Drainage Report prepared by TerraForma Design Group dated February 18, 2020

CIVIL ENGINEERING
& LANDSCAPE ARCHITECTURE

5027 51st Avenue SW Seattle WA 98136 **phone** 206.923.0590 **website** www.terraformadesigngroup.com

TABLE OF CONTENTS

SECTION 1 - PROJECT OVERVIEW AND MAPS

This Preliminary Storm Drainage Report for Taco Bell @ Barkesdale Station development has been submitted to the City of Dupont as part of our Land Use Approval and Design Review application.

Project Proponent:	**Northwest Restaurants, Inc.**
Current Owner:	**Drie Zakenlieben, LLC**
Property Area:	**0.99 acres**
Total Project Area:	**0.75 acres**
Site Location:	**700 Station Drive, Dupont, WA 98327**
	Portion of SEC. 36, T19N, R1W, Pierce County
	Parcel ID: 3000500111
Required Permits:	**Land Use Approval, Civil Permit, Building Permit**

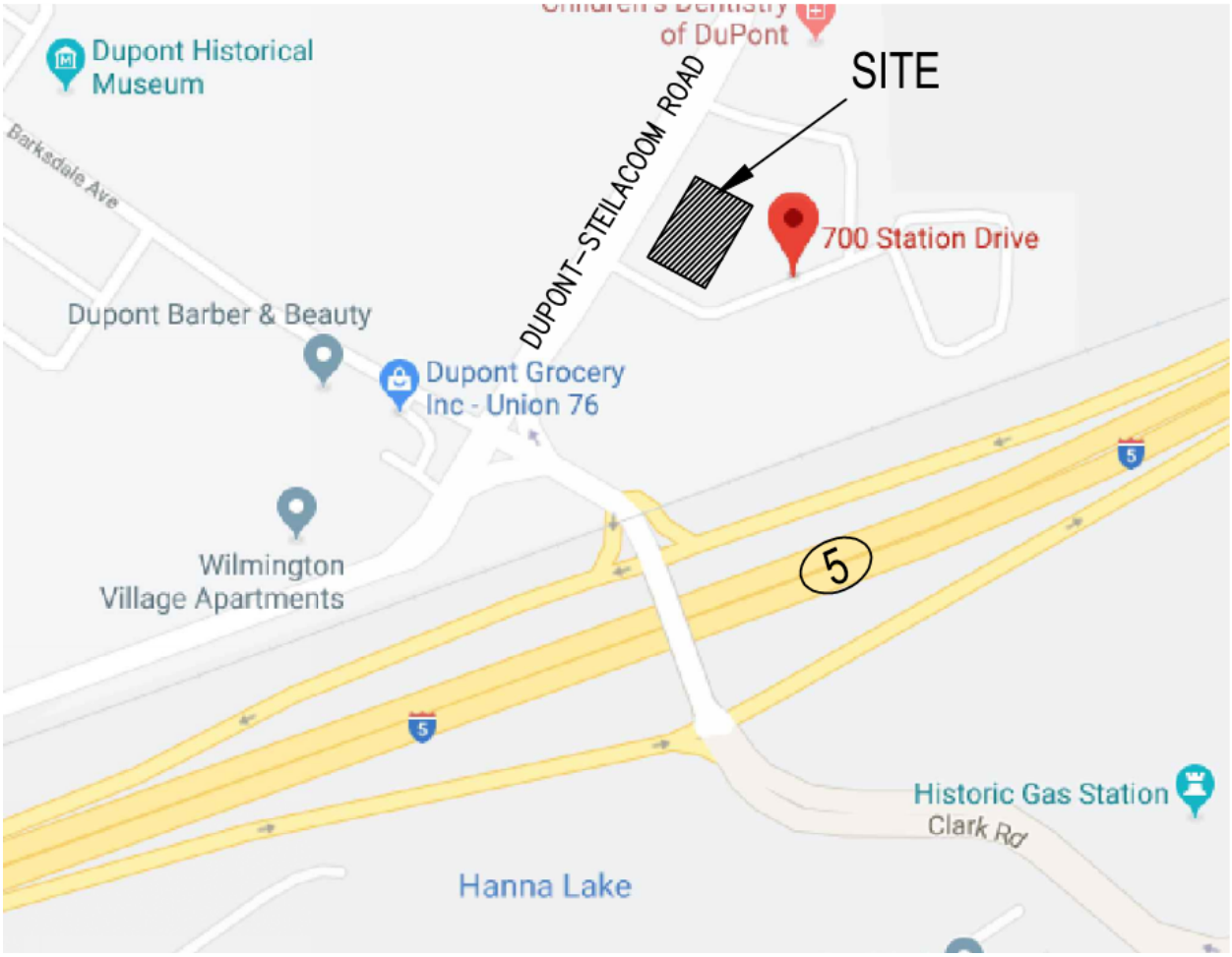
The proposed development consists of a new Taco Bell fast-food restaurant development with associated grading, drainage, utilities and landscaping on the existing 0.99 acre property. Earthwork export is proposed to achieve the desired grades and adequate pavement base. Site drainage will connect to a new storm drain to be constructed by the adjacent Starbucks that is currently being built.

The project will require drainage review from the City of Dupont and compliance with the 2014 Stormwater Manual for Western Washington.

The site is currently vacant. Soils generally consist of glacial till. A geotechnical report is included within our Land Use submittal.

All site drainage will discharge to a new water quality treatment facility prior to discharge to the infiltration gallery within the Starbucks site. No onsite flow control facilities are proposed. This site was included in the the Northwest Landing – Parcel 'S' Binding Site Plan as permitted in 1996.

Site development of the Taco Bell will be in coordination with the adjacent Starbucks development currently under construction to the north. Starbucks will reroute the existing storm drain that currently passes through the property and provide a storm drain connection for our development. Our design has been coordinated with the design plans and drainage report.



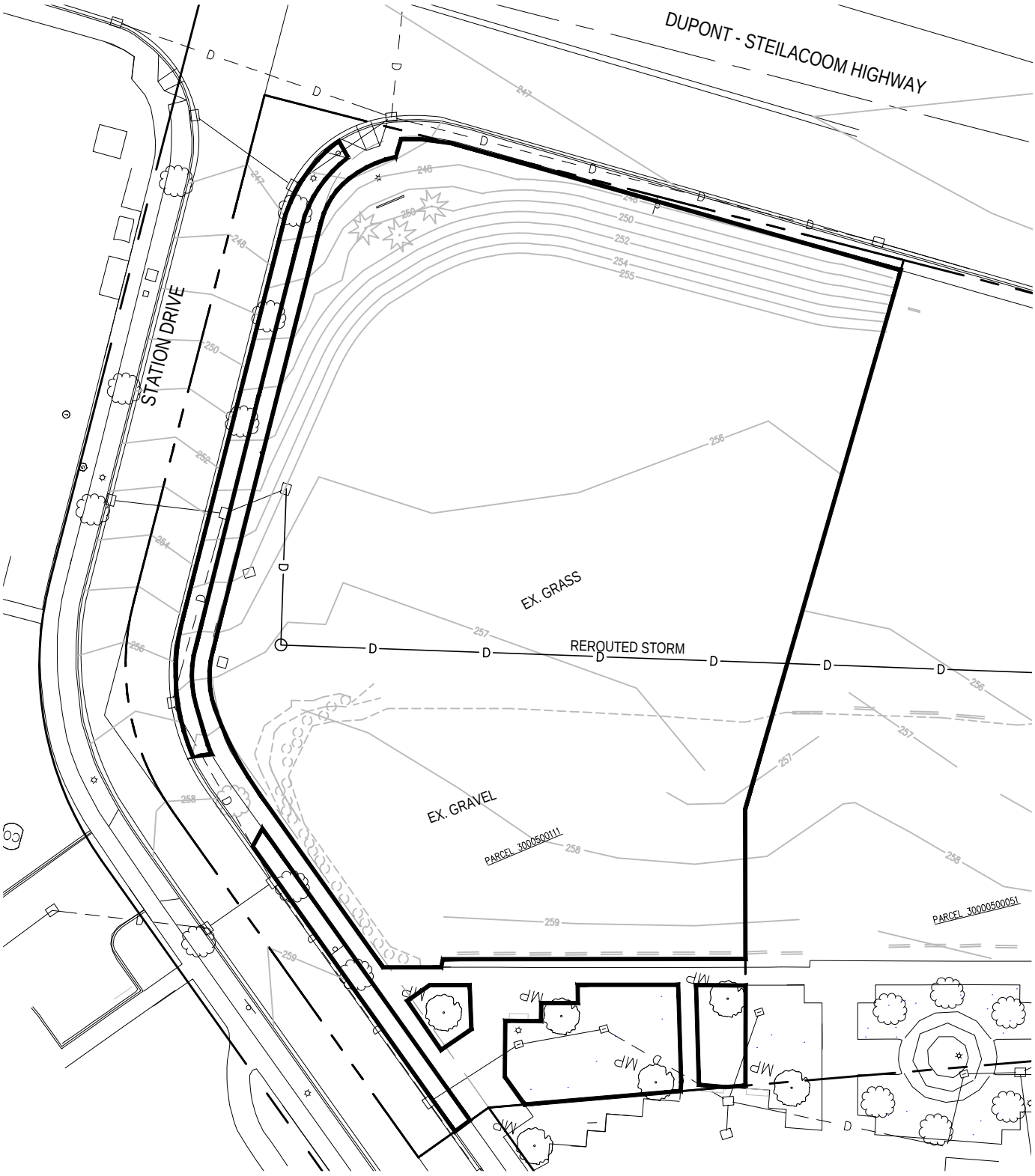
VICINITY MAP

ADDRESS: 700 Station Drive, Dupont, WA 98327

S–T–R: PORTION OF SEC. 36, TWP. 19N, RGE. 1W., W.M., DUPONT, PIERCE COUNTY, WA


Dupont-Steilacoom Rd
Station Dr
STARBUCKS
(under construction)
Wilmington Dr
TACO BELL
Station Dr

SITE AERIAL



Apervious=	35,468 sf
Aimpervious=	7830 sf
Atotal =	43,298 sf

TACO BELL

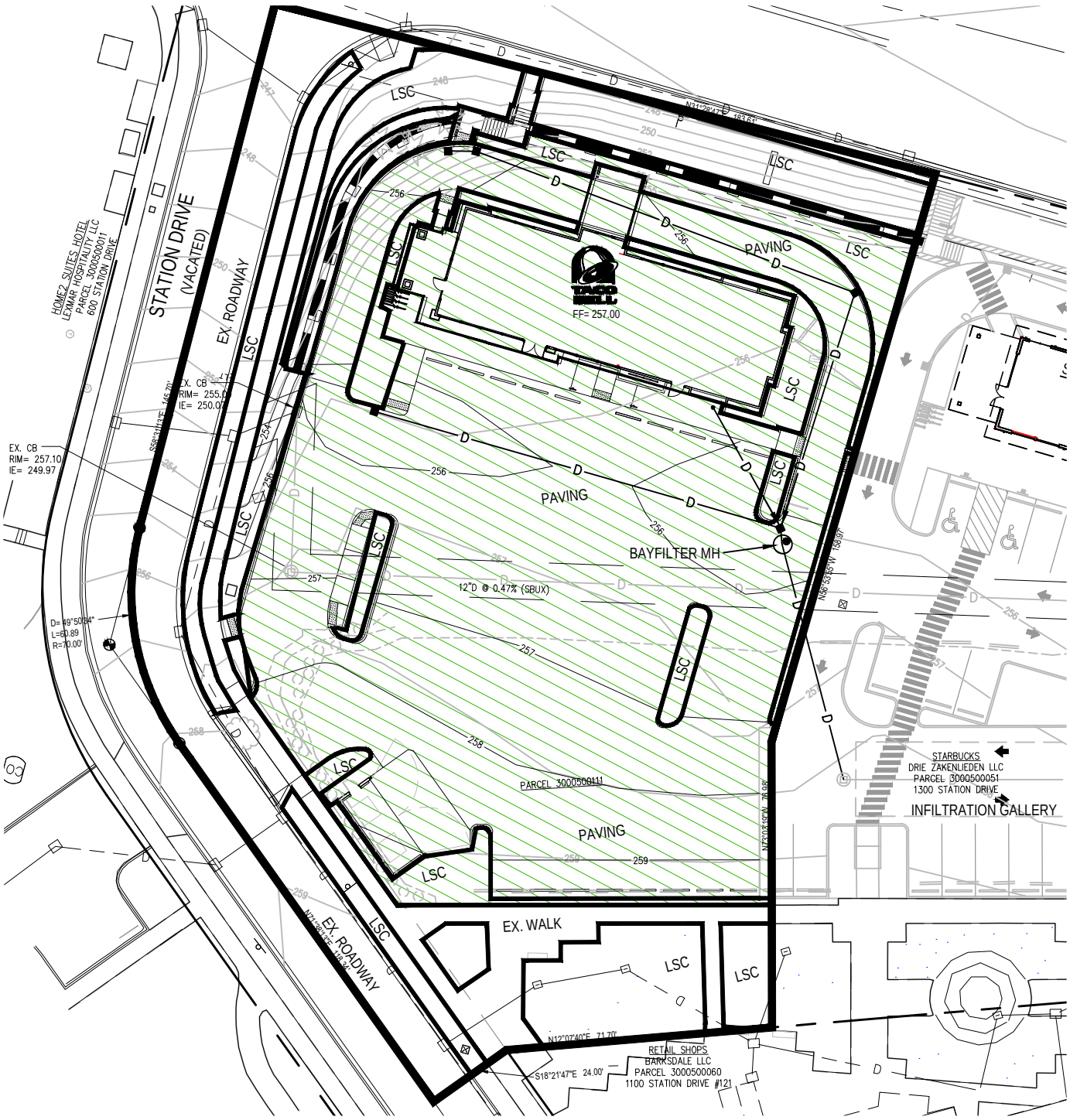
700 STATION DRIVE, DUPONT

DRAINAGE BASIN MAP

– EXISTING CONDITIONS

by: Pedro DeGuzman, PE Terraforma Design Group, Inc.

DATE: 11/1/19



0 40

1 inch = 40 ft.

BASIN - OVERALL	
Aplanter=	9764 sf
Aroof=	3887 sf
Aimpervious=	29,647 sf
Atotal =	43,298 sf

BASIN - WATER QUALITY	
Aplanter=	3130 sf
Aroof=	3887 sf
Aimpervious=	21,148 sf
Atotal =	28,165 sf

TACO BELL

700 STATION DRIVE, DUPONT

DRAINAGE BASIN MAP

– DEVELOPED CONDITIONS

by: Pedro DeGuzman, PE Terraforma Design Group, Inc.

DATE: 2/18/20

STORMWATER DATA

Project Name:	TACO BELL				By:	P.A.D.
Project Number:	17016				Date:	2/18/20
DRAINAGE CRITERIA:	CITY OF DUPONT, 2014 DOE MANUAL					
RAINFALL METHOD:	WWHM					
Step 1) Site Data						
1) General characteristics:						
Basin	**1**	Soil type	gravelly sand			
Development type	commercial	Soil Group	A/B			
Size (ac.)	0.99	Existing surface	gravel, grass, roads			
Detention/Retention	waived	Predev Cover	forest			
Treatment Criteria	Basic	Oil Control	no			
2) Existing onsite characteristics:						
Landscape	35468	sf =	0.81	acres		
Roof	0	sf =	0.00	acres		
Paving	7830	sf =	0.18	acres		
Total	43298	sf =	0.99	acres		
3) Developed onsite characteristics:						
Landscape	9764	sf =	0.22	acres		
Roof	3887	sf =	0.09	acres		
Paving	29647	sf =	0.68	acres		
Total	43298	sf =	0.99	acres		
Step 2) Developed stormwater discharge criteria						
1. Flow control provided via infiltration trench provided by Starbucks to north						
2. Basic Treatment provided via Bayfilter prior to discharge to Starbuck infiltration gallery.						

WATER QUALITY TREATMENT CALCULATIONS

Project Name:		TACO BELL			By:	P.A.D.
Project Number:		19028			Date:	2/18/20
DRAINAGE CRITERIA:		CITY OF DUPONT, 2014 DOE MANUAL				
RAINFALL METHOD:		WWHM				

BAYFILTER

Step 1) Calculate design flows

Alandscape=	3130	sf =	0.07	ac
Aroof=	3887	sf =	0.09	ac
Apaving=	21148	sf =	0.49	ac
Atotal	28165	sf =	0.65	ac

WWHM results

Water Quality BMP Flow and Volume			
On-line facility volume (ac-ft):		0.0613	
On-line facility target flow, 15min (cfs):		0.0810	
Off-line facility target flow, 15 min (cfs):		0.0465	
If no high flow bypass:	Q25	0.380	cfs
Water quality flow:	Qwq	0.081	cfs

"Off-Line" treatment, 15min Flow Rate
Use internal bypass structure inside MH

Step 2) Calculate Number of Cartridges

Use Bayfilter treatment cartridges, Model: 522

Min. Invert Drop (in) = 1.83 Treatment Rate (gpm / cart)= 22.5

N = Number of Cartridges
= Qwq * 449 gpm / cfs / (treatment rate)

= 1.62 ===> **USE 2 CARTRIDGES -BAYFILTER 522 CARTRIDGES**
USE 60" DIA. BAYFILTER MH W/ INTERNAL BYPASS

SUMMARY OF MINUMUM REQUIREMENTS

10 Minimum Technical Requirements as provided within Vol. 1, Section 2 of the 2014 Stormwater Management Manual for Western Washington:

Minimum Requirement #1 – Stormwater Site Plan

This Storm Drainage Report and the Civil Plans address the temporary and permanent drainage impacts of the project.

Minimum Requirement #2 – Construction Stormwater Pollution Prevention Plan

A Construction Stormwater Pollution Prevention Plan (CSWPPP) and erosion control plans will be submitted with our formal sitework permit submittal.

Minimum Requirement #3 - Source Control of Pollution

General source control pollution prevention plans and a storm operation and maintenance manual will be submitted with our formal sitework permit submittal.

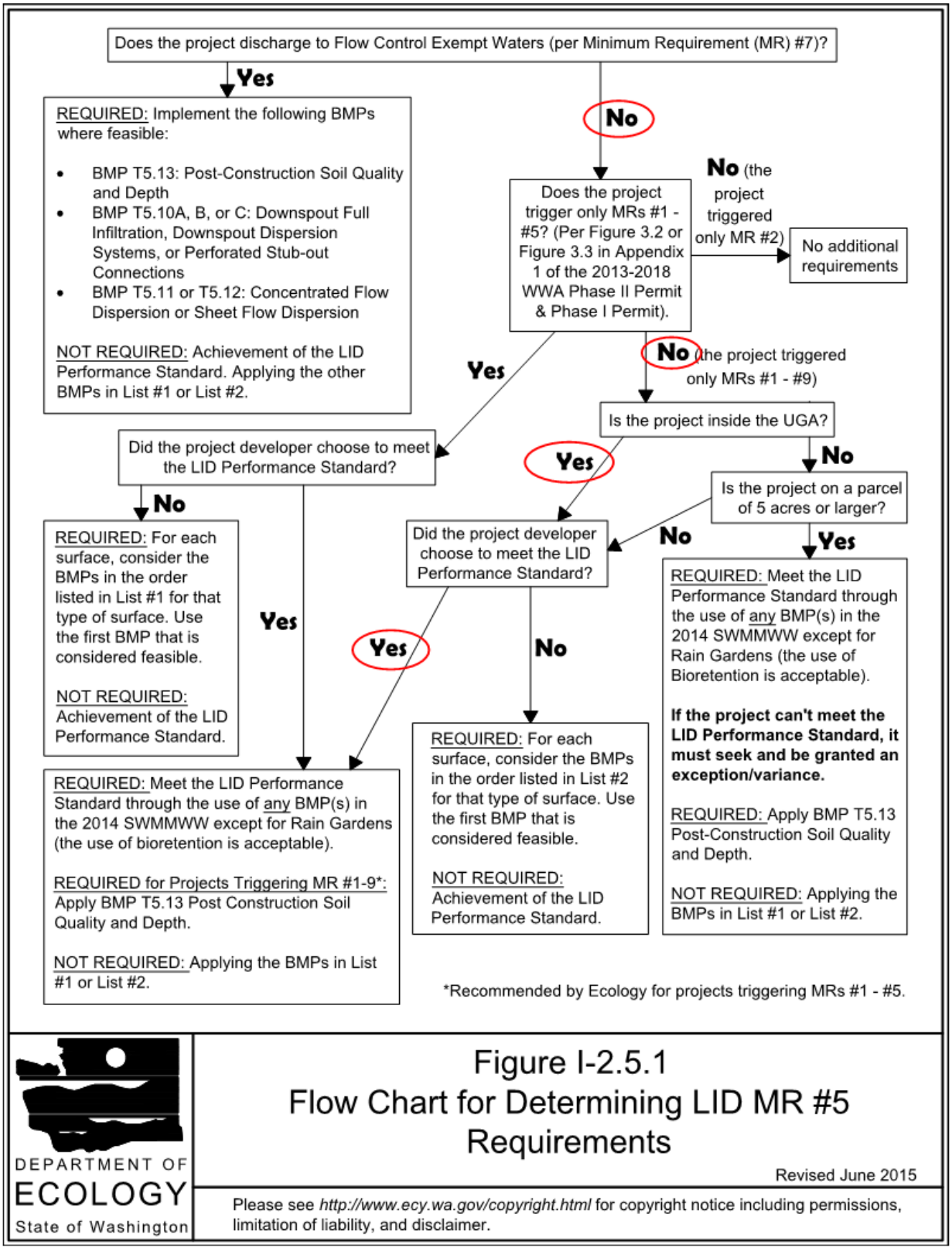
Minimum Requirement #4 – Preservation of Natural Drainage Systems and Outfalls

The proposed project will maintain the existing drainage patterns. Site runoff will discharge to the storm system constructed by the adjacent Starbucks project and will be retained via the Starbucks infiltration gallery.

Minimum Requirement #5 – On-Site Stormwater Management

The proposed development work triggers On-Site Stormwater Management in accordance with the 2015 Ecology Manual. The project is expected to provide Low Impact Development Practices where feasible. The existing Spanaway Gravelly Sandy Loam will have some capacity for Stormwater Management within the eastern portion of the site.

The Taco Bell drainage will discharge to an infiltration gallery within the Starbucks site that was designed to accommodate this project. The gallery was designed to meet the LID performance standard. No onsite stormwater management BMPs will be required other than Post Construction Soil Quality and Depth.


Does the project discharge to Flow Control Exempt Waters (per Minimum Requirement (MR) #7)?
Yes
No
REQUIRED: Implement the following BMPs where feasible:
BMP T5.13: Post-Construction Soil Quality and Depth
BMP T5.10A, B, or C: Downspout Full Infiltration, Downspout Dispersion Systems, or Perforated Stub-out Connections
BMP T5.11 or T5.12: Concentrated Flow Dispersion or Sheet Flow Dispersion
NOT REQUIRED: Achievement of the LID Performance Standard. Applying the other BMPs in List #1 or List #2.
Does the project trigger only MRs #1 - #5? (Per Figure 3.2 or Figure 3.3 in Appendix 1 of the 2013-2018 WWA Phase II Permit & Phase I Permit).
No (the project triggered only MR #2)
No additional requirements
Yes
No (the project triggered only MRs #1 - #9)
Is the project inside the UGA?
Yes
No
Did the project developer choose to meet the LID Performance Standard?
No
Is the project on a parcel of 5 acres or larger?
Yes
No
REQUIRED: For each surface, consider the BMPs in the order listed in List #1 for that type of surface. Use the first BMP that is considered feasible.
NOT REQUIRED: Achievement of the LID Performance Standard.
Did the project developer choose to meet the LID Performance Standard?
Yes
Yes
No
REQUIRED: Meet the LID Performance Standard through the use of any BMP(s) in the 2014 SWMMWW except for Rain Gardens (the use of Bioretention is acceptable).
If the project can't meet the LID Performance Standard, it must seek and be granted an exception/variance.
REQUIRED: Apply BMP T5.13 Post-Construction Soil Quality and Depth.
NOT REQUIRED: Applying the BMPs in List #1 or List #2.
REQUIRED: Meet the LID Performance Standard through the use of any BMP(s) in the 2014 SWMMWW except for Rain Gardens (the use of bioretention is acceptable).
REQUIRED for Projects Triggering MR #1-9*: Apply BMP T5.13 Post Construction Soil Quality and Depth.
NOT REQUIRED: Applying the BMPs in List #1 or List #2.
REQUIRED: For each surface, consider the BMPs in the order listed in List #2 for that type of surface. Use the first BMP that is considered feasible.
NOT REQUIRED: Achievement of the LID Performance Standard.
*Recommended by Ecology for projects triggering MRs #1 - #5.
DEPARTMENT OF ECOLOGY
State of Washington
Figure I-2.5.1
Flow Chart for Determining LID MR #5 Requirements
Revised June 2015
Please see http://www.ecy.wa.gov/copyright.html for copyright notice including permissions, limitation of liability, and disclaimer.

Minimum Requirement #6 – Runoff Treatment

Runoff treatment is required and will be provided via a Bayfilter media filter system.

Minimum Requirement #7 – Flow Control

The project will include new impervious surfaces. The site will have an impervious area percentage that will not exceed 80%. The project triggers stormwater flow control. The Taco Bell drainage will discharge to a storm infiltration trench within the Starbucks development which was specifically designed to accommodate our development.

Minimum Requirement #8 – Wetlands Protection

There are no wetland onsite or in the immediate vicinity.

Minimum Requirement #9 - Basin / Watershed Planning

The site is not a part of any known basin or watershed planning.

Minimum Requirement #10 – Off-Site Analysis and Mitigation

Site runoff will discharge to a new 12-inch storm stub as constructed by the Starbucks project. The Taco Bell drainage will discharge to a storm infiltration trench within the Starbucks development which was specifically designed to accommodate our development.

SECTION 2 - EXISTING CONDITIONS SUMMARY

The site is currently vacant with a gravel parking lot along the east portion of the site that is used by the neighboring businesses. The southern portion of the site extending the centerline of Station Drive. The remaining portion of the site consists of grasses and two pine trees. Onsite runoff sheet drains towards Dupont-Steilacoom Road.

The property includes an existing 12-inch storm drain within a City storm easement which routes drainage from Station Drive through the site. This storm drain will be rerouted by the Starbucks project due to conflicts with the proposed Starbucks.

Onsite soils generally consist of Spanaway Gravelly Sandy Loam according to the National Cooperative Soil Survey. This soils consists of gravelly medial sandy loam over extremely gravelly sand. Depth to hardpan or water table is estimated at greater than 80 inches.

The property is not within the 100-yr floodplain.

SITE AERIAL

SECTION 3 - OFFSITE ANALYSIS REPORT

Site runoff will discharge to a new 12-inch storm drain as constructed by the Starbucks project and then be retained via an underground infiltration gallery that has been sized to accommodate both developments.

SECTION 4 - PERMANENT STORMWATER CONTROL PLAN

Runoff treatment is required and will be provided via a Bayfilter media filter system. The treatment system will be sized for the 91-percentile storm event to treat all onsite pollution generating impervious surfaces.

The site will have an impervious area percentage that will not exceed 80%. The project triggers stormwater flow control. No onsite flow control facilities are proposed as the site drainage will discharge to the Starbucks infiltration gallery that has been sized to accommodate both developments.

Stormwater conveyance will be designed to the 25-year / 24-hour storm event using the Rational Method (to be provided with our sitework permit submittal).

See attached details and calculations within Appendix A.

SECTION 5 - CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

A Construction Stormwater Pollution Prevention Plan will be prepared and submitted at the time of formal sitework permit submittal.

SECTION 6 - SPECIAL REPORTS & STUDIES

No special reports or studies have been prepared for this project.

SECTION 7 - OTHER PERMITS

A Department of Ecology Construction Stormwater Permit has been applied for the combined Starbucks and Taco Bell site since the total site disturbed exceeds 1 acre for both projects. The permit will be handled by the Starbucks developer.

SECTION 8 - OPERATION MAINTENANCE MANUAL

A Stormwater Operation Maintenance Manual and site Source Control measures will be prepared and submitted with the formal sitework permit submittal.

SECTION 9 - COVENANTS FOR STORMWATER FACILITIES

Covenants to ensure future maintenance and allow access for inspection by the City of Dupont will be provided upon request.

SECTION 10 -BOND QUANTITIES WORKSHEET

A Bond Quantities Worksheet will be prepared and submitted upon request by the City of Dupont.

APPENDIX A – DRAINAGE CALCULATIONS

WWHM2012

PROJECT REPORT

General Model Information

Project Name:	19028-dupont
Site Name:	Taco Bell
Site Address:	700 Station Drive
City:	Dupont
Report Date:	2/20/2020
Gage:	
Data Start:	10/01/1901
Data End:	09/30/2059
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2016/11/23
Version:	4.2.13

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year
Low Flow Threshold for POC2:	50 Percent of the 2 Year
High Flow Threshold for POC2:	50 Year

Landuse Basin Data

Predeveloped Land Use

EX

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C, Lawn, Flat	0.81
Pervious Total	0.81

Impervious Land Use	acre
DRIVEWAYS FLAT	0.18
Impervious Total	0.18
Basin Total	0.99

Element Flows To:

Surface	Interflow	Groundwater

WQ-ex

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C, Lawn, Flat	0.65
Pervious Total	0.65

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.65

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C, Lawn, Flat	0.22
Pervious Total	0.22

Impervious Land Use	acre
ROOF TOPS FLAT	0.09
DRIVEWAYS FLAT	0.68
Impervious Total	0.77
Basin Total	0.99

Element Flows To:

Surface	Interflow	Groundwater

Basin 2

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C, Lawn, Flat	0.07
Pervious Total	0.07

Impervious Land Use	acre
ROOF TOPS FLAT	0.09
DRIVEWAYS FLAT	0.46
Impervious Total	0.55
Basin Total	0.62

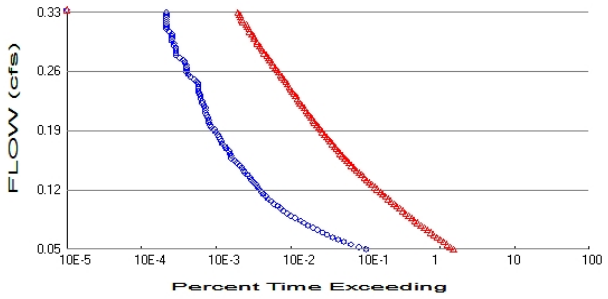
Element Flows To:

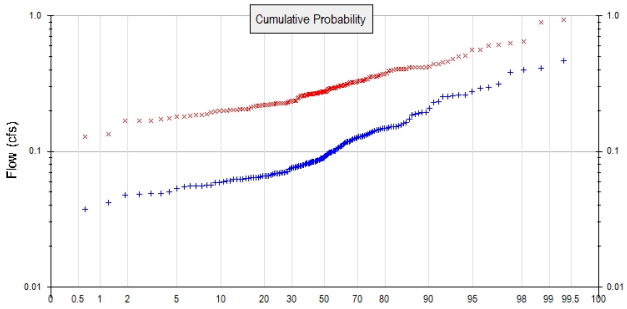
Surface	Interflow	Groundwater

Mitigated Routing

Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.81
Total Impervious Area: 0.18

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.22
Total Impervious Area: 0.77

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.095883
5 year	0.151252
10 year	0.197785
25 year	0.269541
50 year	0.333572
100 year	0.407715

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.278636
5 year	0.377438
10 year	0.449753
25 year	0.549286
50 year	0.629568
100 year	0.715286

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1902	0.076	0.320
1903	0.086	0.355
1904	0.234	0.438
1905	0.059	0.183
1906	0.050	0.202
1907	0.133	0.288
1908	0.079	0.228
1909	0.086	0.273
1910	0.139	0.270
1911	0.119	0.306

1912	0.411	0.559
1913	0.064	0.212
1914	0.401	0.938
1915	0.062	0.187
1916	0.100	0.341
1917	0.037	0.128
1918	0.064	0.272
1919	0.061	0.172
1920	0.101	0.235
1921	0.081	0.200
1922	0.161	0.323
1923	0.089	0.219
1924	0.098	0.394
1925	0.057	0.169
1926	0.077	0.320
1927	0.064	0.262
1928	0.071	0.200
1929	0.155	0.403
1930	0.104	0.406
1931	0.068	0.201
1932	0.076	0.217
1933	0.080	0.213
1934	0.195	0.370
1935	0.056	0.180
1936	0.090	0.260
1937	0.152	0.374
1938	0.067	0.185
1939	0.061	0.232
1940	0.100	0.407
1941	0.096	0.401
1942	0.145	0.321
1943	0.104	0.308
1944	0.194	0.454
1945	0.095	0.330
1946	0.117	0.268
1947	0.055	0.199
1948	0.110	0.277
1949	0.117	0.419
1950	0.055	0.236
1951	0.084	0.358
1952	0.312	0.459
1953	0.253	0.416
1954	0.078	0.227
1955	0.049	0.205
1956	0.047	0.201
1957	0.069	0.223
1958	0.162	0.291
1959	0.151	0.295
1960	0.060	0.217
1961	0.260	0.643
1962	0.082	0.269
1963	0.049	0.196
1964	0.298	0.608
1965	0.114	0.268
1966	0.070	0.219
1967	0.151	0.321
1968	0.085	0.259
1969	0.084	0.235

1970	0.124	0.275
1971	0.132	0.270
1972	0.464	0.890
1973	0.130	0.481
1974	0.129	0.360
1975	0.259	0.406
1976	0.209	0.415
1977	0.048	0.167
1978	0.174	0.307
1979	0.106	0.301
1980	0.149	0.305
1981	0.082	0.275
1982	0.069	0.225
1983	0.128	0.314
1984	0.129	0.313
1985	0.188	0.367
1986	0.069	0.179
1987	0.147	0.301
1988	0.069	0.184
1989	0.066	0.168
1990	0.087	0.227
1991	0.144	0.341
1992	0.110	0.308
1993	0.089	0.353
1994	0.123	0.257
1995	0.063	0.192
1996	0.129	0.266
1997	0.079	0.232
1998	0.125	0.284
1999	0.069	0.291
2000	0.093	0.264
2001	0.063	0.205
2002	0.253	0.417
2003	0.085	0.225
2004	0.115	0.332
2005	0.276	0.632
2006	0.073	0.293
2007	0.120	0.338
2008	0.082	0.274
2009	0.064	0.205
2010	0.083	0.270
2011	0.065	0.277
2012	0.089	0.265
2013	0.108	0.257
2014	0.075	0.235
2015	0.255	0.439
2016	0.062	0.247
2017	0.117	0.403
2018	0.156	0.263
2019	0.230	0.391
2020	0.137	0.306
2021	0.101	0.253
2022	0.126	0.420
2023	0.121	0.510
2024	0.382	0.601
2025	0.062	0.265
2026	0.087	0.293
2027	0.081	0.325

2028	0.036	0.127
2029	0.084	0.218
2030	0.144	0.419
2031	0.042	0.134
2032	0.053	0.223
2033	0.065	0.280
2034	0.059	0.219
2035	0.149	0.293
2036	0.078	0.219
2037	0.069	0.294
2038	0.148	0.301
2039	0.136	0.562
2040	0.076	0.225
2041	0.095	0.287
2042	0.141	0.322
2043	0.107	0.356
2044	0.099	0.251
2045	0.070	0.204
2046	0.077	0.226
2047	0.066	0.271
2048	0.055	0.223
2049	0.093	0.332
2050	0.098	0.257
2051	0.184	0.375
2052	0.062	0.265
2053	0.065	0.226
2054	0.291	0.498
2055	0.081	0.274
2056	0.090	0.355
2057	0.056	0.174
2058	0.078	0.333
2059	0.190	0.415

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	**Predeveloped**	**Mitigated**
1	0.4635	0.9381
2	0.4107	0.8897
3	0.4010	0.6426
4	0.3816	0.6320
5	0.3124	0.6077
6	0.2979	0.6009
7	0.2905	0.5618
8	0.2765	0.5586
9	0.2603	0.5095
10	0.2593	0.4978
11	0.2552	0.4805
12	0.2531	0.4593
13	0.2528	0.4542
14	0.2338	0.4390
15	0.2297	0.4384
16	0.2088	0.4199
17	0.1946	0.4191
18	0.1944	0.4191
19	0.1899	0.4171
20	0.1884	0.4161
21	0.1845	0.4151
22	0.1740	0.4149

23	0.1624	0.4067
24	0.1613	0.4065
25	0.1556	0.4062
26	0.1546	0.4034
27	0.1517	0.4026
28	0.1512	0.4010
29	0.1512	0.3944
30	0.1492	0.3911
31	0.1486	0.3752
32	0.1483	0.3736
33	0.1471	0.3699
34	0.1450	0.3673
35	0.1440	0.3597
36	0.1436	0.3576
37	0.1411	0.3558
38	0.1392	0.3554
39	0.1367	0.3546
40	0.1357	0.3530
41	0.1331	0.3407
42	0.1320	0.3406
43	0.1299	0.3383
44	0.1294	0.3327
45	0.1291	0.3316
46	0.1287	0.3316
47	0.1283	0.3301
48	0.1258	0.3251
49	0.1252	0.3228
50	0.1244	0.3217
51	0.1227	0.3213
52	0.1210	0.3207
53	0.1196	0.3202
54	0.1186	0.3195
55	0.1174	0.3144
56	0.1173	0.3129
57	0.1169	0.3083
58	0.1150	0.3076
59	0.1136	0.3066
60	0.1104	0.3058
61	0.1099	0.3057
62	0.1077	0.3047
63	0.1071	0.3015
64	0.1061	0.3015
65	0.1045	0.3012
66	0.1036	0.2945
67	0.1014	0.2941
68	0.1009	0.2933
69	0.1003	0.2926
70	0.0998	0.2926
71	0.0987	0.2912
72	0.0977	0.2909
73	0.0976	0.2876
74	0.0960	0.2866
75	0.0954	0.2845
76	0.0953	0.2796
77	0.0928	0.2774
78	0.0926	0.2773
79	0.0902	0.2754
80	0.0896	0.2751

81	0.0891	0.2743
82	0.0890	0.2740
83	0.0887	0.2726
84	0.0873	0.2722
85	0.0867	0.2706
86	0.0862	0.2699
87	0.0858	0.2699
88	0.0852	0.2695
89	0.0852	0.2692
90	0.0839	0.2678
91	0.0836	0.2677
92	0.0835	0.2662
93	0.0832	0.2653
94	0.0824	0.2653
95	0.0822	0.2650
96	0.0819	0.2644
97	0.0814	0.2630
98	0.0813	0.2615
99	0.0813	0.2595
100	0.0797	0.2588
101	0.0795	0.2574
102	0.0792	0.2573
103	0.0784	0.2567
104	0.0781	0.2535
105	0.0781	0.2507
106	0.0773	0.2467
107	0.0766	0.2364
108	0.0764	0.2352
109	0.0763	0.2349
110	0.0759	0.2349
111	0.0752	0.2324
112	0.0735	0.2315
113	0.0710	0.2283
114	0.0702	0.2270
115	0.0701	0.2267
116	0.0693	0.2260
117	0.0692	0.2259
118	0.0690	0.2251
119	0.0688	0.2250
120	0.0688	0.2248
121	0.0687	0.2232
122	0.0676	0.2228
123	0.0668	0.2226
124	0.0661	0.2190
125	0.0658	0.2189
126	0.0655	0.2186
127	0.0654	0.2185
128	0.0650	0.2180
129	0.0643	0.2174
130	0.0639	0.2173
131	0.0638	0.2130
132	0.0636	0.2118
133	0.0631	0.2055
134	0.0626	0.2050
135	0.0623	0.2045
136	0.0622	0.2040
137	0.0621	0.2016
138	0.0621	0.2014

139	0.0608	0.2007
140	0.0608	0.2004
141	0.0597	0.1999
142	0.0590	0.1991
143	0.0590	0.1959
144	0.0566	0.1924
145	0.0565	0.1870
146	0.0558	0.1850
147	0.0554	0.1845
148	0.0554	0.1833
149	0.0546	0.1795
150	0.0529	0.1792
151	0.0501	0.1741
152	0.0488	0.1724
153	0.0488	0.1690
154	0.0484	0.1683
155	0.0472	0.1669
156	0.0421	0.1341
157	0.0372	0.1284
158	0.0359	0.1272

Duration Flows

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0479	5701	84320	1479	Fail
0.0508	4482	76010	1695	Fail
0.0537	3546	68586	1934	Fail
0.0566	2852	61993	2173	Fail
0.0595	2395	56121	2343	Fail
0.0624	2001	50786	2538	Fail
0.0653	1700	45794	2693	Fail
0.0681	1474	41406	2809	Fail
0.0710	1256	37429	2980	Fail
0.0739	1101	33966	3085	Fail
0.0768	945	30758	3254	Fail
0.0797	839	27916	3327	Fail
0.0826	750	25357	3380	Fail
0.0854	628	23113	3680	Fail
0.0883	557	20964	3763	Fail
0.0912	495	19119	3862	Fail
0.0941	441	17473	3962	Fail
0.0970	400	15950	3987	Fail
0.0999	369	14543	3941	Fail
0.1028	331	13374	4040	Fail
0.1056	304	12221	4020	Fail
0.1085	274	11163	4074	Fail
0.1114	256	10271	4012	Fail
0.1143	237	9440	3983	Fail
0.1172	223	8748	3922	Fail
0.1201	211	8022	3801	Fail
0.1230	199	7374	3705	Fail
0.1258	187	6775	3622	Fail
0.1287	176	6249	3550	Fail
0.1316	166	5762	3471	Fail
0.1345	159	5368	3376	Fail
0.1374	146	4923	3371	Fail
0.1403	135	4534	3358	Fail
0.1432	128	4211	3289	Fail
0.1460	123	3908	3177	Fail
0.1489	115	3603	3133	Fail
0.1518	104	3351	3222	Fail
0.1547	97	3149	3246	Fail
0.1576	89	2939	3302	Fail
0.1605	89	2760	3101	Fail
0.1633	85	2573	3027	Fail
0.1662	82	2424	2956	Fail
0.1691	76	2267	2982	Fail
0.1720	73	2143	2935	Fail
0.1749	67	2000	2985	Fail
0.1778	64	1882	2940	Fail
0.1807	63	1769	2807	Fail
0.1835	60	1669	2781	Fail
0.1864	58	1564	2696	Fail
0.1893	55	1468	2669	Fail
0.1922	53	1387	2616	Fail
0.1951	47	1319	2806	Fail
0.1980	46	1237	2689	Fail
0.2009	44	1155	2625	Fail

0.2037	44	1092	2481	Fail
0.2066	43	1038	2413	Fail
0.2095	41	980	2390	Fail
0.2124	40	931	2327	Fail
0.2153	40	885	2212	Fail
0.2182	40	840	2100	Fail
0.2211	38	783	2060	Fail
0.2239	36	743	2063	Fail
0.2268	36	709	1969	Fail
0.2297	34	680	2000	Fail
0.2326	34	644	1894	Fail
0.2355	33	607	1839	Fail
0.2384	32	575	1796	Fail
0.2412	32	547	1709	Fail
0.2441	32	530	1656	Fail
0.2470	32	497	1553	Fail
0.2499	30	475	1583	Fail
0.2528	28	450	1607	Fail
0.2557	25	422	1687	Fail
0.2586	24	403	1679	Fail
0.2614	22	377	1713	Fail
0.2643	22	362	1645	Fail
0.2672	22	341	1550	Fail
0.2701	22	324	1472	Fail
0.2730	21	309	1471	Fail
0.2759	20	291	1455	Fail
0.2788	18	279	1550	Fail
0.2816	16	266	1662	Fail
0.2845	16	245	1531	Fail
0.2874	16	230	1437	Fail
0.2903	16	222	1387	Fail
0.2932	15	214	1426	Fail
0.2961	15	199	1326	Fail
0.2990	14	195	1392	Fail
0.3018	14	180	1285	Fail
0.3047	14	178	1271	Fail
0.3076	14	168	1200	Fail
0.3105	13	156	1200	Fail
0.3134	12	153	1275	Fail
0.3163	12	145	1208	Fail
0.3191	12	141	1175	Fail
0.3220	12	126	1050	Fail
0.3249	12	122	1016	Fail
0.3278	12	117	975	Fail
0.3307	12	114	950	Fail
0.3336	12	108	900	Fail

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

Water Quality

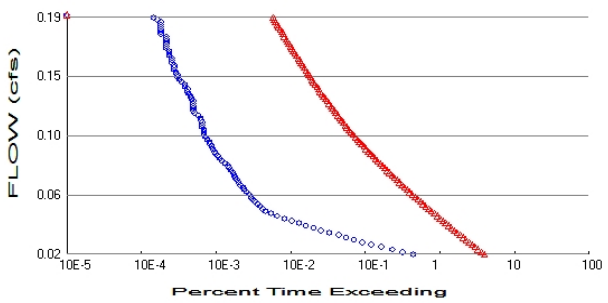
Water Quality BMP Flow and Volume for POC #1

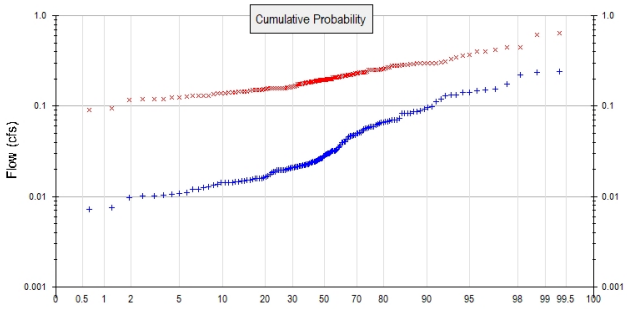
On-line facility volume:	0 acre-feet
On-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.
Off-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Failed

POC 2





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #2
Total Pervious Area: 0.65
Total Impervious Area: 0

Mitigated Landuse Totals for POC #2
Total Pervious Area: 0.07
Total Impervious Area: 0.55

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #2

Return Period	**Flow(cfs)**
2 year	0.031131
5 year	0.061797
10 year	0.091141
25 year	0.141197
50 year	0.189804
100 year	0.249873

Flow Frequency Return Periods for Mitigated. POC #2

Return Period	**Flow(cfs)**
2 year	0.195542
5 year	0.263478
10 year	0.312999
25 year	0.380936
50 year	0.435573
100 year	0.493776

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #2

Year	**Predeveloped**	**Mitigated**
1902	0.021	0.228
1903	0.016	0.253
1904	0.112	0.298
1905	0.019	0.129
1906	0.007	0.144
1907	0.056	0.198
1908	0.022	0.160
1909	0.029	0.195
1910	0.065	0.188
1911	0.040	0.213
1912	0.240	0.367

1913	0.030	0.151
1914	0.156	0.649
1915	0.016	0.131
1916	0.033	0.243
1917	0.011	0.092
1918	0.021	0.194
1919	0.019	0.121
1920	0.040	0.162
1921	0.030	0.139
1922	0.074	0.221
1923	0.032	0.152
1924	0.015	0.281
1925	0.015	0.119
1926	0.026	0.229
1927	0.015	0.186
1928	0.021	0.140
1929	0.052	0.281
1930	0.020	0.289
1931	0.021	0.141
1932	0.022	0.152
1933	0.026	0.150
1934	0.093	0.252
1935	0.018	0.128
1936	0.025	0.182
1937	0.070	0.267
1938	0.021	0.131
1939	0.007	0.165
1940	0.027	0.290
1941	0.011	0.286
1942	0.060	0.222
1943	0.028	0.216
1944	0.084	0.314
1945	0.026	0.234
1946	0.046	0.185
1947	0.012	0.141
1948	0.047	0.195
1949	0.048	0.299
1950	0.015	0.169
1951	0.014	0.255
1952	0.176	0.305
1953	0.134	0.279
1954	0.022	0.159
1955	0.016	0.146
1956	0.010	0.144
1957	0.024	0.157
1958	0.083	0.200
1959	0.071	0.201
1960	0.014	0.154
1961	0.099	0.447
1962	0.023	0.190
1963	0.014	0.140
1964	0.142	0.418
1965	0.051	0.186
1966	0.016	0.154
1967	0.065	0.220
1968	0.025	0.182
1969	0.024	0.165
1970	0.052	0.190

1971	0.059	0.185
1972	0.237	0.610
1973	0.056	0.343
1974	0.058	0.252
1975	0.141	0.271
1976	0.096	0.283
1977	0.011	0.118
1978	0.088	0.207
1979	0.031	0.211
1980	0.067	0.209
1981	0.022	0.195
1982	0.014	0.159
1983	0.047	0.218
1984	0.048	0.217
1985	0.088	0.251
1986	0.023	0.125
1987	0.070	0.215
1988	0.022	0.130
1989	0.023	0.118
1990	0.029	0.158
1991	0.059	0.237
1992	0.046	0.220
1993	0.032	0.252
1994	0.054	0.177
1995	0.015	0.135
1996	0.063	0.184
1997	0.022	0.163
1998	0.050	0.196
1999	0.012	0.208
2000	0.026	0.185
2001	0.016	0.146
2002	0.133	0.280
2003	0.033	0.158
2004	0.040	0.235
2005	0.150	0.448
2006	0.014	0.209
2007	0.035	0.237
2008	0.026	0.194
2009	0.017	0.147
2010	0.023	0.190
2011	0.010	0.198
2012	0.030	0.186
2013	0.041	0.178
2014	0.022	0.168
2015	0.131	0.296
2016	0.010	0.176
2017	0.035	0.285
2018	0.084	0.178
2019	0.118	0.263
2020	0.057	0.211
2021	0.043	0.177
2022	0.024	0.297
2023	0.031	0.364
2024	0.221	0.407
2025	0.022	0.189
2026	0.035	0.208
2027	0.021	0.232
2028	0.013	0.091

2029	0.028	0.152
2030	0.068	0.299
2031	0.015	0.095
2032	0.010	0.159
2033	0.014	0.200
2034	0.020	0.156
2035	0.069	0.200
2036	0.030	0.156
2037	0.013	0.210
2038	0.067	0.206
2039	0.007	0.401
2040	0.020	0.159
2041	0.024	0.201
2042	0.062	0.230
2043	0.043	0.254
2044	0.038	0.176
2045	0.019	0.143
2046	0.024	0.159
2047	0.020	0.193
2048	0.024	0.159
2049	0.032	0.237
2050	0.032	0.179
2051	0.083	0.257
2052	0.016	0.189
2053	0.025	0.161
2054	0.149	0.336
2055	0.018	0.196
2056	0.013	0.253
2057	0.019	0.124
2058	0.020	0.238
2059	0.088	0.296

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #2

Rank	Predeveloped	Mitigated
1	0.2400	0.6492
2	0.2371	0.6105
3	0.2207	0.4476
4	0.1757	0.4473
5	0.1557	0.4182
6	0.1503	0.4066
7	0.1492	0.4008
8	0.1417	0.3668
9	0.1408	0.3637
10	0.1336	0.3431
11	0.1331	0.3356
12	0.1307	0.3143
13	0.1185	0.3045
14	0.1125	0.2989
15	0.0986	0.2988
16	0.0958	0.2981
17	0.0927	0.2968
18	0.0883	0.2964
19	0.0879	0.2961
20	0.0877	0.2899
21	0.0836	0.2894
22	0.0835	0.2861
23	0.0829	0.2849

24	0.0829	0.2835
25	0.0736	0.2812
26	0.0706	0.2811
27	0.0698	0.2800
28	0.0696	0.2793
29	0.0687	0.2713
30	0.0675	0.2668
31	0.0668	0.2635
32	0.0667	0.2569
33	0.0653	0.2554
34	0.0652	0.2539
35	0.0626	0.2531
36	0.0616	0.2529
37	0.0598	0.2521
38	0.0591	0.2519
39	0.0590	0.2518
40	0.0575	0.2506
41	0.0570	0.2430
42	0.0564	0.2376
43	0.0558	0.2370
44	0.0536	0.2368
45	0.0516	0.2365
46	0.0516	0.2345
47	0.0505	0.2337
48	0.0503	0.2320
49	0.0483	0.2296
50	0.0476	0.2287
51	0.0470	0.2281
52	0.0470	0.2215
53	0.0465	0.2207
54	0.0457	0.2203
55	0.0428	0.2202
56	0.0427	0.2183
57	0.0408	0.2171
58	0.0404	0.2160
59	0.0398	0.2151
60	0.0396	0.2130
61	0.0375	0.2112
62	0.0353	0.2111
63	0.0352	0.2100
64	0.0347	0.2090
65	0.0334	0.2087
66	0.0329	0.2083
67	0.0322	0.2077
68	0.0322	0.2072
69	0.0322	0.2064
70	0.0319	0.2015
71	0.0314	0.2009
72	0.0306	0.1998
73	0.0300	0.1997
74	0.0300	0.1996
75	0.0300	0.1981
76	0.0296	0.1979
77	0.0294	0.1964
78	0.0289	0.1957
79	0.0280	0.1954
80	0.0279	0.1946
81	0.0271	0.1945

82	0.0264	0.1944
83	0.0262	0.1939
84	0.0261	0.1932
85	0.0261	0.1902
86	0.0260	0.1901
87	0.0255	0.1898
88	0.0248	0.1895
89	0.0248	0.1893
90	0.0245	0.1881
91	0.0244	0.1865
92	0.0242	0.1864
93	0.0240	0.1861
94	0.0237	0.1853
95	0.0236	0.1851
96	0.0230	0.1849
97	0.0230	0.1841
98	0.0228	0.1821
99	0.0227	0.1820
100	0.0224	0.1794
101	0.0224	0.1779
102	0.0222	0.1776
103	0.0220	0.1766
104	0.0219	0.1766
105	0.0217	0.1764
106	0.0215	0.1762
107	0.0215	0.1688
108	0.0212	0.1678
109	0.0211	0.1647
110	0.0209	0.1646
111	0.0207	0.1631
112	0.0206	0.1625
113	0.0205	0.1612
114	0.0199	0.1601
115	0.0197	0.1593
116	0.0195	0.1592
117	0.0195	0.1590
118	0.0195	0.1588
119	0.0195	0.1585
120	0.0195	0.1585
121	0.0188	0.1581
122	0.0187	0.1575
123	0.0183	0.1571
124	0.0177	0.1563
125	0.0171	0.1562
126	0.0164	0.1543
127	0.0163	0.1539
128	0.0160	0.1524
129	0.0160	0.1520
130	0.0160	0.1518
131	0.0158	0.1509
132	0.0154	0.1503
133	0.0151	0.1467
134	0.0150	0.1464
135	0.0149	0.1460
136	0.0148	0.1439
137	0.0147	0.1436
138	0.0144	0.1431
139	0.0143	0.1412

140	0.0143	0.1410
141	0.0142	0.1404
142	0.0142	0.1399
143	0.0138	0.1388
144	0.0135	0.1354
145	0.0129	0.1314
146	0.0126	0.1312
147	0.0121	0.1298
148	0.0119	0.1294
149	0.0111	0.1282
150	0.0108	0.1249
151	0.0107	0.1241
152	0.0103	0.1208
153	0.0102	0.1187
154	0.0101	0.1184
155	0.0098	0.1182
156	0.0075	0.0947
157	0.0071	0.0917
158	0.0068	0.0908

Duration Flows

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0156	24199	218999	904	Fail
0.0173	17390	198390	1140	Fail
0.0191	12659	180107	1422	Fail
0.0208	9058	163820	1808	Fail
0.0226	6559	149083	2272	Fail
0.0244	4990	135787	2721	Fail
0.0261	3858	123710	3206	Fail
0.0279	3030	112851	3724	Fail
0.0296	2458	103156	4196	Fail
0.0314	1808	94126	5206	Fail
0.0332	1398	86093	6158	Fail
0.0349	1124	78724	7003	Fail
0.0367	874	72021	8240	Fail
0.0384	710	66038	9301	Fail
0.0402	576	60497	10502	Fail
0.0420	457	55511	12146	Fail
0.0437	368	50902	13832	Fail
0.0455	302	46492	15394	Fail
0.0472	253	42609	16841	Fail
0.0490	233	39163	16808	Fail
0.0508	216	35883	16612	Fail
0.0525	199	32997	16581	Fail
0.0543	184	30348	16493	Fail
0.0560	169	27933	16528	Fail
0.0578	161	25667	15942	Fail
0.0596	152	23662	15567	Fail
0.0613	144	21778	15123	Fail
0.0631	131	20122	15360	Fail
0.0648	127	18620	14661	Fail
0.0666	116	17219	14843	Fail
0.0684	111	15861	14289	Fail
0.0701	106	14703	13870	Fail
0.0719	100	13617	13617	Fail
0.0736	96	12620	13145	Fail
0.0754	93	11684	12563	Fail
0.0772	89	10831	12169	Fail
0.0789	83	10055	12114	Fail
0.0807	80	9374	11717	Fail
0.0824	73	8748	11983	Fail
0.0842	66	8122	12306	Fail
0.0860	63	7568	12012	Fail
0.0877	58	7047	12150	Fail
0.0895	54	6532	12096	Fail
0.0912	53	6100	11509	Fail
0.0930	50	5695	11390	Fail
0.0948	48	5331	11106	Fail
0.0965	46	4939	10736	Fail
0.0983	45	4622	10271	Fail
0.1000	42	4357	10373	Fail
0.1018	40	4063	10157	Fail
0.1036	38	3801	10002	Fail
0.1053	38	3549	9339	Fail
0.1071	38	3350	8815	Fail
0.1088	36	3134	8705	Fail

0.1106	36	2964	8233	Fail
0.1124	36	2808	7800	Fail
0.1141	35	2645	7557	Fail
0.1159	34	2502	7358	Fail
0.1176	32	2379	7434	Fail
0.1194	28	2231	7967	Fail
0.1212	27	2119	7848	Fail
0.1229	27	2009	7440	Fail
0.1247	27	1918	7103	Fail
0.1264	27	1802	6674	Fail
0.1282	27	1705	6314	Fail
0.1300	26	1610	6192	Fail
0.1317	25	1519	6076	Fail
0.1335	24	1440	6000	Fail
0.1352	23	1375	5978	Fail
0.1370	23	1311	5700	Fail
0.1388	21	1249	5947	Fail
0.1405	21	1169	5566	Fail
0.1423	19	1120	5894	Fail
0.1440	18	1058	5877	Fail
0.1458	17	1020	6000	Fail
0.1476	17	970	5705	Fail
0.1493	16	929	5806	Fail
0.1511	15	887	5913	Fail
0.1528	15	834	5560	Fail
0.1546	15	800	5333	Fail
0.1564	14	766	5471	Fail
0.1581	14	733	5235	Fail
0.1599	14	699	4992	Fail
0.1616	13	658	5061	Fail
0.1634	13	629	4838	Fail
0.1652	13	603	4638	Fail
0.1669	12	577	4808	Fail
0.1687	12	547	4558	Fail
0.1704	12	523	4358	Fail
0.1722	12	501	4175	Fail
0.1740	12	480	4000	Fail
0.1757	12	457	3808	Fail
0.1775	10	439	4390	Fail
0.1792	10	424	4240	Fail
0.1810	10	401	4009	Fail
0.1828	10	379	3790	Fail
0.1845	10	361	3609	Fail
0.1863	10	347	3470	Fail
0.1880	9	334	3711	Fail
0.1898	8	322	4025	Fail

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

Water Quality

Water Quality BMP Flow and Volume for POC #2

On-line facility volume:	0.0613 acre-feet
On-line facility target flow:	0.081 cfs.
Adjusted for 15 min:	0.081 cfs.
Off-line facility target flow:	0.0465 cfs.
Adjusted for 15 min:	0.0465 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Failed

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

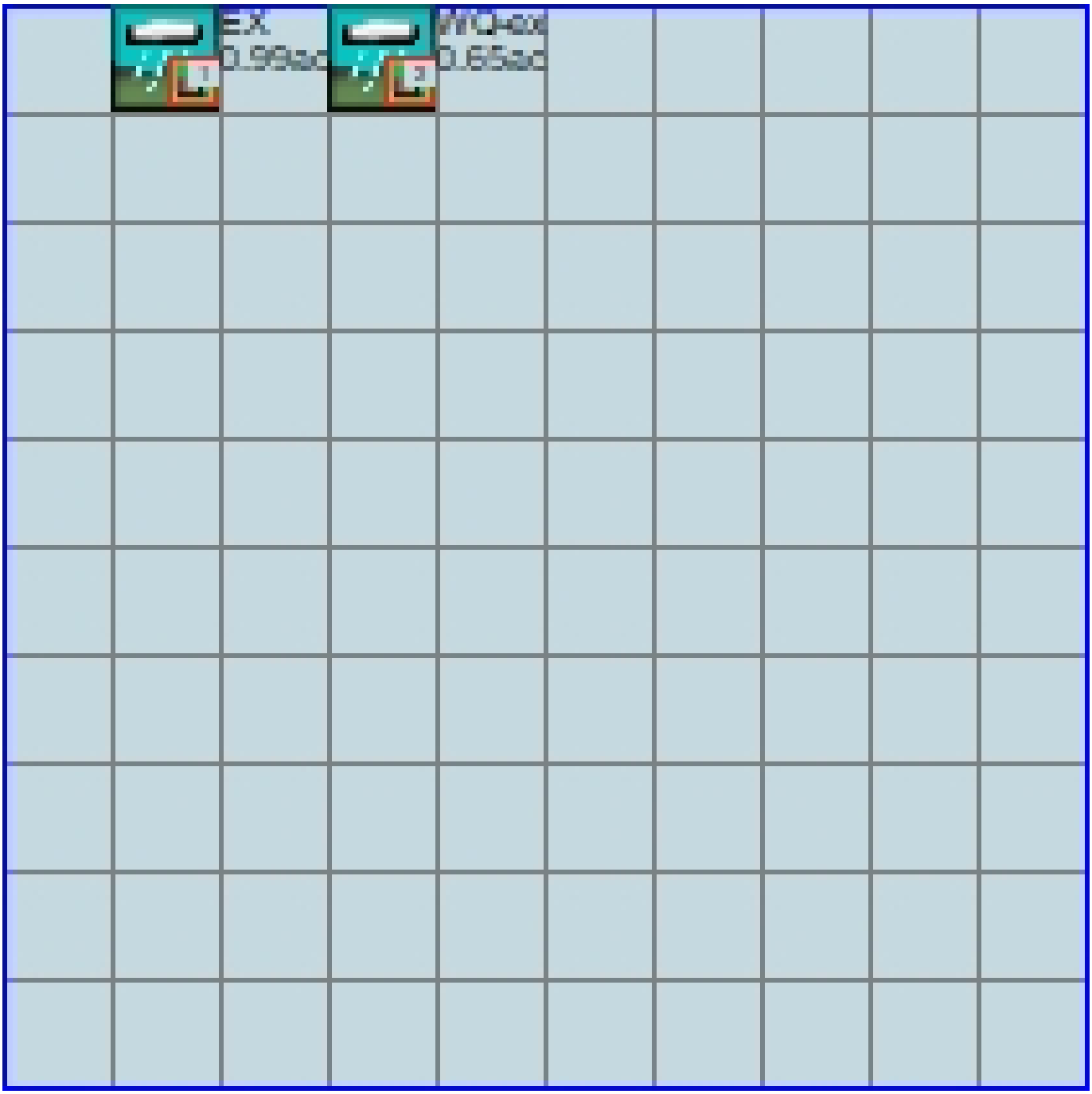
No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

Appendix

Predeveloped Schematic



Mitigated Schematic

Predeveloped UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1901 10 01        END    2059 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                   UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   19028-dupont.wdm
MESSU       25   Pre19028-dupont.MES
            27   Pre19028-dupont.L61
            28   Pre19028-dupont.L62
            30   POC19028-dupont1.dat
            31   POC19028-dupont2.dat
END FILES

OPN SEQUENCE
    INGRP               INDELT 00:15
      PERLND      16
      IMPLND       5
      COPY       501
      COPY       502
      DISPLY       1
      DISPLY       2
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        EX                          MAX                   1    2   30    9
    2        WQ-ex                       MAX                   1    2   31    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  502         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                          in  out           ***
   16     C, Lawn, Flat           1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
   16         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY
```

```
  PRINT-INFO
    <PLS > ***************** Print-flags ***************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
   16         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO

  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   16         0    0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
   16              0       4.5      0.03       400      0.05       0.5     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   16              0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                                 ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   16            0.1      0.25      0.25         6       0.5      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
              ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS       AGWS      GWVS
   16              0         0         0         0       2.5          1         0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    5      DRIVEWAYS/FLAT         1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************* Active Sections ****************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
    5         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    5         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    5         0    0    0    0    0
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    5            400      0.01       0.1       0.1
  END IWAT-PARM2
```

```
  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    5             0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    5             0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
EX***
PERLND  16                        0.81     COPY   501     12
PERLND  16                        0.81     COPY   501     13
IMPLND   5                        0.18     COPY   501     15
WQ-ex***
PERLND  16                        0.65     COPY   502     12
PERLND  16                        0.65     COPY   502     13

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1
COPY   502 OUTPUT MEAN   1 1   48.4        DISPLY   2     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                      in  out                               ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ****************** PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                 ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *       *  *  *  *  *         ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
```

```
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                        ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    1              PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    1              IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    1              PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    1              IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    501 FLOW     ENGL      REPL
COPY   502 OUTPUT MEAN   1 1     48.4      WDM    502 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13

  MASS-LINK       15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   15


END MASS-LINK

END RUN
```

Mitigated UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1901 10 01        END    2059 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   19028-dupont.wdm
MESSU       25   Mit19028-dupont.MES
            27   Mit19028-dupont.L61
            28   Mit19028-dupont.L62
            30   POC19028-dupont1.dat
            31   POC19028-dupont2.dat
END FILES

OPN SEQUENCE
    INGRP               INDELT 00:15
      PERLND      16
      IMPLND       4
      IMPLND       5
      COPY       501
      COPY       502
      DISPLY       1
      DISPLY       2
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                    1    2   30    9
    2        Basin  2                   MAX                    1    2   31    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  502         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                          in  out           ***
   16     C, Lawn, Flat           1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
   16         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY
```

```
  PRINT-INFO
    <PLS > ***************** Print-flags ***************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
   16         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO

  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   16         0    0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
   16              0       4.5      0.03       400      0.05       0.5     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   16              0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                                  ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   16            0.1      0.25      0.25         6       0.5      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
   16              0         0         0         0       2.5         1         0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    4      ROOF TOPS/FLAT         1    1    1   27    0
    5      DRIVEWAYS/FLAT         1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************* Active Sections ****************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
    4         0    0    1    0    0    0
    5         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    4         0    0    4    0    0    0    1    9
    5         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    4         0    0    0    0    0
    5         0    0    0    0    0
  END IWAT-PARM1
```

```
  IWAT-PARM2
    <PLS >       IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    4            400      0.01       0.1       0.1
    5            400      0.01       0.1       0.1
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >       IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    4              0         0
    5              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    4              0         0
    5              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND  16                        0.22     COPY   501     12
PERLND  16                        0.22     COPY   501     13
IMPLND   4                        0.09     COPY   501     15
IMPLND   5                        0.68     COPY   501     15
Basin  2***
PERLND  16                        0.07     COPY   502     12
PERLND  16                        0.07     COPY   502     13
IMPLND   4                        0.09     COPY   502     15
IMPLND   5                        0.46     COPY   502     15

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1
COPY   502 OUTPUT MEAN   1 1   48.4        DISPLY   2     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ****************** PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO
```

```
  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                    ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
           FG FG FG FG  possible  exit  *** possible  exit      possible  exit
            *  *  *  *    *  *  *  *  *       *  *  *  *  *         ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                       ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    1              PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    1              IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    1              PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    1              IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY     1 OUTPUT MEAN   1 1     48.4      WDM    701 FLOW     ENGL      REPL
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    801 FLOW     ENGL      REPL
COPY     2 OUTPUT MEAN   1 1     48.4      WDM    702 FLOW     ENGL      REPL
COPY   502 OUTPUT MEAN   1 1     48.4      WDM    802 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>             <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13

  MASS-LINK       15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   15


END MASS-LINK

END RUN
```

Predeveloped HSPF Message File

Mitigated HSPF Message File

Disclaimer

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Clear Creek Solutions, Inc.
6200 Capitol Blvd. Ste F
Olympia, WA. 98501
Toll Free 1(866)943-0304
Local (360)943-0304

www.clearcreeksolutions.com

APPENDIX B – STORMWATER OPERATION & MAINTENANCE

To be provided with the formal sitework permit submittal.

APPENDIX C – CIVIL PLANS

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
		A.C. PAVING
		CONCRETE
	sc	SAWCUT LINE
		RETAINING WALL
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE

PROPERTY INFO

ADDRESS: 700 STATION DRIVE, DUPONT, WA
PARCEL NO: 3000500111

LEGAL DESCRIPTION
LOT 11 OF BARKESDALE STATION – AMENDED BINDING SITE PLAN AS RECORDED UNDER RECORDING NO. 201908085002 ON AUGUST 8, 2019 WITH THE AUDITOR OF PIERCE COUNTY, WASHINGTON.

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90

BASIS OF BEARING
BEARING N31°28'47"E FROM MONUMENT ON DUPONT–STEILACOOM HWY AT SOUTHERLY INTERSECTION WITH STATION DRIVE TO MONUMENT ON DUPONT–STEILACOOM HWY AT NORTHERLY INTERSECTION OF STATION DRIVE PER BARKSDALE STATION AMENDED BINDING SITE PLAN, PIERCE COUNTY AFN 200012115004.

PROJECT DATA

SITE AREA: 43,298 SF (0.99 AC)

ZONING: COMMERCIAL (COM)

LANDUSE REQ'T: SITE PLAN APPROVAL
DESIGN REVIEW

NEW BUILDING AREA: 2887 SF

BUILDING HEIGHT: 24 FT

REQUIRED PARKING:
MIN. PARKING= 1 STALL/125 SF= 23 STALLS
MAX. PARKING= 2 STALLS/125 SF= 46 STALLS

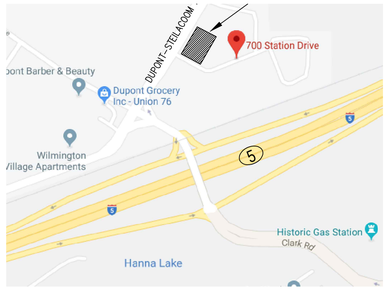
PROVIDED PARKING: 38 STALLS

EX. IMPERVIOUS AREA: 7830 SF
PROP. IMPERVIOUS AREA: 33,534 SF
NET CHANGE IMPERVIOUS AREA: +25,704 SF

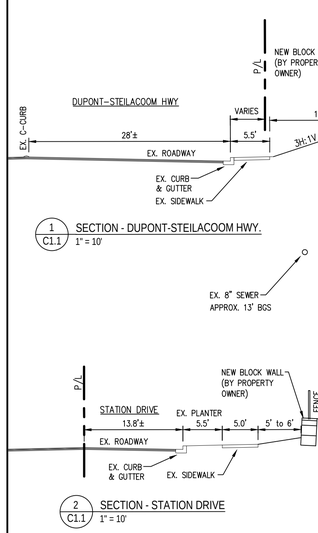
LANDSCAPE AREA: 9764 SF
LANDSCAPE RATIO (20% MIN) 23 %

TOTAL DISTURBED AREA: 32,680 SF

EARTHWORK QUANTITIES:
TOTAL CUT = 541 BCY
TOTAL FILL = 290 BCY
* FOR PERMIT USE ONLY

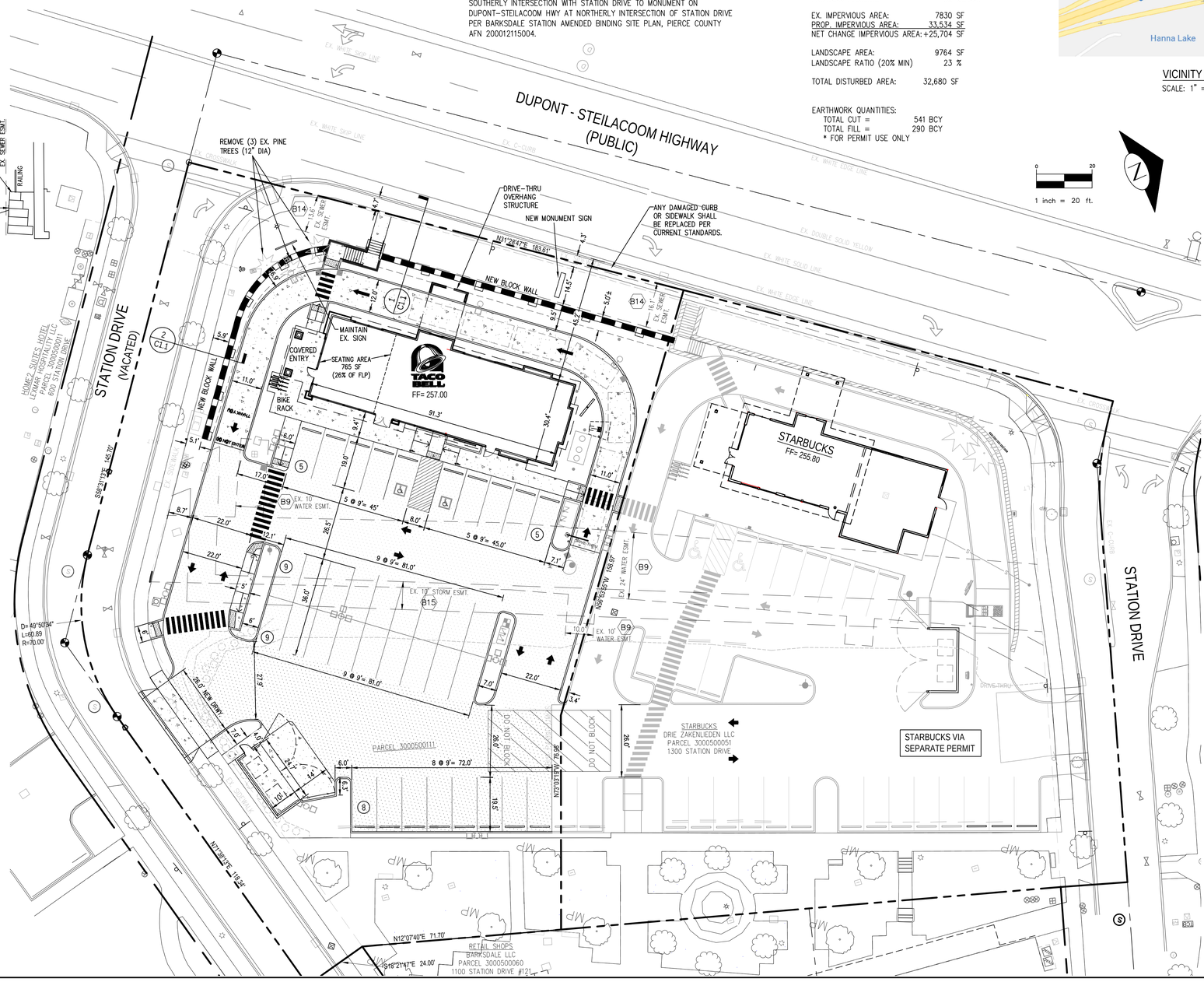


VICINITY MAP
SCALE: 1" = 400'



1 / C1.1 SECTION - DUPONT-STEILACOOM HWY.
1" = 10'

2 / C1.1 SECTION - STATION DRIVE
1" = 10'



1 inch = 20 ft.

EX. EASEMENTS

REFERENCES:
- BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984–TC) DATED 10/16/2019.

B9 EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.

B14 EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.

B15 RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

PROJECT TEAM

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVENUE SW
SEATTLE, WA 98136
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 923-0590
EMAIL: pedro@terraformadesigngroup.com

OWNER
DRIE ZAKENLIEDEN LLC
33405 HIGHWAY 97
OROVILLE, WA 98844
CONTACT: JOHN DHANE/STEVE KERN
PHONE: (253) 548-6048

DEVELOPER
NORTHWEST RESTAURANTS, INC.
18815 139TH AVENUE NE, SUITE C
WOODINVILLE, WA 98072
CONTACT: FLETCHER BOLL
PHONE: (206) 741-2000
EMAIL: fboll@nri-inc.com

ARCHITECT
PARTNERS ARCHITECTURAL GROUP, INC.
CONTACT: ERIC KOCH
PHONE: (425) 636-8006
EMAIL: eric@padgi.com

GOVERNING AGENCIES

GRADING, DRAINAGE, WATER
CITY OF DUPONT
303 BARKSDALE AVE.
DUPONT, WA 98327
PHONE: (253) 912-5393

SANITARY SEWER
PIERCE COUNTY PUBLIC WORKS & UTILITIES
PHONE: (206) 798-4050

POWER & NATURAL GAS
PUGET SOUND ENERGY
PHONE: (888) 225-5773

CABLE
COMCAST/XFINITY
PHONE: (888) 266-2278

REFUSE & RECYCLING
LEMAY INC.
CONTACT: CHARLIE MAXWELL
PHONE: (253) 537-8687

SHEET INDEX

2/18/20

PEDRO A. DEGUZMAN — STATE OF WASHINGTON — 22640 — REGISTERED PROFESSIONAL ENGINEER

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
-	LAND USE SUBMITTAL	11/5/19

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO.
TDG #19028
DRAWN BY:
PAD
CHECKED BY:
PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
SITE PLAN

SHEET NO.
C1.1

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 9:01am

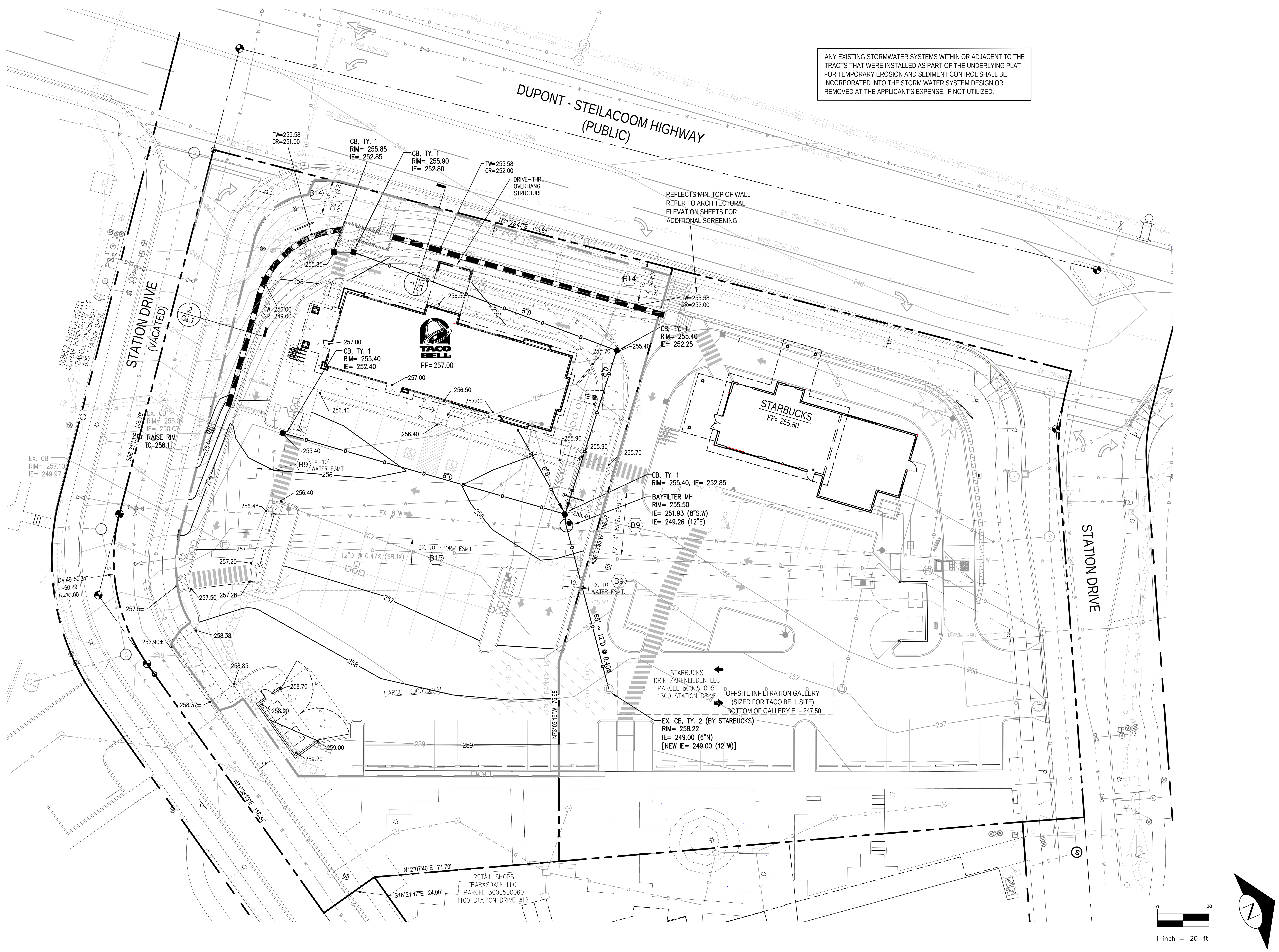
PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
	——SC——	SAWCUT LINE
		RETAINING WALL
100	100	GRADING CONTOUR
90.00	90.00	SPOT ELEVATION
		SWALE
8" W		WATER MAIN
8" S		SEWER MAIN
12" D		STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
G	G	GAS LINE
P	P	POWER VAULT
		UTILITY POLE

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90

ANY EXISTING STORMWATER SYSTEMS WITHIN OR ADJACENT TO THE TRACTS THAT WERE INSTALLED AS PART OF THE UNDERLYING PLAT FOR TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INCORPORATED INTO THE STORM WATER SYSTEM DESIGN OR REMOVED AT THE APPLICANT'S EXPENSE, IF NOT UTILIZED.



EX. EASEMENTS

REFERENCES:
- BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984-TC) DATED 10/16/2019.

- B9 — EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.
- B14 — EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.
- B15 — RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 7:28am

2/18/20
PEDRO A. DEGUZMAN, STATE OF WASHINGTON, 35646 REGISTERED PROFESSIONAL ENGINEER

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO. TDG #19028
DRAWN BY: PAD
CHECKED BY: PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
GRADING & STORM PLAN

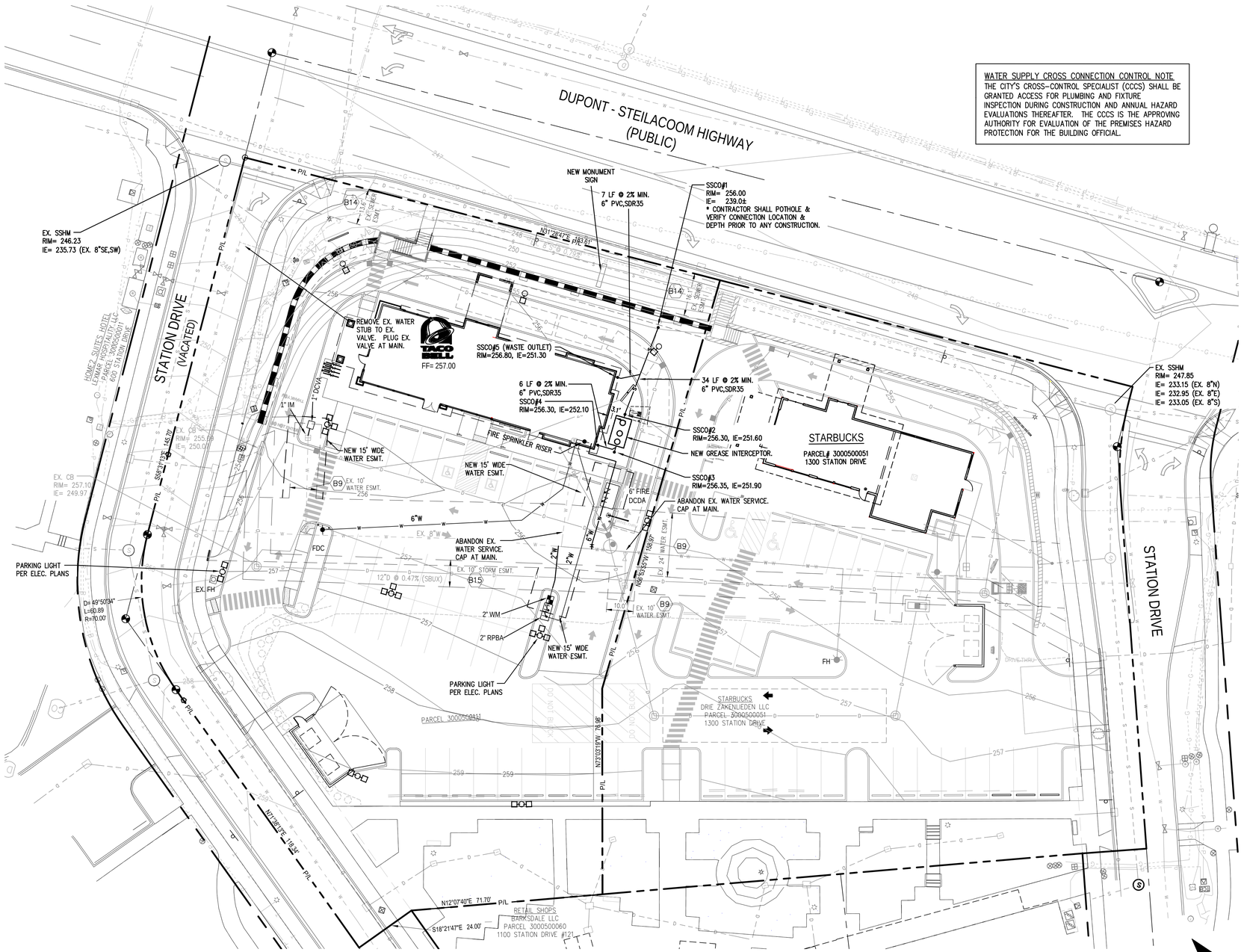
SHEET NO.
C1.2

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
	sc	SAWCUT LINE
		RETAINING WALL
8" W	w	WATER MAIN
8" S	s	SEWER MAIN
12" D	12" D	STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
G	G	GAS LINE
P	P	POWER VAULT
		UTILITY POLE

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90



WATER SUPPLY CROSS CONNECTION CONTROL NOTE
THE CITY'S CROSS-CONTROL SPECIALIST (CCCS) SHALL BE GRANTED ACCESS FOR PLUMBING AND FIXTURE INSPECTION DURING CONSTRUCTION AND ANNUAL HAZARD EVALUATIONS THEREAFTER. THE CCCS IS THE APPROVING AUTHORITY FOR EVALUATION OF THE PREMISES HAZARD PROTECTION FOR THE BUILDING OFFICIAL.

EX. EASEMENTS

REFERENCES:
- BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984-TC) DATED 10/16/2019.

B9 EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.

B14 EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.

B15 RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

2/18/20

PEDRO A. DECUIR — STATE OF WASHINGTON — 20646 — REGISTERED PROFESSIONAL ENGINEER

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformdesigngroup.com

PROJECT NO.
TDG #19028
DRAWN BY:
PAD
CHECKED BY:
PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
UTILITY PLAN

SHEET NO.
C1.3

T:\-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 7:29am

GEOTECHNICAL ENGINEERING REPORT

PREPARED BY:

THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011

PREPARED FOR:

STEPHEN KERN
3702 ENSIGN ROAD NORTHEAST
OLYMPIA, WASHINGTON 98506

RGI PROJECT NO. 2019-032

PROPOSED STARBUCKS COFFEE
SOUTHEAST CORNER OF STATION DRIVE AND DUPONT-STEILACOOM HIGHWAY
DUPONT, WASHINGTON

MARCH 25, 2019

Attachment 1u.Geotechnical Engineering Report prepared by The Riley Group, Inc. dated March 25, 2019

Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone 425.415.0551 ♦ Fax 425.415.0311

www.riley-group.com

RILEYGROUP

March 25, 2019

Stephen Kern
3702 Ensign Road Northeast
Olympia, Washington 98506

Subject: **Geotechnical Engineering Report**
Proposed Starbucks Coffee
Southeast Corner of Station Drive and Dupont-Steilacoom Highway
Dupont, Washington
RGI Project No. 2019-032

Dear Mr. Kern:

As requested, The Riley Group, Inc. (RGI) has performed a Geotechnical Engineering Report (GER) for the above-referenced subject site. Our services were completed in accordance with our proposal PRP2019-050 dated February 26, 2019 and authorized by you on the same day. The information in this report is based on our understanding of the proposed construction, and the soil and groundwater conditions encountered in the test pits completed by RGI at the site on March 8, 2019.

RGI recommends that you submit the project plans and specifications to RGI for a general review so that we may confirm that the recommendations in this report are interpreted and implemented properly in the construction documents. RGI also recommends that a representative of our firm be present on site during portions of the project construction to confirm that the soil and groundwater conditions are consistent with those that form the basis for the engineering recommendations in this report.

If you have any questions or require additional information, please contact us.

Sincerely yours,

THE RILEY GROUP, INC.

State of Washington 2698 Licensed Geologist

3/25/2019

ERIC L. WOODS

Eric L. Woods, LG
Project Geologist

RICKY RUNQI WANG STATE OF WASHINGTON 35013 REGISTERED PROFESSIONAL ENGINEER

3/25/2019

Ricky R. Wang, PhD, PE
Principal Engineer

Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone 425.415.0551 ♦ Fax 425.415.0311

www.riley-group.com

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LIST OF APPENDICES

Executive Summary

This Executive Summary should be used in conjunction with the entire Geotechnical Engineering Report (GER) for design and/or construction purposes. It should be recognized that specific details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. Section 7.0 should be read for an understanding of limitations.

RGI's geotechnical scope of work included the advancement of 5 test pits to a maximum depth of 8.5 feet below ground surface (bgs).

Based on the information obtained from our subsurface exploration, the site is suitable for development of the proposed project. The following geotechnical considerations were identified:

Soil Conditions: The soils encountered during field exploration includes up to 6 feet of fill comprised of loose to medium dense silty sandy gravel over native deposits of gravel with varying amounts of sand and silt.

Groundwater: Groundwater was not encountered during our subsurface exploration.

Foundations: Foundations for the proposed building may be supported on conventional spread footings bearing on existing fill or new structural fill.

Slab-on-grade: Slab-on-grade floors and slabs for the proposed building can be supported on existing fill or new structural fill.

Pavements: The following flexible pavement sections are recommended:

- **For heavy truck traffic areas**: 4 inches of asphalt concrete (AC) over 8 inches of crushed rock base (CRB)
- **For general parking areas**: 3 inches of AC over 6 inches of CRB

If concrete pavement is preferred, the following pavement section can be used.

- **For heavy duty concrete pavement areas**: 6 inches of concrete over 4 inches of CRB
- **For standard duty concrete pavement areas**: 5 inches of concrete over 4 inches of CRB

1.0 Introduction

This Geotechnical Engineering Report (GER) presents the results of the geotechnical engineering services provided for the proposed Starbucks Coffee located at the Southeast Corner of Station Drive and Dupont-Steilacoom Highway in Dupont, Washington. The approximate location of the site is shown on Figure 1. The eastern portion of the site is being used as a gravel parking lot, and the western portion of the site is an undeveloped grass slope.

The recommendations in the following sections of this GER are based upon our current understanding of the proposed site development as outlined below. If actual features vary or changes are made, we should review them in order to modify our recommendations, as required. In addition, RGI requests to review the site grading plan, final design drawings and specifications when available to verify that our project understanding is correct and that our recommendations have been properly interpreted and incorporated into the project design and construction.

2.0 Project description

The project site is located at the southeast corner of the intersection of Station Drive and Dupont-Steilacoom Highway in Dupont, Washington. The approximate location of the site is shown on Figure 1.

RGI understands that the client plans to develop the existing property into two commercial lots. The proposed Starbucks Coffee building will be located at the north lot and a retail/commercial building will be built in the south lot in the future. Our understanding of the project is based on a preliminary site plan prepared by SCJ Alliance dated February 1, 2019.

At the time of preparing this GER, detailed building plans were not available for our review. Based on our experience with similar projects, RGI anticipates that the proposed buildings will be supported on perimeter walls with bearing loads of 1 to 2 kips per linear foot, and a series of columns with a maximum load up to 50 kips. Slab-on-grade floor loading of 150 pounds per square foot (psf) are expected. RGI also expects that minor grading will be needed to reach the final floor elevation.

3.0 Field Exploration and Laboratory Testing

3.1 Field Exploration

On March 8, 2019, RGI observed the excavation of 5 test pits to depths up to 8.5 feet bgs. The approximate exploration locations are shown on Figure 2.

Field logs of each exploration were prepared by the geologist that continuously observed the excavation. These logs included visual classifications of the materials encountered during excavation as well as our interpretation of the subsurface conditions between samples. The test pit logs included in Appendix A represent an interpretation of the field logs and include modifications based on laboratory observation and analysis of the samples.

3.2 LABORATORY TESTING

During the field investigation, a representative portion of each recovered sample was sealed in containers and transported to our laboratory for further visual and laboratory examination. Selected samples retrieved from the test pits were tested for moisture content and grain size analysis to aid in soil classification and provide input for the recommendations provided in this GER. The results and descriptions of the laboratory tests are enclosed in Appendix A.

4.0 Site Conditions

4.1 SURFACE

The subject site contains two irregular-shaped parcels of land totaling 1.86 acres in size. The site is bordered to the north and south by Station Drive, to the west by Dupont-Steilacoom Highway, and to the east by an existing commercial building.

The site contains a gravel parking area in the eastern portion of the property, and a grass slope in the western portion of the property. The site topography consists of a level area at the location of the parking lot, with a west-facing slope that descends to Dupont-Steilacoom Highway to the west. Slope gradients are less than 10 percent, with an overall elevation change of about 14 feet across the site. The site is vegetated with grass, with several medium-diameter trees along the north and south property lines.

4.2 GEOLOGY

Review of the *Geologic Map of the Tacoma 1:100,000-scale Quadrangle, Washington,* by J.E. Schuster, etc., (2015) indicates that the soil in the project vicinity is mapped as Recessional outwash, Steilacoom Gravel (Map Unit Qgo_{sg}), which is pebbles with boulders containing local crossbedding and kettles, deposited by glacial meltwater during glacier recession. These descriptions are generally similar to the native soils encountered during our field explorations.

4.3 SOILS

The soils encountered during field exploration includes up to 6 feet of fill comprised of loose to medium dense silty sandy gravel over native deposits of gravel with varying amounts of sand and silt.

More detailed descriptions of the subsurface conditions encountered are included in Appendix A. Sieve analysis was performed on four selected soil samples. Grain size distribution curves are included in Appendix A.

4.4 GROUNDWATER

Groundwater was not encountered during our subsurface exploration.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the explorations were performed. In addition, perched water can develop within seams and layers contained in fill soils or higher permeability soils overlying less permeable soils following periods of heavy or prolonged precipitation. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the logs. Given the time of the field exploration was performed, RGI expects that the groundwater level is near the seasonal-high level.

4.5 SEISMIC CONSIDERATIONS

Based on the 2012/2015 International Building Code (IBC), RGI recommends the follow seismic parameters in Table 1 be used for design.

Table 1 IBC Seismic Parameters

2012/2015 IBC Parameter	Value
Site Soil Class[1]	D[2]
Site Latitude	47.09503 N
Site Longitude	122.62251 W
Maximum considered earthquake spectral response acceleration parameters (g)	S_s =1.296, S_1 =0.515
Spectral response acceleration parameters adjusted for site class (g)	S_{ms} =1.296, S_{m1} =0.773
Design spectral response acceleration parameters (g)	S_{ds} =0.864, S_{d1} =0.515

1 Note: In general accordance with the USGS *2012/2015 International Building Code*. IBC Site Class is based on the average characteristics of the upper 100 feet of the subsurface profile.

2 Note: The *2012/2015 International Building Code* requires a site soil profile determination extending to a depth of 100 feet for seismic site classification. The current scope of our services does not include the required 100 foot soil profile determination. Test pits extended to a maximum depth of 8.5 feet, and this seismic site class definition considers that similar soil continues below the maximum depth of the subsurface exploration.

Liquefaction is a phenomenon where there is a reduction or complete loss of soil strength due to an increase in water pressure induced by vibrations from a seismic event. Liquefaction mainly affects geologically recent deposits of fine-grained sands that are below the groundwater table. Soils of this nature derive their strength from intergranular friction. The generated water pressure or pore pressure essentially separates the soil grains and eliminates this intergranular friction, thus reducing or eliminating the soil's strength.

RGI reviewed the results of the field and laboratory testing and assessed the potential for liquefaction of the site's soil during an earthquake. Due to the absence of a shallow groundwater table and gradation of the native deposits, RGI considers that the possibility of liquefaction during an earthquake is low.

4.6 GEOLOGIC HAZARD AREAS

Regulated geologically hazardous areas include erosion, landslide, earthquake, or other geological hazards. RGI reviewed the Dupont Municipal Code (Chapter 25.105.050); the site does not contain geologically hazardous areas.

5.0 Discussion and Recommendations

5.1 GEOTECHNICAL CONSIDERATIONS

Based on our study, the site is suitable for the proposed construction from a geotechnical standpoint. Foundations for the proposed building can be supported on conventional spread footings bearing on the existing fill or new structural fill if needed. Slab-on-grade and pavements can be similarly supported.

Detailed recommendations regarding the above issues and other geotechnical design considerations are provided in the following sections. These recommendations should be incorporated into the final design drawings and construction specifications.

5.2 EARTHWORK

At the time of preparing this report, a site grading plan was not available. Since the existing site has been graded before with up to 6 feet of fill, RGI expects that additional grading activities will be needed for the site. The expected earthwork will consist of placing additional structural fill, overexcavating the building footprints if necessary, installing underground utilities and preparing pavement subgrades.

5.2.1 EROSION AND SEDIMENT CONTROL

Potential sources or causes of erosion and sedimentation depend on construction methods, slope length and gradient, amount of soil exposed and/or disturbed, soil type, construction sequencing and weather. The impacts on erosion-prone areas can be

reduced by implementing an erosion and sedimentation control plan. The plan should be designed in accordance with applicable city and/or county standards.

RGI recommends the following erosion control Best Management Practices (BMPs):

- Scheduling site preparation and grading for the drier summer and early fall months and undertaking activities that expose soil during periods of little or no rainfall
- Retaining existing vegetation whenever feasible
- Establishing a quarry spall construction entrance
- Installing siltation control fencing or anchored straw or coir wattles on the downhill side of work areas
- Covering soil stockpiles with anchored plastic sheeting
- Revegetating or mulching exposed soils with a minimum 3-inch thickness of straw if surfaces will be left undisturbed for more than 1 day during wet weather or 1 week in dry weather
- Directing runoff away from exposed soils and slopes
- Minimizing the length and steepness of slopes with exposed soils and cover excavation surfaces with anchored plastic sheeting (Graded and disturbed slopes should be tracked in place with the equipment running perpendicular to the slope contours so that the track marks provide a texture to help resist erosion and channeling. Some sloughing and raveling of slopes with exposed or disturbed soil should be expected.)
- Decreasing runoff velocities with check dams, straw bales or coir wattles
- Confining sediment to the project site
- Inspecting and maintaining erosion and sediment control measures frequently (The contractor should be aware that inspection and maintenance of erosion control BMPs is critical toward their satisfactory performance. Repair and/or replacement of dysfunctional erosion control elements should be anticipated.)

Permanent erosion protection should be provided by reestablishing vegetation using hydroseeding and/or landscape planting. Until the permanent erosion protection is established, site monitoring should be performed by qualified personnel to evaluate the effectiveness of the erosion control measures. Provisions for modifications to the erosion control system based on monitoring observations should be included in the erosion and sedimentation control plan.

5.2.2 STRIPPING

Stripping efforts should include removal of vegetation, organic materials, and deleterious debris from areas slated for building, pavement, and utility construction. Based on the

site conditions, we anticipate stripping depths of approximately 6 inches in the grass areas of the site. Deeper areas of stripping may be required in heavily vegetated areas of the site.

5.2.3 EXCAVATIONS

All temporary cut slopes associated with the site and utility excavations should be adequately inclined to prevent sloughing and collapse. Based on OSHA regulations, the native soil classifies as a Group C soil.

Accordingly, for excavations more than 4 feet but less than 20 feet in depth, the temporary side slopes should be laid back with a minimum slope inclination of 1.5H:1V (horizontal:vertical) in native soil. If there is insufficient room to complete the excavations in this manner, or excavations greater than 20 feet in depth are planned, using temporary shoring to support the excavations should be considered. For open cuts at the site, RGI recommends:

- No traffic, construction equipment, stockpiles or building supplies are allowed at the top of cut slopes within a distance of at least 5 feet from the top of the cut.
- Exposed soil along the slope is protected from surface erosion using waterproof tarps and/or plastic sheeting.
- Construction activities are scheduled so that the length of time the temporary cut is left open is minimized.
- Surface water is diverted away from the excavation.
- The general condition of slopes should be observed periodically by a geotechnical engineer to confirm adequate stability and erosion control measures.

In all cases, however, appropriate inclinations will depend on the actual soil and groundwater conditions encountered during earthwork. Ultimately, the site contractor must be responsible for maintaining safe excavation slopes that comply with applicable OSHA or WISHA guidelines.

5.2.4 SITE PREPARATION

RGI anticipates that some areas of loose soil may be exposed upon completion of stripping and grubbing. Proofrolling and subgrade verification should be considered an essential step in site preparation. After stripping, grubbing, and prior to placement of structural fill, RGI recommends proofrolling building and pavement subgrades and areas to receive structural fill. These areas should be proofrolled under the observation of RGI and compacted to a firm and unyielding condition in order to achieve a minimum compaction level of 95 percent of the modified proctor maximum dry density as determined by the American Society of Testing and Materials D1557-09 Standard Test

Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557).

Proofrolling and adequate subgrade compaction can only be achieved when the soils are within approximately ± 2 percent moisture content of the optimum moisture content. Soils which appear firm after stripping and grubbing may be proofrolled with a heavy compactor, loaded double-axle dump truck, or other heavy equipment under the observation of an RGI representative. This observer will assess the subgrade conditions prior to filling. The need for or advisability of proofrolling due to soil moisture conditions should be determined at the time of construction.

Subgrade soils that become disturbed due to elevated moisture conditions should be overexcavated to reveal firm, non-yielding, non-organic soils and backfilled with compacted structural fill. In order to maximize utilization of site soils as structural fill, RGI recommends that the earthwork portion of this project be completed during extended periods of warm and dry weather if possible. If earthwork is completed during the wet season (typically November through May) it will be necessary to take extra precautionary measures to protect subgrade soils. Wet season earthwork will require additional mitigative measures beyond what would be expected during the drier summer and fall months.

5.2.5 STRUCTURAL FILL

RGI recommends fill below the foundation and floor slab, behind retaining walls, and below pavement and hardscape surfaces be placed in accordance with the following recommendations for structural fill. The structural fill should be placed after completion of site preparation procedures as described above.

RGI recommends placing structural fill in lifts not exceeding 12 inches in loose thickness and thoroughly compacted as specified in Table 3. The suitability of soils for compacted structural fill use will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (that portion passing the US. No. 200 sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult or impossible to achieve. Soils containing more than about 5 percent fines cannot be consistently compacted to a dense, non-yielding condition when the moisture content is more than 2 percent above or below optimum. Optimum moisture content is that moisture which results in the greatest compacted dry density with a specified compactive effort.

The onsite soil may be suitable for use as structural fill if the moisture can be property controlled. If the construction occurs in wet weather conditions, import structural fill may be necessary for grading and backfill. The import or the existing native soils must meet

the grading requirements listed in Table 2 in order to be used as structural fill in wet weather.

Table 2 Structural Fill Gradation

U.S. Sieve Size	Percent Passing
4 inches	100
No. 4 sieve	75 percent
No. 200 sieve	5 percent *

*Based on minus 3/4 inch fraction.

Prior to use, an RGI representative should observe and test all materials imported to the site for use as structural fill. Structural fill materials should be placed in uniform loose layers not exceeding 12 inches and compacted as specified in Table 3. The soil's maximum density and optimum moisture should be determined by ASTM D1557.

Table 3 Structural Fill Compaction ASTM D1557

Location	Material Type	Minimum Compaction Percentage	Moisture Content Range	
Foundations	On-site granular or approved imported fill soils:	95	+2	-2
Retaining Wall Backfill	On-site granular or approved imported fill soils:	92	+2	-2
Slab-on-grade	On-site granular or approved imported fill soils:	95	+2	-2
General Fill (non-structural areas)	On-site granular or approved imported fill soils:	90	+3	-2
Pavement – Subgrade and Base Course	On-site granular or approved imported fill soils:	95	+2	-2

Placement and compaction of structural fill should be observed by RGI. A representative number of in-place density tests should be performed as the fill is being placed to confirm that the recommended level of compaction is achieved.

5.2.6 Wet Weather Construction Considerations

RGI recommends that preparation for site grading and construction include procedures intended to drain ponded water, control surface water runoff, and to collect shallow subsurface seepage zones in excavations, where encountered. It will not be possible to successfully compact the subgrade or utilize on-site soils as structural fill if accumulated water is not drained prior to grading or if drainage is not controlled during construction.

Attempting to grade the site without adequate drainage control measures will reduce the amount of on-site soil effectively available for use, increase the amount of select import fill materials required, and ultimately increase the cost of the earthwork phases of the project. Free water should not be allowed to pond on the subgrade soils. RGI anticipates that the use of berms and shallow drainage ditches, with sumps and pumps in utility trenches, will be required for surface water control during wet weather and/or wet site conditions.

5.3 FOUNDATIONS

Following site preparation and grading, the proposed foundation can be supported on the existing fill or new structural fill used to modify site grades. The suitability of the existing fill should be evaluated prior to using as foundation support. If loose existing fills are encountered at foundation subgrade, we expect it will be feasible to moisture condition and compact the soils to provide foundation support.

Perimeter foundations exposed to weather should be at a minimum depth of 18 inches below final exterior grades. Interior foundations can be constructed at any convenient depth below the floor slab. Finished grade is defined as the lowest adjacent grade within 5 feet of the foundation for perimeter (or exterior) footings and finished floor level for interior footings.

Table 4 Foundation Design

Design Parameter	Value
Allowable Bearing Capacity	2,500 psf[1]
Friction Coefficient	0.3
Passive pressure (equivalent fluid pressure)	250 pcf[2]
Minimum foundation dimensions	Columns: 24 inches Walls: 16 inches

[1]. psf = pounds per square foot

[2]. pcf = pounds per cubic foot

The allowable foundation bearing pressures apply to dead loads plus design live load conditions. For short-term loads, such as wind and seismic, a 1/3 increase in this allowable capacity may be used. At perimeter locations, RGI recommends not including the upper 12 inches of soil in the computation of passive pressures because they can be affected by weather or disturbed by future grading activity. The passive pressure value assumes the foundation will be constructed neat against competent soil or backfilled with structural fill as described in Section 5.2.5. The recommended base friction and passive resistance value includes a safety factor of about 1.5.

With spread footing foundations designed in accordance with the recommendations in this section, maximum total and differential post-construction settlements of 1 inch and 1/2 inch, respectively, should be expected.

5.4 RETAINING WALLS

If retaining walls are needed for grade transitions at the site in building areas, RGI recommends cast-in-place concrete walls be used. The footing should be supported on structural fill. The suitability of the existing fill should be evaluated prior to using as foundation support. If loose existing fills are encountered, we expect it will be feasible to moisture condition and compact the soils to provide foundation support for retaining walls.

The magnitude of earth pressure development on retaining walls will partly depend on the quality of the wall backfill. RGI recommends placing and compacting wall backfill as structural fill. Wall drainage will be needed behind the wall face. A typical retaining wall drainage detail is shown on Figure 3.

With wall backfill placed and compacted as recommended, and drainage properly installed, RGI recommends using the values in the following table for design.

Table 5 Retaining Wall Design

Design Parameter	Value
Allowable Bearing Capacity	2,500 psf
Active Earth Pressure (unrestrained walls)	35 pcf
At-rest Earth Pressure (restrained walls)	50 pcf

For seismic design, an additional uniform load of 7 times the wall height (H) for unrestrained walls and 14H for restrained walls should be applied to the wall surface. Friction at the base of foundations and passive earth pressure will provide resistance to these lateral loads. Values for these parameters are provided in Section 5.3.

5.5 SLAB-ON-GRADE CONSTRUCTION

Once site preparation has been completed as described in Section 5.2, slab-on-grade construction can be supported on existing fill or new structural fill. Immediately below the floor slab, RGI recommend placing a 4-inch-thick capillary break layer of clean, free-draining sand or gravel that has less than 5 percent passing the U.S. No. 200 sieve. This material will reduce the potential for upward capillary movement of water through the underlying soil and subsequent wetting of the floor slab.

Where moisture by vapor transmission is undesirable, an 8- to 10-millimeter-thick plastic membrane should be placed on a 4-inch-thick layer of clean gravel. For the anticipated floor slab loading, RGI estimates post-construction floor settlements of 1/4- to 1/2-inch. For thickness design of the slab subjected to point loading from storage racks, RGI recommends using a subgrade modulus (Ks) of 150 pounds per square inch per inch of deflection.

5.6 DRAINAGE

5.6.1 SURFACE

Final exterior grades should promote free and positive drainage away from the building area. Water must not be allowed to pond or collect adjacent to foundations or within the immediate building area. For non-pavement locations, RGI recommends providing a minimum drainage gradient of 3 percent for a minimum distance of 10 feet from the building perimeter. In paved locations, a minimum gradient of 1 percent should be provided unless provisions are included for collection and disposal of surface water adjacent to the structure.

5.6.2 SUBSURFACE

Perimeter foundation drains shown on Figure 4 are typically installed around the perimeter of the buildings. Based on the free draining nature of the soils, the footing drain may be eliminated if the area around the building is sidewalk or pavement and the foundations are supported on the existing gravel soils or free-draining imported soils.

The foundation drains and roof downspouts should be tightlined separately to an approved discharge facility. Subsurface drains must be laid with a gradient sufficient to promote positive flow to a controlled point of approved discharge.

5.6.3 INFILTRATION

RGI performed an infiltration tests at 7.5 feet below the existing ground surface at Test Pit TP-1 with an area of approximately 12 square feet (3 by 4 feet). The soil at the infiltration elevation is gravel with some sand and trace silt, containing about 5% fines.

The infiltration test was generally following pilot infiltration test (PIT) test methods. The results of the tests are provided below.

Table 6 Measured Infiltration Rates

Test Location	Approximate Depth of Test (feet)	Measured Rate (inches/hour)	Native Soil at Infiltration Depth
TP-1	7.5	95	Gravel

A field rate of 95 inches per hour was obtained, however the variability of the soil and groundwater conditions requires careful siting of infiltration systems.

In accordance with the 2012 Stormwater Management Manual for Western Washington by Washington State Department of Ecology as amended in December 2014 Table 3.3.1, we recommend using a correction factors of CFt=0.5 for the small scale PIT test, CFv=0.33 and CFm=0.9 which yields a Total Correction Factor (CF_T) of 0.149. Applying the CF_T to the field measured infiltration rate yields a design rate of 14.2 inches per hour for design of the infiltration systems.

We recommend RGI be contacted to review the proposed infiltration locations and depths. Depending on the design, it may be necessary to complete additional testing. In addition, it is proposed to place structural fill over the existing ground surface and infiltration facilities may be located in the fill soils. Specific recommendations for the gradation and placement of fill underlying the systems will need to be provided and verified prior to the installation of the systems.

5.7 UTILITIES

Utility pipes should be bedded and backfilled in accordance with American Public Works Association (APWA) specifications. For site utilities located within the right-of-ways, bedding and backfill should be completed in accordance with Pierce County and the City of Dupont specifications. At a minimum, trench backfill should be placed as structural fill, as described in Section 5.2.5 and compacted to at least 95 percent of the maximum dry density per ASTM D1557. Where utilities occur below unimproved areas, the degree of compaction can be reduced to a minimum of 90 percent of the soil's maximum density as determined by ASTM D1557. As discussed above, the native soils can reused as structural fill if the construction occurs in summer months.

5.8 PAVEMENTS

Pavement subgrades should be prepared as described in Section 4.2 and as discussed below. Regardless of the relative compaction achieved, the subgrade must be firm and relatively unyielding before paving. The subgrade should be proofrolled with heavy construction equipment to verify this condition.

With the pavement subgrade prepared as described above, RGI recommends the following pavement sections for parking and drive areas paved with flexible asphalt concrete surfacing.

- **For general parking**: 3 inches of hot mix asphalt (HMA) over 6 inches of crushed rock base (CRB)
- **For driveway and heavy traffic area**: 4 inches of HMA over 8 inches of CRB

The asphalt paving materials used should conform to the Washington State Department of Transportation (WSDOT) specifications for Hot Mix Asphalt Class 1/2 inch and CRB surfacing.

If concrete pavement is preferred, the following pavement section can be used.

- **For heavy duty concrete pavement areas**: 6 inches of concrete over 4 inches of CRB
- **For standard duty concrete pavement areas**: 5 inches of concrete over 4 inches of CRB

Long-term pavement performance will depend on surface drainage. A poorly-drained pavement section will be subject to premature failure as a result of surface water infiltrating into the subgrade soils and reducing their supporting capability.

For optimum pavement performance, surface drainage gradients of no less than 2 percent are recommended. Also, some degree of longitudinal and transverse cracking of the pavement surface should be expected over time. Regular maintenance should be planned to seal cracks when they occur.

6.0 Additional Services

RGI is available to provide further geotechnical consultation throughout the design phase of the project. RGI should review the final design and specifications in order to verify that earthwork and foundation recommendations have been properly interpreted and incorporated into project design and construction.

RGI is also available to provide geotechnical engineering and construction monitoring services during construction. The integrity of the earthwork and construction depends on proper site preparation and procedures. In addition, engineering decisions may arise in the field in the event that variations in subsurface conditions become apparent. Construction monitoring services are not part of this scope of work. If these services are desired, please let us know and we will prepare a cost proposal.

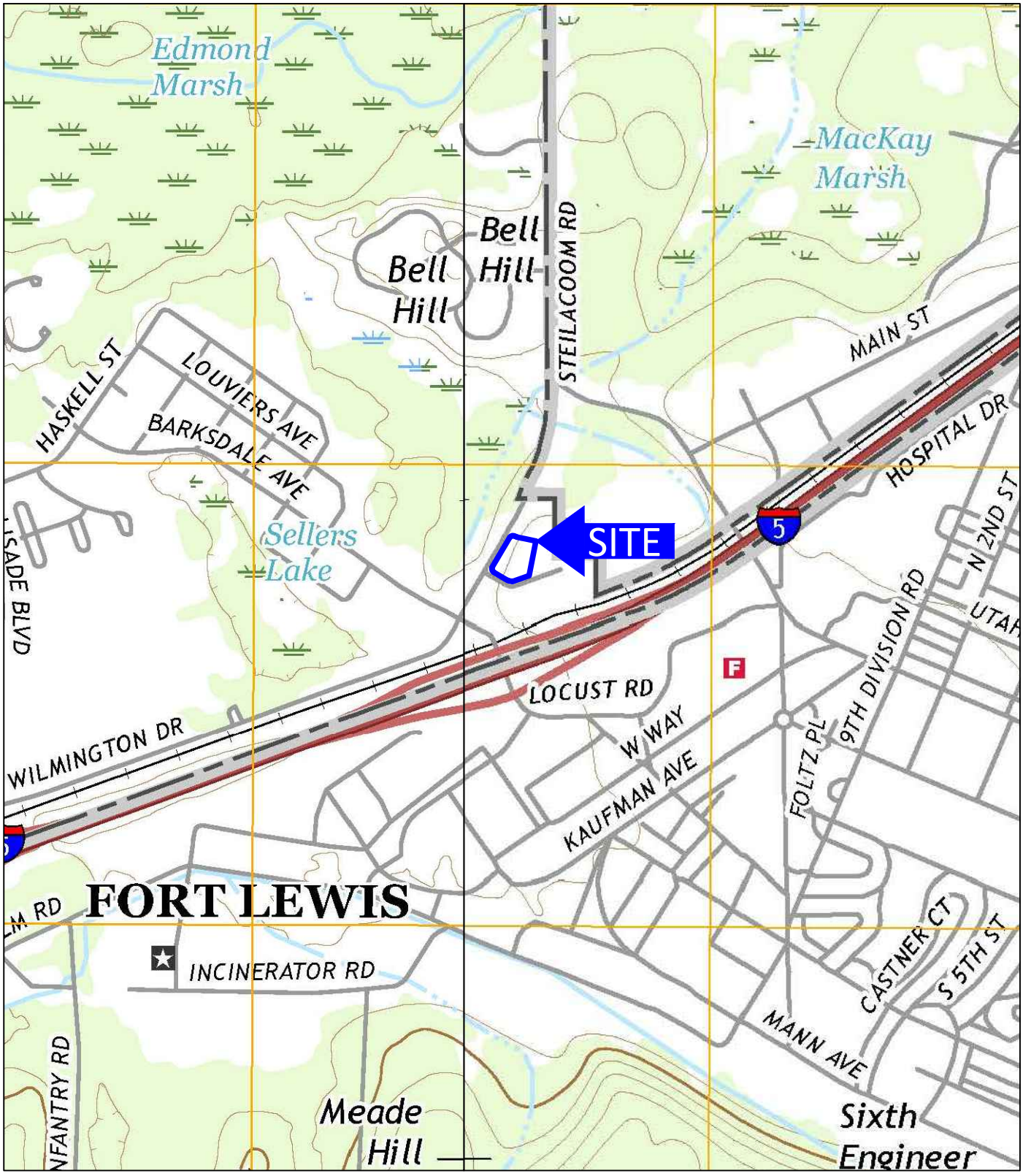
7.0 Limitations

This report is the property of RGI, Stephen Kern and his designated agents. Within the limits of the scope and budget, this report was prepared in accordance with generally accepted geotechnical engineering practices in the area at the time this report was issued. This report is intended for specific application to Proposed Starbucks Coffee at the southeast corner Station Drive and Dupont-Steilacoom Highway in Dupont, Washington, and for the exclusive use of Stephen Kern and his authorized representatives. No other warranty, expressed or implied, is made. Site safety, excavation support, and dewatering requirements are the responsibility of others.

The scope of services for this project does not include either specifically or by implication any environmental or biological (for example, mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions.

The analyses and recommendations presented in this report are based upon data obtained from the explorations performed on-site. Variations in soil conditions can occur, the nature and extent of which may not become evident until construction. If variations appear evident, RGI should be requested to reevaluate the recommendations in this report prior to proceeding with construction.

It is the client's responsibility to see that all parties to the project, including the designers, contractors, subcontractors, are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.



USGS, 2017, Nisqually, Washington
USGS, 2017, Fort Lewis, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'

0 500 1000 2000

N

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17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Dupont Starbucks Coffee		Figure 1
RGI Project Number: 2019-032	Site Vicinity Map	Date Drawn: 03/2019
Address: SEC Station Dr. and Dupont-Steilacoom Hwy., Dupont, Washington 98327		

Approximate Scale: 1"=60'

0 30 60 120

N

= Test pit by RGI, 3/8/19

= Site boundary

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Bothell, Washington 98011
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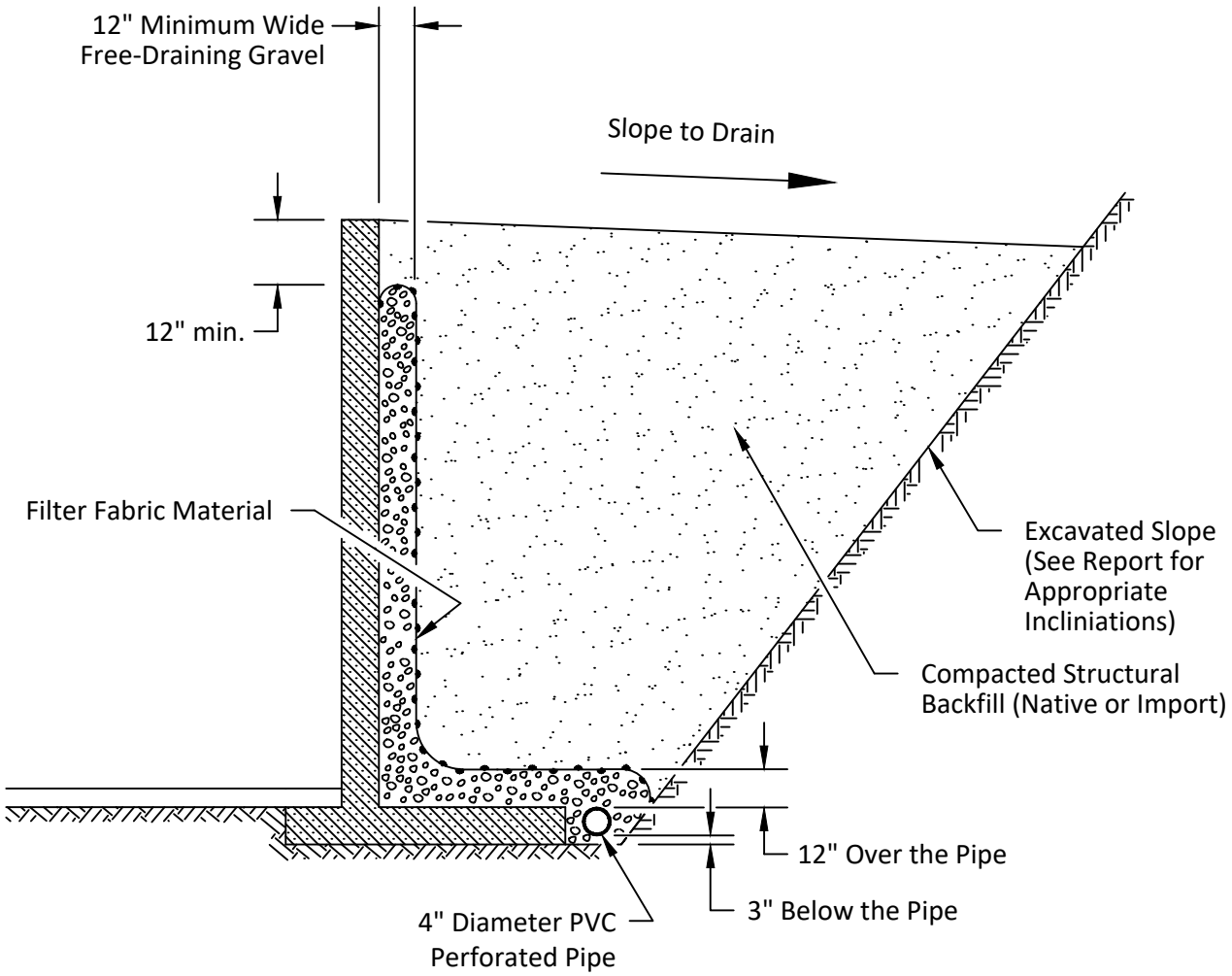
Fax: 425.415.0311

Dupont Starbucks Coffee		Figure 2
RGI Project Number: 2019-032	Geotechnical Exploration Plan	Date Drawn: 03/2019
Address: SEC Station Dr. and Dupont-Steilacoom Hwy., Dupont, Washington 98327		



Not to Scale

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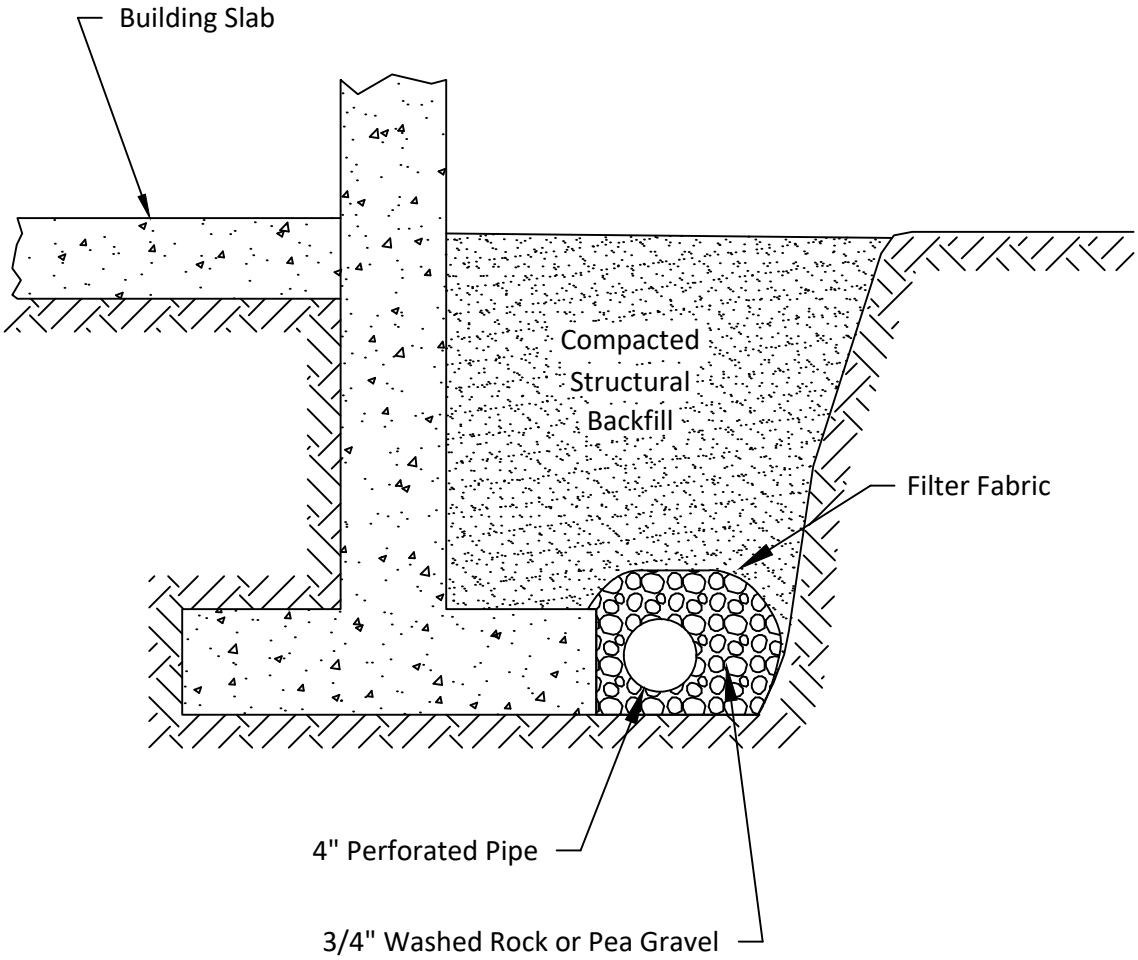
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Dupont Starbucks Coffee		Figure 3
RGI Project Number: 2019-032	Retaining Wall Drainage Detail	Date Drawn: 03/2019
Address: SEC Station Dr. and Dupont-Steilacoom Hwy., Dupont, Washington 98327		



Not to Scale

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Phone: 425.415.0551
Fax: 425.415.0311

Dupont Starbucks Coffee		Figure 4
RGI Project Number: 2019-032	Typical Footing Drain Detail	Date Drawn: 03/2019
Address: SEC Station Dr. and Dupont-Steilacoom Hwy., Dupont, Washington 98327		

APPENDIX A
FIELD EXPLORATION AND LABORATORY TESTING

On March 8, 2019, RGI explored the subsurface soil conditions at the site by observing the excavation of 5 test pits to a maximum depth of 8.5 feet below existing grade. The test pit locations are shown on Figure 2. The test pit locations were approximately determined by measurements from existing property lines and paved roads.

A geologist from our office conducted the field exploration and classified the soil conditions encountered, maintained a log of each test exploration, obtained representative soil samples, and observed pertinent site features. All soil samples were visually classified in accordance with the Unified Soil Classification System (USCS) described in Appendix A.

Representative soil samples obtained from the explorations were placed in closed containers and taken to our laboratory for further examination and testing. As a part of the laboratory testing program, the soil samples were classified in our in-house laboratory based on visual observation, texture, and the limited laboratory testing described below.

Moisture Content Determinations

Moisture content determinations were performed in accordance with the American Society of Testing and Materials D2216-10 Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass (ASTM D2216) on representative samples obtained from the exploration in order to aid in identification and correlation of soil types. The moisture content of typical sample was measured and is reported on the test pit logs.

Grain Size Analysis

A grain-size analysis indicates the range in diameter of soil particles included in a particular sample. Grain size analyses for the greater than 75 micrometer portion of the samples were performed in accordance with American Society of Testing and Materials D422 Standard Test Method for Particle-Size Analysis of Soils (ASTM D422) on four of the samples.

Project Name: **Dupont Starbucks Coffee**
Project Number: **2019-032**
Client: **Stephen Kern**

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Test Pit No.: TP-1

Sheet 1 of 1

Date(s) Excavated: **3/8/2019**	Logged By **ELW**	Surface Conditions: **Gravel**
Excavation Method: **Test Pit**	Bucket Size: **N/A**	Total Depth of Excavation: **8.5 feet bgs**
Excavator Type: **Rubber Tired Backhoe**	Excavating Contractor: **Kelly's Excavating**	Approximate Surface Elevation **N/A**
Groundwater Level: **Not Encountered**	Sampling Method(s) **Grab**	Compaction Method **Bucket**
Test Pit Backfill: **Cuttings**	Location **Southeast Corner of Station Drive and Dupont-Steilacoom Highway, Dupont, Washington**	

Depth (feet)	Sample Type	Sample Number	USCS Symbol	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
0			Fill	4" of 5/8" minus crushed rock	
			GP	Dark brown GRAVEL with some sand and trace silt, medium dense, moist	5% moisture, 3% fines
			GW	Brown GRAVEL with some sand, medium dense, moist	3% moisture, 0% fines
				Moderate caving	
5			GP	Brown GRAVEL with some sand and trace silt, medium dense, moist	3% moisture, 2% fines
				Infiltration test conducted at 7.5'	
			GW	Brown GRAVEL with some sand and trace silt, medium dense, moist	5% moisture, 5% fines
10				Test Pit terminated at 8.5' due to caving	

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Project Name: **Dupont Starbucks Coffee**
Project Number: **2019-032**
Client: **Stephen Kern**

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Test Pit No.: TP-2

Sheet 1 of 1

Date(s) Excavated: **3/8/2019**	Logged By **ELW**	Surface Conditions: **Grass**
Excavation Method: **Test Pit**	Bucket Size: **N/A**	Total Depth of Excavation: **7 feet bgs**
Excavator Type: **Rubber Tired Backhoe**	Excavating Contractor: **Kelly's Excavating**	Approximate Surface Elevation **N/A**
Groundwater Level: **Not Encountered**	Sampling Method(s) **Grab**	Compaction Method **Bucket**
Test Pit Backfill: **Cuttings**	Location **Southeast Corner of Station Drive and Dupont-Steilacoom Highway, Dupont, Washington**	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
	0			Fill		Black silty sandy GRAVEL, loose to medium dense, moist (Fill) Contains organics	
				Fill		Gray silty sandy GRAVEL, medium dense, moist (Fill) Trace construction debris	4% moisture
	5			GP		Brown GRAVEL with some sand and trace silt, medium dense, moist	3% moisture
						Test Pit terminated at 7'	
	10						

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Project Name: **Dupont Starbucks Coffee**
Project Number: **2019-032**
Client: **Stephen Kern**

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Test Pit No.: TP-3

Sheet 1 of 1

Date(s) Excavated: **3/8/2019**	Logged By **ELW**	Surface Conditions: **Grass**
Excavation Method: **Test Pit**	Bucket Size: **N/A**	Total Depth of Excavation: **6.5 feet bgs**
Excavator Type: **Rubber Tired Backhoe**	Excavating Contractor: **Kelly's Excavating**	Approximate Surface Elevation **N/A**
Groundwater Level: **Not Encountered**	Sampling Method(s) **Grab**	Compaction Method **Bucket**
Test Pit Backfill: **Cuttings**	Location **Southeast Corner of Station Drive and Dupont-Steilacoom Highway, Dupont, Washington**	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
	0			Fill		Black silty sandy GRAVEL, loose to medium dense, moist (Fill) Contains organics	
				Fill		Brown silty sandy GRAVEL, medium dense, moist (Fill)	2% moisture
	5			GP-GM		Brown GRAVEL with some sand and silt, medium dense, moist	5% moisture
						Test Pit terminated at 6.5'	
	10						

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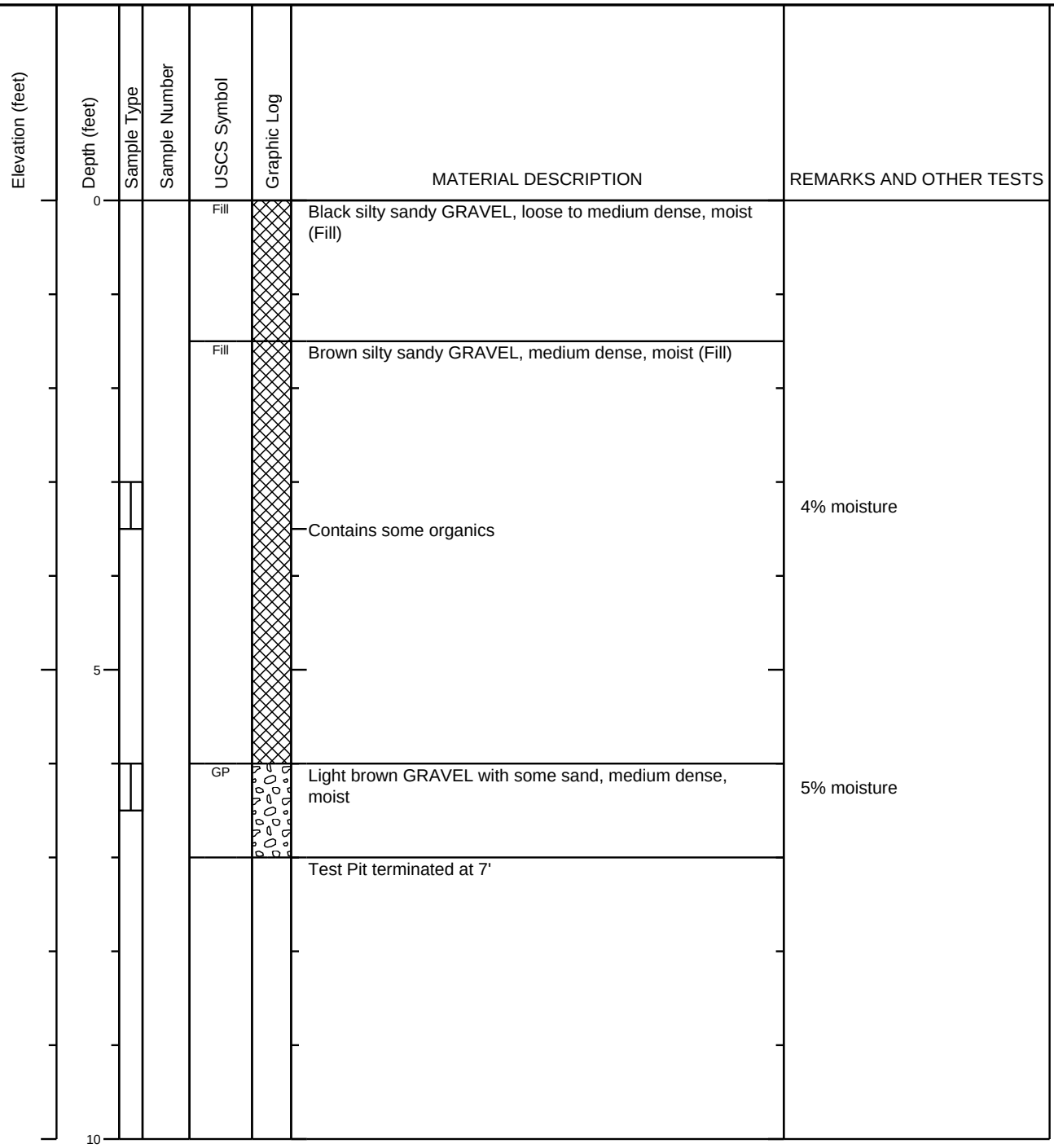
Project Name: **Dupont Starbucks Coffee** Project Number: **2019-032** Client: **Stephen Kern**	RILEYGROUP Test Pit No.: TP-4 **Sheet 1 of 1**

Date(s) Excavated: **3/8/2019**	Logged By **ELW**	Surface Conditions: **Grass**
Excavation Method: **Test Pit**	Bucket Size: **N/A**	Total Depth of Excavation: **7 feet bgs**
Excavator Type: **Rubber Tired Backhoe**	Excavating Contractor: **Kelly's Excavating**	Approximate Surface Elevation **N/A**
Groundwater Level: **Not Encountered**	Sampling Method(s) **Grab**	Compaction Method **Bucket**
Test Pit Backfill: **Cuttings**	Location **Southeast Corner of Station Drive and Dupont-Steilacoom Highway, Dupont, Washington**	



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Project Name: **Dupont Starbucks Coffee**
Project Number: **2019-032**
Client: **Stephen Kern**

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Test Pit No.: TP-5

Sheet 1 of 1

Date(s) Excavated: **3/8/2019**	Logged By **ELW**	Surface Conditions: **Gravel**
Excavation Method: **Test Pit**	Bucket Size: **N/A**	Total Depth of Excavation: **6.5 feet bgs**
Excavator Type: **Rubber Tired Backhoe**	Excavating Contractor: **Kelly's Excavating**	Approximate Surface Elevation **N/A**
Groundwater Level: **Not Encountered**	Sampling Method(s) **Grab**	Compaction Method **Bucket**
Test Pit Backfill: **Cuttings**	Location **Southeast Corner of Station Drive and Dupont-Steilacoom Highway, Dupont, Washington**	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
	0			Fill		4" of 5/8" minus crushed rock	
				Fill		Dark brown silty sandy GRAVEL, medium dense, moist (Fill)	5% moisture
				GP		Brown GRAVEL with some sand and trace silt, medium dense, moist	5% moisture
	5						5% moisture
						Test Pit terminated at 6.5'	
	10						

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Project Name: **Dupont Starbucks Coffee**
Project Number: **2019-032**
Client: **Stephen Kern**

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Key to Logs

Sheet 1 of 1

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
1	2	3	4	5	6	7	8

COLUMN DESCRIPTIONS

1. Elevation (feet): Elevation (MSL, feet).
2. Depth (feet): Depth in feet below the ground surface.
3. Sample Type: Type of soil sample collected at the depth interval shown.
4. Sample Number: Sample identification number.
5. USCS Symbol: USCS symbol of the subsurface material.
6. Graphic Log: Graphic depiction of the subsurface material encountered.
7. MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
8. REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis (percent passing No. 200 Sieve)
UC: Unconfined compressive strength test, Qu, in ksf
WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS

AF
Poorly graded GRAVEL (GP)
Poorly graded GRAVEL with Silt (GP-GM)
Well graded GRAVEL (GW)

TYPICAL SAMPLER GRAPHIC SYMBOLS

Auger sampler
Bulk Sample
3-inch-OD California w/ brass rings
CME Sampler
Grab Sample
2.5-inch-OD Modified California w/ brass liners
Pitcher Sample
2-inch-OD unlined split spoon (SPT)
Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS

Water level (at time of drilling, ATD)
Water level (after waiting)
Minor change in material properties within a stratum
Inferred/gradational contact between strata
Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

THE RILEY GROUP, INC.
17522 Bothell Way NE
Bothell, WA 98011

PHONE: (425) 415-0551
FAX: (425) 415-0311

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Dupont Starbucks Coffee		**SAMPLE ID/TYPE**	TP-1	
PROJECT NO.	2019-032		**SAMPLE DEPTH**	1'	
TECH/TEST DATE	ELW	3/8/2019	**DATE RECEIVED**	3/8/2019	

WATER CONTENT (Delivered Moisture)

Wt Wet Soil & Tare (gm)	(w1)	588.2
Wt Dry Soil & Tare (gm)	(w2)	562.4
Weight of Tare (gm)	(w3)	16.0
Weight of Water (gm)	(w4=w1-w2)	25.8
Weight of Dry Soil (gm)	(w5=w2-w3)	546.4
Moisture Content (%)	(w4/w5)*100	5

Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture

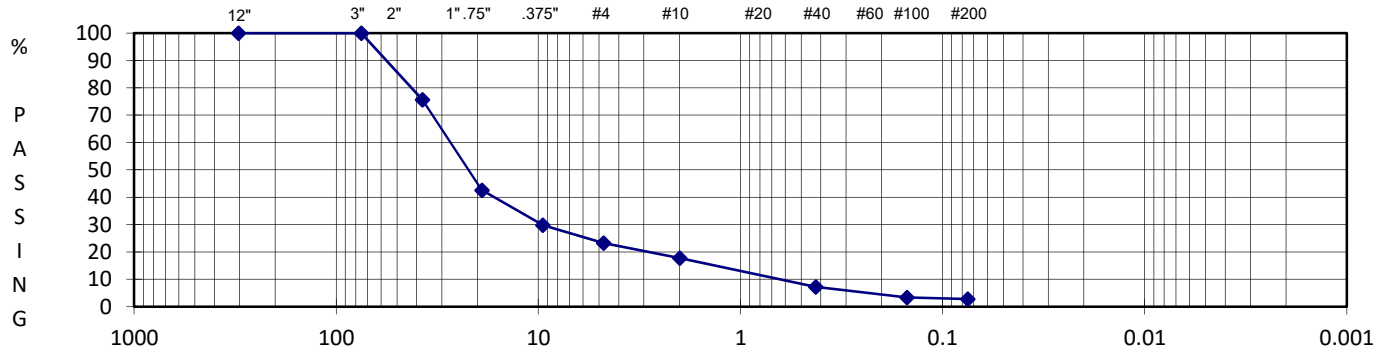
Weight Of Sample (gm)		562.4
Tare Weight (gm)		16.0
Total Dry Weight (gm)	(W6)	546.4

% COBBLES	**0.0**
% C GRAVEL	**57.4**
% F GRAVEL	**19.3**
% C SAND	**5.5**
% M SAND	**10.5**
% F SAND	**4.5**
% FINES	**2.8**
% TOTAL	**100.0**

D10 (mm)	0.6
D30 (mm)	9.5
D60 (mm)	28
Cu	46.7
Cc	5.4

SIEVE ANALYSIS

	Wt Ret +Tare	(Wt-Tare)	Cumulative (%Retained) {(wt ret/w6)*100}	% PASS (100-%ret)	
12.0"	16.0	0.00	0.00	100.00	cobbles
3.0"	16.0	0.00	0.00	100.00	coarse gravel
2.5"					coarse gravel
2.0"					coarse gravel
1.5"	148.9	132.90	24.32	75.68	coarse gravel
1.0"					coarse gravel
0.75"	329.9	313.90	57.45	42.55	fine gravel
0.50"					fine gravel
0.375"	399.4	383.40	70.17	29.83	fine gravel
#4	435.2	419.20	76.72	23.28	coarse sand
#10	465.0	449.00	82.17	17.83	medium sand
#20					medium sand
#40	522.6	506.60	92.72	7.28	fine sand
#60					fine sand
#100	543.7	527.70	96.58	3.42	fine sand
#200	547.0	531.00	97.18	2.82	fines
PAN	562.4	546.40	100.00	0.00	silt/clay



DESCRIPTION	GRAVEL with some sand and trace silt
USCS	GP

Prepared For:
Partners Architecture Design Group, Inc.

Reviewed By:
RW

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THE RILEY GROUP, INC.
17522 Bothell Way NE
Bothell, WA 98011

PHONE: (425) 415-0551
FAX: (425) 415-0311

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Dupont Starbucks Coffee		**SAMPLE ID/TYPE**	TP-1	
PROJECT NO.	2019-032		**SAMPLE DEPTH**	2.5'	
TECH/TEST DATE	ELW	3/8/2019	**DATE RECEIVED**	3/8/2019	

WATER CONTENT (Delivered Moisture)

Wt Wet Soil & Tare (gm)	(w1)	1148.4
Wt Dry Soil & Tare (gm)	(w2)	1116.9
Weight of Tare (gm)	(w3)	16.1
Weight of Water (gm)	(w4=w1-w2)	31.5
Weight of Dry Soil (gm)	(w5=w2-w3)	1100.8
Moisture Content (%)	(w4/w5)*100	3

Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture

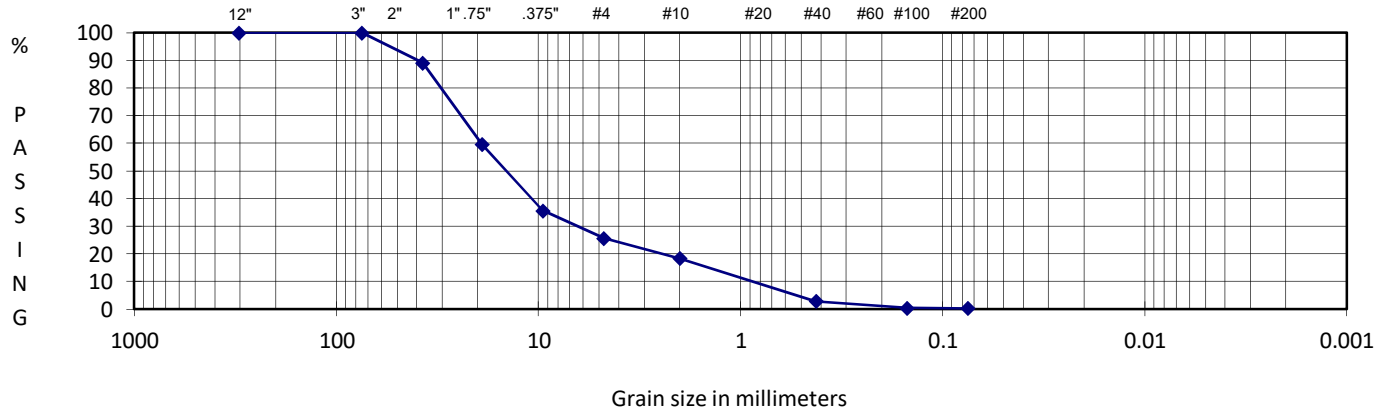
Weight Of Sample (gm)		1116.9
Tare Weight (gm)		16.1
(W6) Total Dry Weight (gm)		1100.8

% COBBLES	**0.0**
% C GRAVEL	**40.4**
% F GRAVEL	**34.0**
% C SAND	**7.3**
% M SAND	**15.6**
% F SAND	**2.5**
% FINES	**0.3**
% TOTAL	**100.0**

D10 (mm)	0.85
D30 (mm)	6.5
D60 (mm)	19
Cu	22.4
Cc	2.6

SIEVE ANALYSIS

	Wt Ret +Tare	(Wt-Tare)	Cumulative (%Retained) {(wt ret/w6)*100}	% PASS (100-%ret)	
12.0"	16.1	0.00	0.00	100.00	cobbles
3.0"	16.1	0.00	0.00	100.00	coarse gravel
2.5"					coarse gravel
2.0"					coarse gravel
1.5"	136.9	120.80	10.97	89.03	coarse gravel
1.0"					coarse gravel
0.75"	461.0	444.90	40.42	59.58	fine gravel
0.50"					fine gravel
0.375"	724.8	708.70	64.38	35.62	fine gravel
#4	834.9	818.80	74.38	25.62	coarse sand
#10	914.9	898.80	81.65	18.35	medium sand
#20					medium sand
#40	1086.1	1070.00	97.20	2.80	fine sand
#60					fine sand
#100	1112.9	1096.80	99.64	0.36	fine sand
#200	1114.1	1098.00	99.75	0.25	fines
PAN	1116.9	1100.80	100.00	0.00	silt/clay



DESCRIPTION	GRAVEL with some sand
USCS	GW

Prepared For:
Partners Architecture Design Group, Inc.

Reviewed By:
RW

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THE RILEY GROUP, INC.
17522 Bothell Way NE
Bothell, WA 98011

PHONE: (425) 415-0551
FAX: (425) 415-0311

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Dupont Starbucks Coffee		**SAMPLE ID/TYPE**	TP-1	
PROJECT NO.	2019-032		**SAMPLE DEPTH**	6'	
TECH/TEST DATE	ELW	3/8/2019	**DATE RECEIVED**	3/8/2019	

WATER CONTENT (Delivered Moisture)

Wt Wet Soil & Tare (gm)	(w1)	1339.1
Wt Dry Soil & Tare (gm)	(w2)	1303.1
Weight of Tare (gm)	(w3)	16.0
Weight of Water (gm)	(w4=w1-w2)	36.0
Weight of Dry Soil (gm)	(w5=w2-w3)	1287.1
Moisture Content (%)	(w4/w5)*100	3

Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture

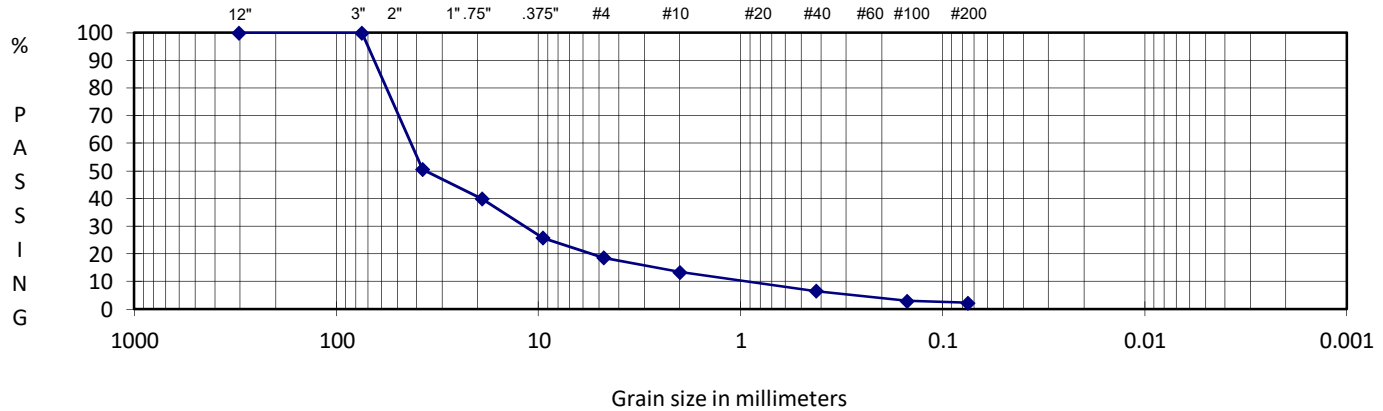
Weight Of Sample (gm)		1303.1
Tare Weight (gm)		16.0
(W6) Total Dry Weight (gm)		1287.1

% COBBLES	**0.0**
% C GRAVEL	**60.1**
% F GRAVEL	**21.3**
% C SAND	**5.2**
% M SAND	**6.9**
% F SAND	**4.3**
% FINES	**2.2**
% TOTAL	**100.0**

D10 (mm)	0.9
D30 (mm)	12
D60 (mm)	43
Cu	47.8
Cc	3.7

SIEVE ANALYSIS

	Wt Ret +Tare	(Wt-Tare)	Cumulative (%Retained) {(wt ret/w6)*100}	% PASS (100-%ret)	
12.0"	16.0	0.00	0.00	100.00	cobbles
3.0"	16.0	0.00	0.00	100.00	coarse gravel
2.5"					coarse gravel
2.0"					coarse gravel
1.5"	653.1	637.10	49.50	50.50	coarse gravel
1.0"					coarse gravel
0.75"	790.0	774.00	60.14	39.86	fine gravel
0.50"					fine gravel
0.375"	972.0	956.00	74.28	25.72	fine gravel
#4	1063.6	1047.60	81.39	18.61	coarse sand
#10	1130.5	1114.50	86.59	13.41	medium sand
#20					medium sand
#40	1219.6	1203.60	93.51	6.49	fine sand
#60					fine sand
#100	1264.8	1248.80	97.02	2.98	fine sand
#200	1274.7	1258.70	97.79	2.21	fines
PAN	1303.1	1287.10	100.00	0.00	silt/clay



DESCRIPTION	GRAVEL with some sand and trace silt
USCS	GP

Prepared For:
Partners Architecture Design Group, Inc.

Reviewed By:
RW

RILEYGROUP

THE RILEY GROUP, INC.
17522 Bothell Way NE
Bothell, WA 98011

PHONE: (425) 415-0551
FAX: (425) 415-0311

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Dupont Starbucks Coffee		**SAMPLE ID/TYPE**	TP-1	
PROJECT NO.	2019-032		**SAMPLE DEPTH**	7.5'	
TECH/TEST DATE	ELW	3/8/2019	**DATE RECEIVED**	3/8/2019	

WATER CONTENT (Delivered Moisture)

Wt Wet Soil & Tare (gm)	(w1)	1083.1
Wt Dry Soil & Tare (gm)	(w2)	1036.7
Weight of Tare (gm)	(w3)	16.0
Weight of Water (gm)	(w4=w1-w2)	46.4
Weight of Dry Soil (gm)	(w5=w2-w3)	1020.7
Moisture Content (%)	(w4/w5)*100	5

Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture

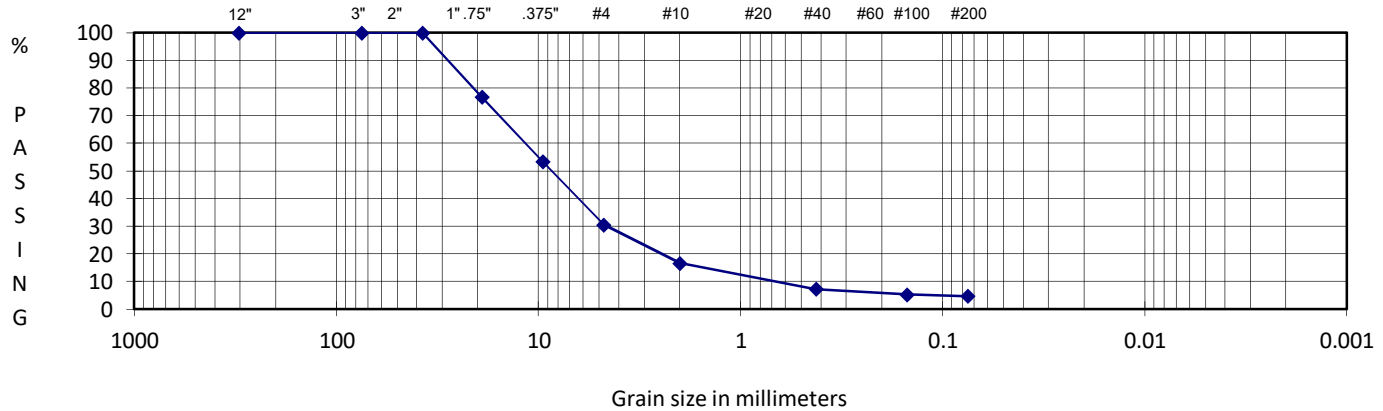
Weight Of Sample (gm)		1036.7
Tare Weight (gm)		16.0
(W6) Total Dry Weight (gm)		1020.7

% COBBLES	**0.0**
% C GRAVEL	**23.3**
% F GRAVEL	**46.3**
% C SAND	**13.8**
% M SAND	**9.4**
% F SAND	**2.6**
% FINES	**4.7**
% TOTAL	**100.0**

D10 (mm)	0.7
D30 (mm)	4.5
D60 (mm)	12
Cu	17.1
Cc	2.4

SIEVE ANALYSIS

	Wt Ret +Tare	(Wt-Tare)	Cumulative (%Retained) {(wt ret/w6)*100}	% PASS (100-%ret)	
12.0"	16.0	0.00	0.00	100.00	cobbles
3.0"	16.0	0.00	0.00	100.00	coarse gravel
2.5"					coarse gravel
2.0"					coarse gravel
1.5"	16.0	0.00	0.00	100.00	coarse gravel
1.0"					coarse gravel
0.75"	253.5	237.50	23.27	76.73	fine gravel
0.50"					fine gravel
0.375"	492.2	476.20	46.65	53.35	fine gravel
#4	726.0	710.00	69.56	30.44	coarse sand
#10	867.0	851.00	83.37	16.63	medium sand
#20					medium sand
#40	962.7	946.70	92.75	7.25	fine sand
#60					fine sand
#100	983.3	967.30	94.77	5.23	fine sand
#200	988.8	972.80	95.31	4.69	fines
PAN	1036.7	1020.70	100.00	0.00	silt/clay



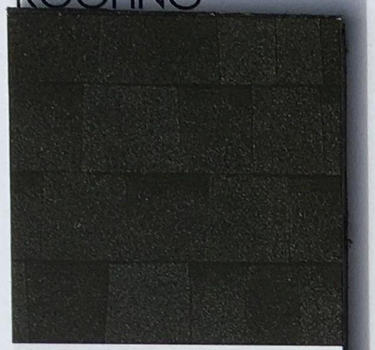
DESCRIPTION	GRAVEL with some sand and trace silt
USCS	GW

Prepared For:
Partners Architecture Design Group, Inc.

Reviewed By:
RW

RILEYGROUP

ROOFING



ONYX BLACK

CONCRETE

NATURAL GREY

STONE

COBBLESTONE
(NATURAL GRAY - REDI-ROCK)

METAL

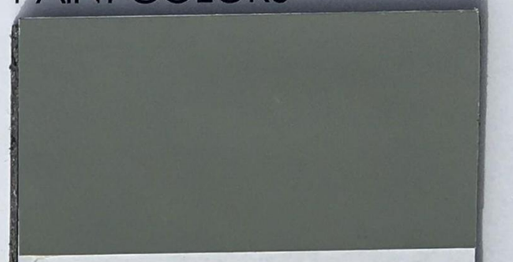
MEDIUM BRONZE

CLEAR ANODIZED

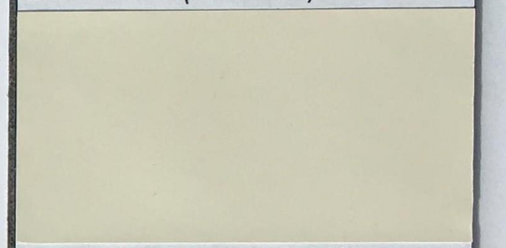
GALVALUME

MATTE BLACK

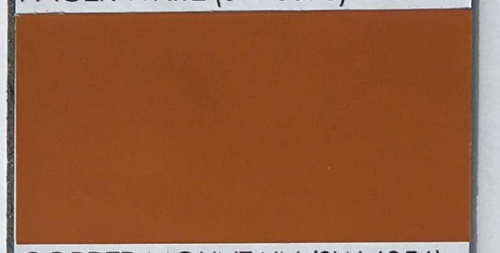
PAINT COLORS



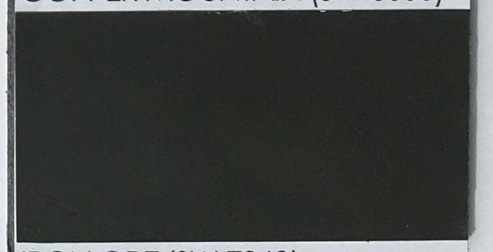
CITYSCAPE (SW 7067)



PACER WHITE (SW 6098)



COPPER MOUNTAIN (SW 6356)



IRON ORE (SW 7069)

DUPONT - TACO BELL

MATERIAL BOARD

DATE: 2020.02.00

Partners
Architectural Design Group, Inc.

Attachment 1v.Materials and Color Board

BORAL STONE PRODUCTS
Build something great™

Boral Versetta Stone®

Plum Creek **Ledgestone**
#900231.1 W

Taco Bell
DUPONT, WASHINGTON

BORAL®

LEDGESTONE

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www.versettastone.com

Attachment 1w.Revised Site, Building, Civil, Lighting, and Landscape Plans prepared by TerraForma Design Group, Inc. dated February 12, 2020

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
		A.C. PAVING
		CONCRETE
	sc	SAWCUT LINE
		RETAINING WALL
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE

PROPERTY INFO

ADDRESS: 700 STATION DRIVE, DUPONT, WA
PARCEL NO: 3000500111

LEGAL DESCRIPTION
LOT 11 OF BARKESDALE STATION – AMENDED BINDING SITE PLAN AS RECORDED UNDER RECORDING NO. 201908085002 ON AUGUST 8, 2019 WITH THE AUDITOR OF PIERCE COUNTY, WASHINGTON.

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90

BASIS OF BEARING
BEARING N31°28'47"E FROM MONUMENT ON DUPONT–STEILACOOM HWY AT SOUTHERLY INTERSECTION WITH STATION DRIVE TO MONUMENT ON DUPONT–STEILACOOM HWY AT NORTHERLY INTERSECTION OF STATION DRIVE PER BARKSDALE STATION AMENDED BINDING SITE PLAN, PIERCE COUNTY AFN 200012115004.

PROJECT DATA

SITE AREA: 43,298 SF (0.99 AC)

ZONING: COMMERCIAL (COM)

LANDUSE REQ'T: SITE PLAN APPROVAL
DESIGN REVIEW

NEW BUILDING AREA: 2887 SF

BUILDING HEIGHT: 24 FT

REQUIRED PARKING:
MIN. PARKING= 1 STALL/125 SF= 23 STALLS
MAX. PARKING= 2 STALLS/125 SF= 46 STALLS

PROVIDED PARKING: 36 STALLS

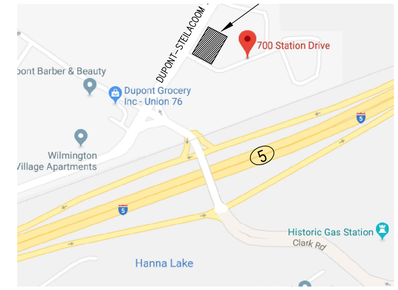
EX. IMPERVIOUS AREA: 7830 SF
PROP. IMPERVIOUS AREA: 33,534 SF
NET CHANGE IMPERVIOUS AREA: +25,704 SF

LANDSCAPE AREA: 9764 SF
LANDSCAPE RATIO (20% MIN) 23 %

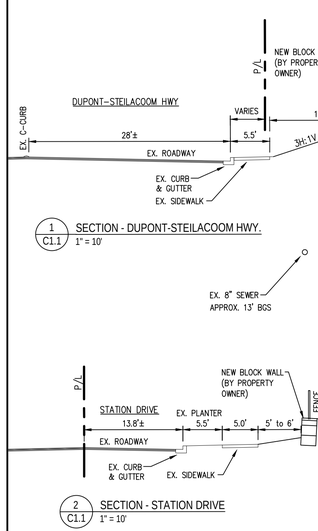
TOTAL DISTURBED AREA: 32,680 SF

EARTHWORK QUANTITIES:
TOTAL CUT = 541 BCY
TOTAL FILL = 290 BCY
* FOR PERMIT USE ONLY

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

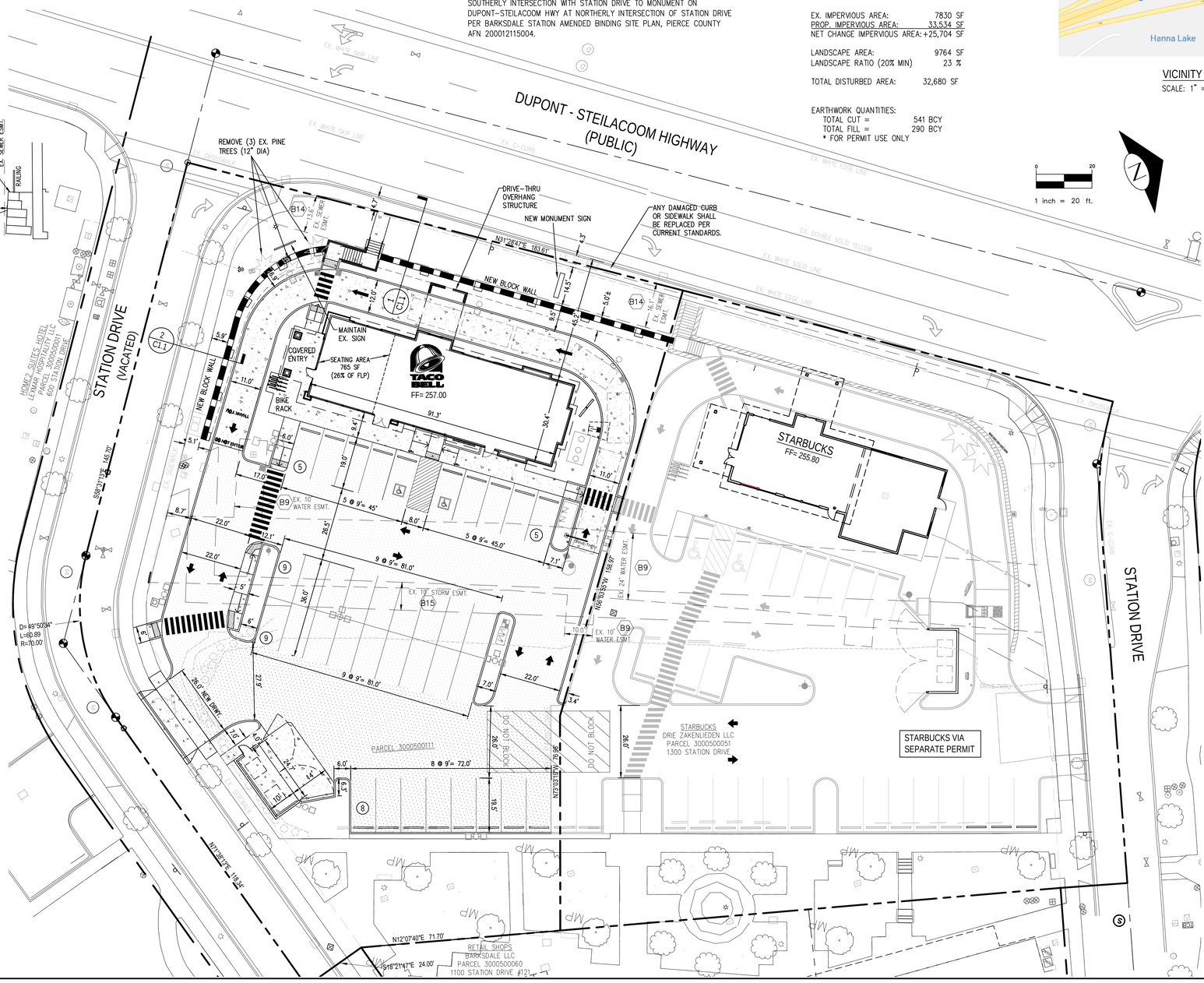


VICINITY MAP
SCALE: 1" = 400'



1 C1.1 SECTION - DUPONT-STEILACOOM HWY. 1" = 10'

2 C1.1 SECTION - STATION DRIVE 1" = 10'



0 20
1 inch = 20 ft.

EX. EASEMENTS

REFERENCES:
- BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984–TC) DATED 10/16/2019.

B9 EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.

B14 EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.

B15 RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

PROJECT TEAM

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVENUE SW
SEATTLE, WA 98136
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 923–0590
EMAIL: pedro@terraformadesigngroup.com

OWNER
DRIE ZAKENLIEDEN LLC
33405 HIGHWAY 97
OROVILLE, WA 98844
CONTACT: JOHN DHANE/STEVE KERN
PHONE: (253) 548–6048

DEVELOPER
NORTHWEST RESTAURANTS, INC.
18815 139TH AVENUE NE, SUITE C
WOODINVILLE, WA 98072
CONTACT: FLETCHER BOLL
PHONE: (206) 741–2000
EMAIL: fboll@nri–inc.com

ARCHITECT
PARTNERS ARCHITECTURAL GROUP, INC.
CONTACT: ERIC KOCH
PHONE: (425) 636–8006
EMAIL: eric@padgi.com

GOVERNING AGENCIES

GRADING, DRAINAGE, WATER
CITY OF DUPONT
303 BARKSDALE AVE.
DUPONT, WA 98327
PHONE: (253) 912–5393

SANITARY SEWER
PIERCE COUNTY PUBLIC WORKS & UTILITIES
PHONE: (206) 798–4050

POWER & NATURAL GAS
PUGET SOUND ENERGY
PHONE: (888) 225–5773

CABLE
COMCAST/XFINITY
PHONE: (888) 266–2278

REFUSE & RECYCLING
LEMAY INC.
CONTACT: CHARLIE MAXWELL
PHONE: (253) 537–8687

SHEET INDEX

2/18/20

PEDRO A. DEGUZMAN — STATE OF WASHINGTON — 20640 — REGISTERED PROFESSIONAL ENGINEER

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
-	LAND USE SUBMITTAL	11/5/19

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO.
TDG #19028
DRAWN BY:
PAD
CHECKED BY:
PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
SITE PLAN

SHEET NO.
C1.1

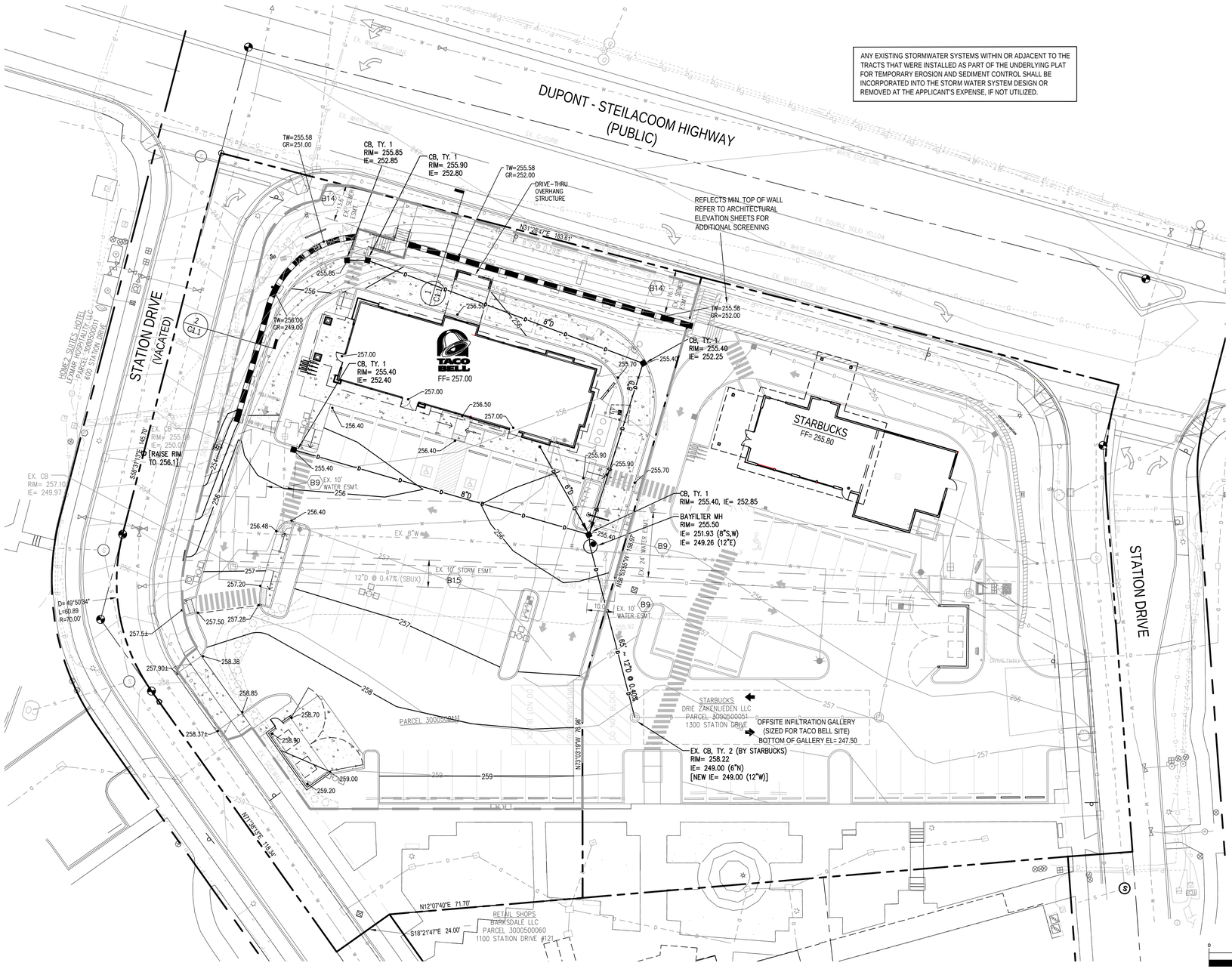
T:\1–Terraforma\1–Projects\19028–TB–DUPONT\19028–CIVIL–DUPONT.dwg modified by Pedro at Feb 20, 2020 - 9:49am

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
	sc	SAWCUT LINE
		RETAINING WALL
100	100	GRADING CONTOUR
90.00	90.00	SPOT ELEVATION
		SWALE
8" W	W	WATER MAIN
8" S	S	SEWER MAIN
12" D	D	STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
G	G	GAS LINE
P	P	POWER VAULT
		UTILITY POLE

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90



EX. EASEMENTS

REFERENCES:
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- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984-TC) DATED 10/16/2019.

B9 EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.

B14 EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.

B15 RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 7:28am

2/18/20

PEDRO A. DECUIMAN — STATE OF WASHINGTON — 20648 — REGISTERED PROFESSIONAL ENGINEER — 2/18/20

NO	DESIGN	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO.
TDG #19028
DRAWN BY:
PAD
CHECKED BY:
PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
GRADING & STORM PLAN

SHEET NO.
C1.2

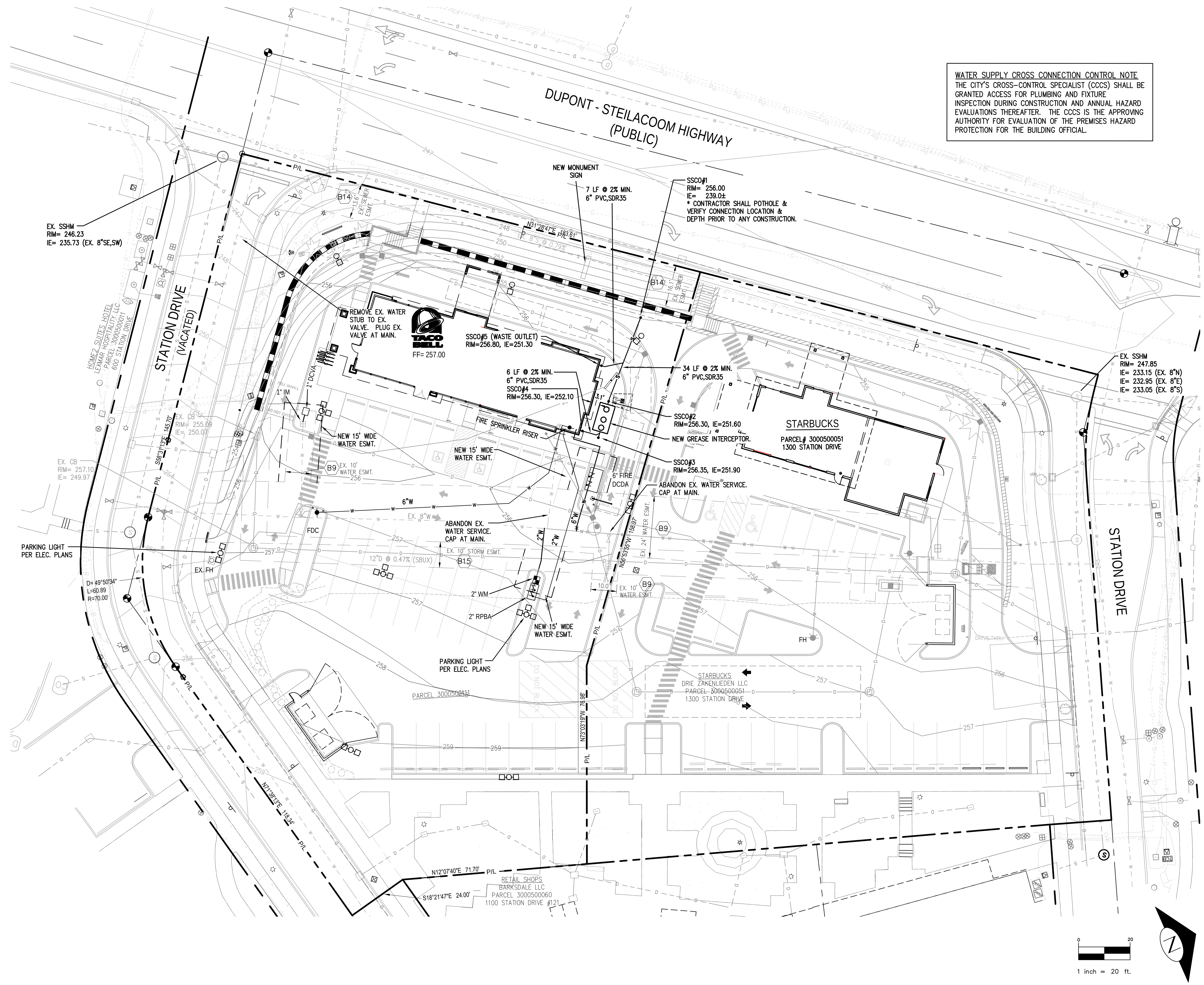
PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
	---SC---	SAWCUT LINE
		RETAINING WALL
8" W		WATER MAIN
8" S		SEWER MAIN
12" D	12" D	STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
G	G	GAS LINE
P	P	POWER VAULT
		UTILITY POLE

VERTICAL DATUM
NAVD88 BASED ON TIES TO THE WASHINGTON STATE REFERENCE NETWORK, POINT 112. ELEVATION= 256.90

WATER SUPPLY CROSS CONNECTION CONTROL NOTE
THE CITY'S CROSS-CONTROL SPECIALIST (CCCS) SHALL BE GRANTED ACCESS FOR PLUMBING AND FIXTURE INSPECTION DURING CONSTRUCTION AND ANNUAL HAZARD EVALUATIONS THEREAFTER. THE CCCS IS THE APPROVING AUTHORITY FOR EVALUATION OF THE PREMISES HAZARD PROTECTION FOR THE BUILDING OFFICIAL.



EX. EASEMENTS

REFERENCES:
- BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE CO. (CERT. NO. 193984-TC) DATED 10/16/2019.

B9 — EX. WATER EASEMENT TO CITY OF DUPONT, AFN 200609270323.

B14 — EX. SANITARY SEWER ESMT. TO PIERCE COUNTY, AFN 201106210334.

B15 — RESERVATION OF STORM ESMT. TO PUBLIC, AFN 201908060308. REPLACES EX. STORM ESMT.

NOTE: THE PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS AND COVENANTS PER THE BARKSDALE STATION AMENDED SITE PLAN, AFN 201909230753, BUT ARE UNPLOTTABLE FOR THIS PLAN.

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 7:29am

2/18/20
PEDRO A. DEGUZMAN
STATE OF WASHINGTON
35646
REGISTERED
PROFESSIONAL ENGINEER

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO. TDG #19028
DRAWN BY: PAD
CHECKED BY: PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE
DUPONT, WA 98327

SHEET TITLE
UTILITY PLAN

SHEET NO.
C1.3

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	GN1	SINGLE	1.000	N.A.	17.9	CL-H-18110-91-HL-D-91-13-LED2-30-D-BCM-M
	3	T-3ME w BLS	SINGLE	1.000	17629	166	OSQ-A-NM-3ME-T-57K-UL-SV w/OSQ-DASV OSQ-BLSLF
	4	T-4M-2R	ROTATED OPTICS	1.000	22330	166	OSQ-A-NM-4ME-T-57K-UL-SV-(RR/RL) w/OSQ-DASV
	3	T-5SH-3	3 @ 90°	1.000	23069	166	OSQ-A-NM-5SH-T-57K-UL-SV w/OSQ-DASV

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts	Fc	1.13	27.1	0.0	N.A.	N.A.
Paved Area	Fc	10.65	27.1	2.0	5.33	13.55

Mounting heights listed on plan: MH
Fixture Mounting Height: 10, 15' AFG (12' Pole + 3.0' Base)

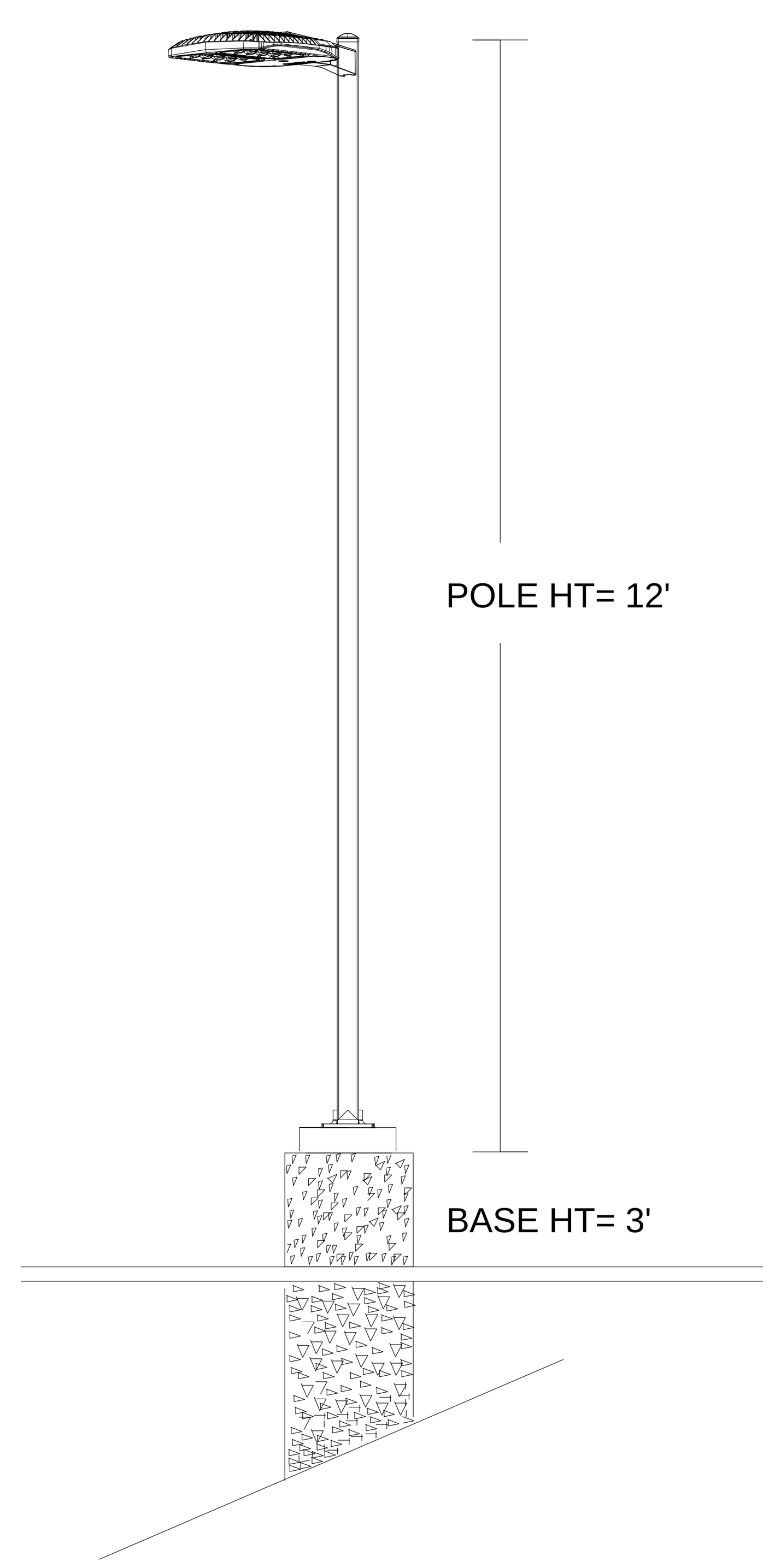
Pole Schedule
(3) SSS-4-11-12-CW-BS-1D-C-SV (12' X 4" X 11ga STEEL SQUARE POLE) Drilled Single
(4) SSS-4-11-12-CW-BS-2D18-C-SV (12' X 4" X 11ga STEEL SQUARE POLE) Drilled Twin@180deg
(3) SSS-4-11-12-CW-BS-3D90-C-SV(12' X 4" X 11ga STEEL SQUARE POLE) Drilled 3@90deg

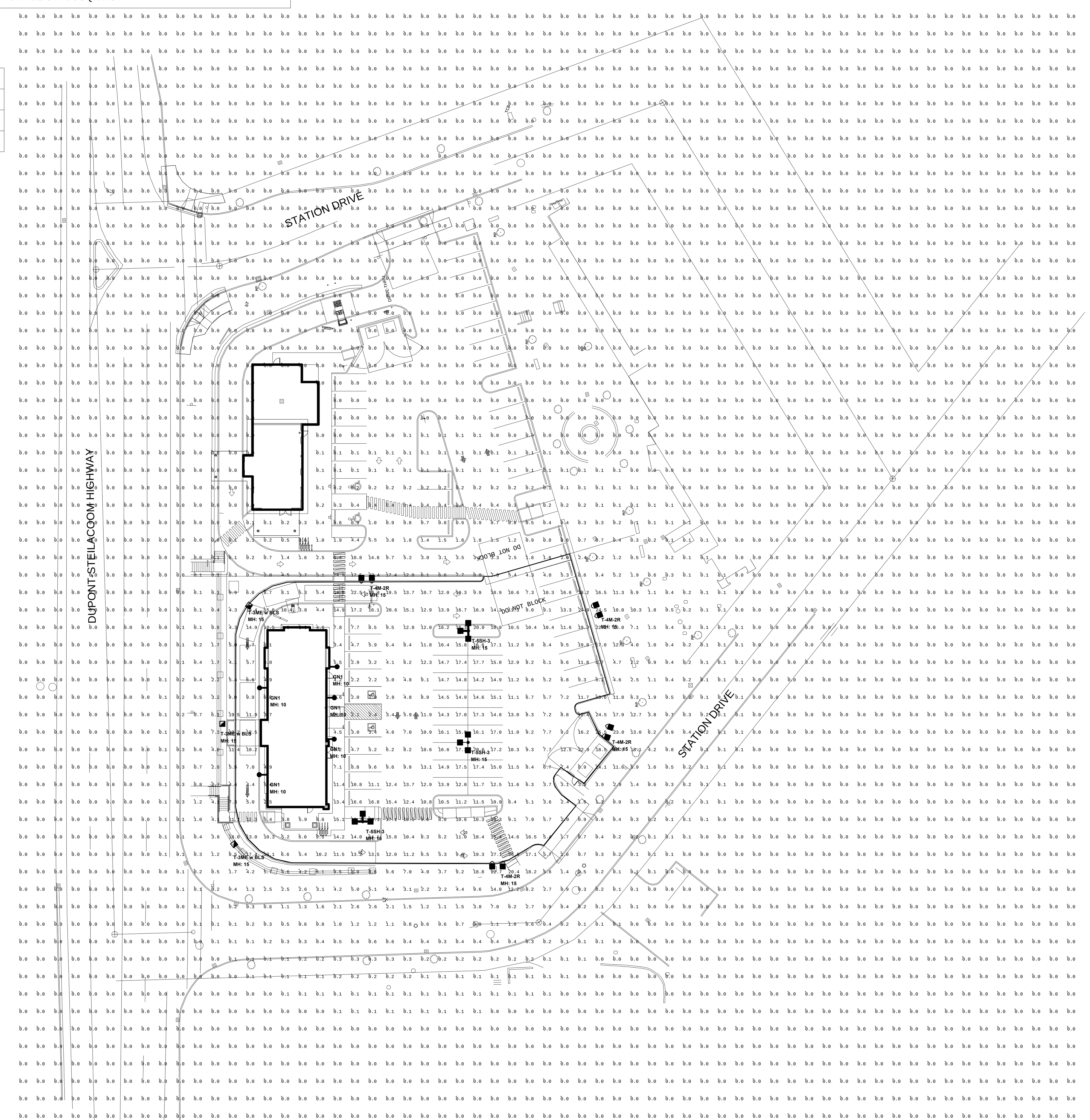
ADDITIONAL EQUIPMENT REQUIRED:
(20) OSQ-DASV Direct arm mount
(3) OSQ-BLSLF Back Light Shields Large

*** Proposed poles meet 140MPH wind zone requirements
*** Two poles are existing (CUSTOMER TO CONFIRM)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

OSQ Area Luminaire





0 40
1 inch = 40 ft.

CREE LIGHTING
A COMPANY OF ***IDEAL INDUSTRIES, INC.***
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: TACO BELL at Barksdale Station DUPONT, WA 98327

SR-40752 | Footcandles calculated at grade | Filename: TB-200214DUWAALCR1.AGI

Layout By:
Angel Cortez

Date:2/17/2020

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-CIVIL-DUPONT.dwg modified by Pedro at Feb 20, 2020 - 7:47am

2/18/20

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

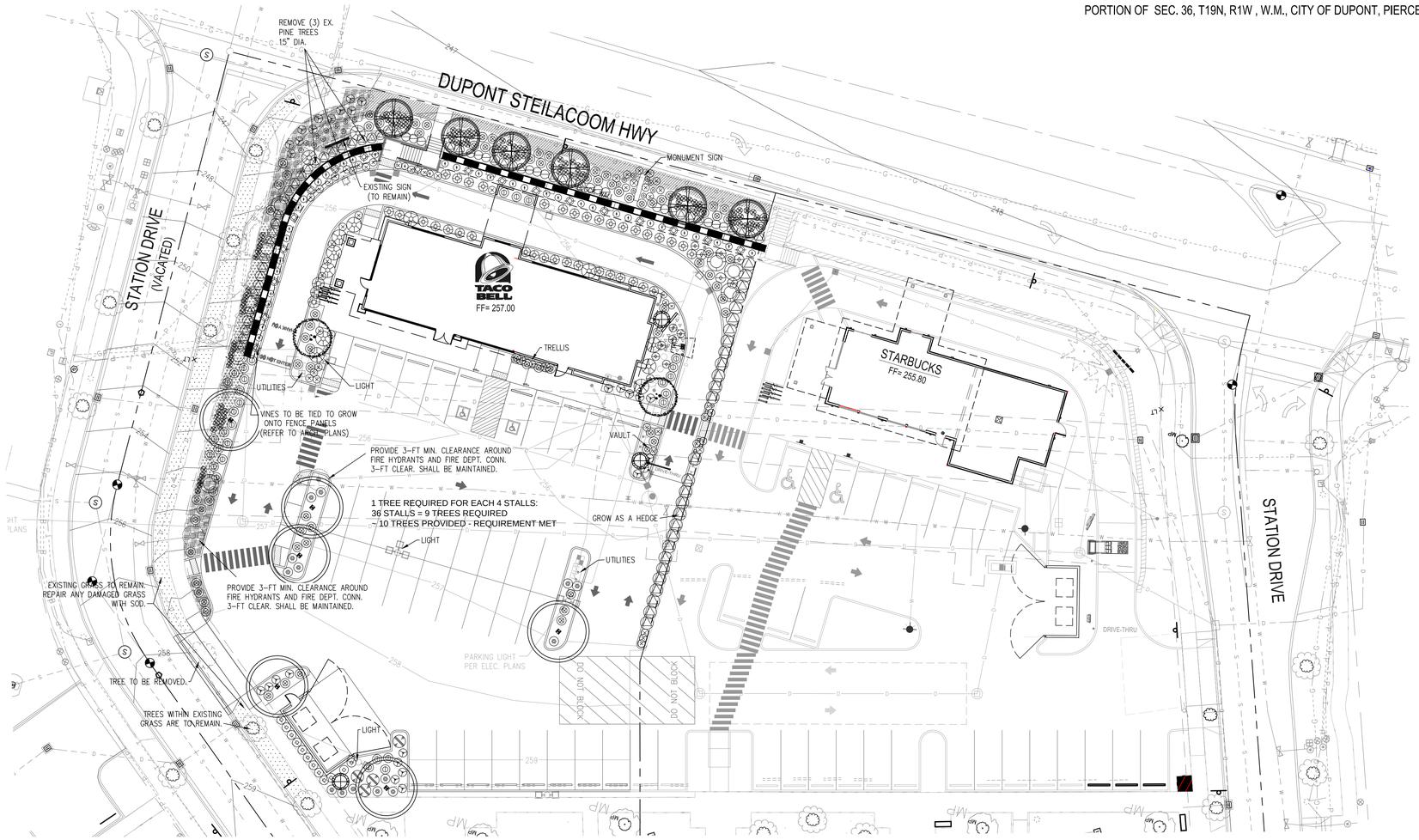
PROJECT NO.
TDG #19028
DRAWN BY:
PAD
CHECKED BY:
PAD

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
SITE LIGHTING PLAN

SHEET NO.
C1.4

PORTION OF SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA



PLANT SCHEDULE

TREES

SYMBOL	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
	EXISTING TREES TO REMAIN				
	AMELANCHIER GRANDIFLORA 'COLE'S SELECT' COLES SELECT ROBIN HILL SERVICEBERRY	6	1 1/2" CAL. (MIN.)	20' O.C.	MATCHING FORM, MIN. BRANCHING HGT. 5'
	CHAMAECYPARIS OBTUSA 'AUREA' GOLDEN HINOKI CYPRESS	3	6'-7'	–	MATCHING FORM
	PYRUS CALLERYANA 'JACZAM' JACK FLOWERING PEAR	6	1 1/2" CAL. (MIN.)	–	SINGLE TRUNK, MIN. BRANCH HEIGHT 5'
	STYRAX JAPONICUS 'SNOWCONE' JAPANESE SNOWBELL SNOWCONE	2	1 1/2" CAL. (MIN.)	–	SINGLE TRUNK

PERENNIAL/VINES/GRASSES/ GROUNDCOVER

SYMBOL	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
	CALLUNA VULGARIS HEATHER	41	1 GALLON	AS SHOWN	FULL; WHITE, OR PURLPE FLOWER
	HEMEROCALLIS 'BONANZA' DAYLILLY BONANZA	19	1 GALLON	AS SHOWN	MATCHING VARIETY
	PENNISETUM ALOP. 'KARLAY ROSE' KARLAY ROSE FOUNTAIN GRASS	105	1 GALLON	AS SHOWN	WELL ROOTED, FULL, NOT TRIMMED DOWN
	LONICERA SEMPERVIRENS 'MAGNIFICA' MAGNIFICA TRUMPET HONEYSUCKLE	37	5 GALLON ESPALIER 4' MIN. HEIGHT	AS SHOWN	FULL, TIED AND STAKED TO SCREEN
	JASMINUM X STPHANENSE STEPHAN JASMINE	18	5 GALLON ESPALIER 4' MIN. HEIGHT	AS SHOWN	FULL, TIED AND STAKED TO SCREEN

SHRUBS

SYMBOL	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
	ABELIA GR. 'EDWARD GOUCHER' EDWARD GOUCHER GLOSSY ABELIA	5	5 GALLON	AS SHOWN	FULL, WELL SHAPED
	ABELIA X 'MARDI GRAS' MARDI GRAS ABELIA	80	2 GALLON	AS SHOWN	FULL, WELL SHAPED
	BERBERIS BUXIFOLIA 'NANA' DWARF BARBERRY	28	2 GALLON	AS SHOWN	MULTI– STEM, FULL
	CORNUS STOLONIFERA 'ISANTI' ISANTI DOGWOOD	13	5 GALLON	AS SHOWN	FULL, HEALTHY FOLIAGE, STRONG
	COTONEASTER LACTEUS PARNEY COTONEASTER	8	5 GALLON	AS SHOWN	NICE FOLIAGE, MULTI STEMS
	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	24	B&B, 3' MIN. HEIGHT	AS SHOWN	FULL, HEALTHY FOLIAGE, STRONGLY UPRIGHT
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	12	2 GALLON	AS SHOWN	BUSHY, FULL
	NANDINA DOMESTICA 'SIENNA SUNRISE' SIENNA SUNRISE HEAVENLY BAMBOO	41	2 GALLON	AS SHOWN	FULL, BUSHY, WELL SHAPED
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	74	5 GALLON	3' O.C.	FULL, BUSHY
	SPIREA BET. 'TOR' BIRCHLEAF SPIREA 'TOR'	13	2 GALLON	AS SHOWN	FULL, NICE SHAPE, UNIFORM
	SPIREA JAPONICA 'LEMON PRINCESS' LEMON PRINCESS SPIREA	14	2 GALLON	AS SHOWN	FULL. MATCHING
	VIBURNUM DAVIDII DAVID VIBURNUM	31	2 GALLON	AS SHOWN	FULL, WELL SHAPED, UPRIGHT

GROUNDCOVER

SYMBOL	SCIENTIFIC NAME / COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
	ARCTOSTAPHYLLUS UVA–URSA 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNIK	155	1 GALLON	24 " TRIANGULAR	FULL, MULTI STEMMED, HEALTHY
	COTONEASTER DAMMERI EICHHOLZ' EICHHOLTZ BEARBERRY COTONEASTER	140	1 GALLON	24" TRIANGULAR	FULL, BUSHY, MULTI–STEM
	VINCA MINOR PERIWINKLE	100	1 GALLON	24" TRIANGULAR	FULL, NICE FOLIAGE

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CALCULATE SF FOR GROUNDCOVER AND QUANTITY NEEDED PER SPACING. GROUNDCOVER IS NOT REQUIRED IN TREE WELLS OR UNDERNEATH SHRUB CANOPY.

0 20
1 inch = 20 ft.

2/18/20

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

AKEMI RAE SAKAIDA
CERTIFICATE NO. 794
EXPIRES 06/16/20

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
--	LAND USE SUBMITTAL	11/5/19

TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

PROJECT NO.
TDG #19028
DRAWN BY:
ARS
CHECKED BY:
ARS

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L1.1

T:\1-Terraforma\1-Projects\19028-TB-DUPONT\19028-LSC-DUPONT.dwg modified by Akemi at Feb 20, 2020 - 3:58pm

PORTION ~~OF~~ SEC. 36, T19N, R1W , W.M., CITY OF DUPONT, PIERCE COUNTY, WA

DUPONT-STEILACOOM HIGHWAY

STATION DRIVE

EXISTING TREES AND GRASS IN RIGHT OF WAY TO REMAIN. NO NEW IRRIGATION. IF THERE IS AN EXISTING IRRIGATION IN RIGHT OF WAY, COORDINATE WITH OWNER REPRESENTATIVE ON REPAIR AND RECONNECTION TO IRRIGATION SYSTEM.

1 inch = 20 ft.

1/31/20

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

AKEMI RAE SAKAIDA
CERTIFICATE NO. 794
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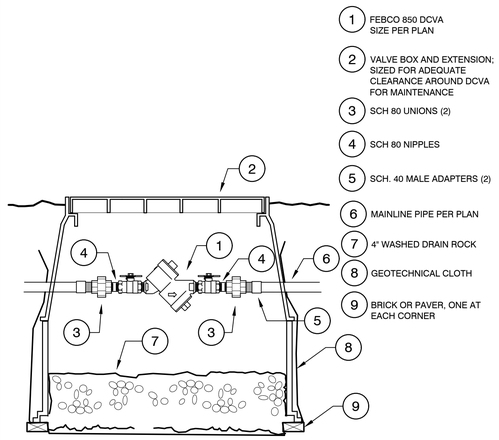
700 STATION DRIVE DUPONT, WA 98327

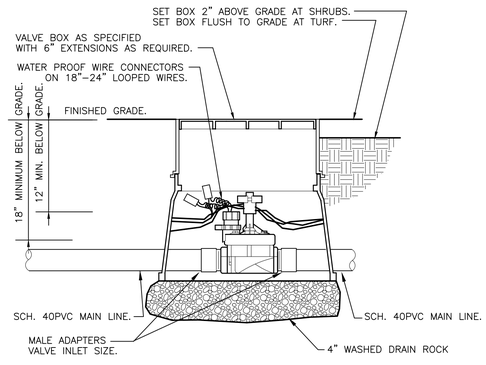
SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L2.1



1 DCVA IN VALVE BOX

NTS 328409.46-08



2 MASTER CONTROL VALVE

NTS 328406.23-65

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1"	Shrub Spray	4.96	33.06	43.21	2.09 in/h
2	Hunter PCZ-101-25	1"	Area for Dripline	2.03	35.12	43.30	0.64 in/h
3	Hunter ICV-G	1"	Shrub Spray	5.90	32.96	43.85	1.49 in/h
4	Hunter ICV-G	1"	Shrub Spray	12.72	33.89	50.80	1.68 in/h
5	Hunter PCZ-101-25	1"	Area for Dripline	2.77	35.12	43.31	0.64 in/h
6	Hunter ICV-G	1"	Shrub Spray	5.30	32.81	41.10	1.50 in/h
7	Hunter PCZ-101-25	1"	Area for Dripline	0.85	35.05	42.75	0.64 in/h
8	Hunter PCZ-101-25	1"	Area for Dripline	0.53	35.00	42.72	0.65 in/h
9	Hunter ICV-G	1"	Shrub Spray	6.91	33.90	44.26	1.51 in/h
10	Hunter ICV-G	1"	Shrub Spray	20.06	35.21	47.31	1.72 in/h
11	Hunter ICV-G	1"	Shrub Spray	18.78	35.69	50.19	1.49 in/h
12	Hunter ICV-G	1"	Shrub Spray	19.70	34.86	49.98	1.57 in/h

NOTES

1. THIS PLAN IS DIAGRAMMATIC ONLY. VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD. ADJUST EQUIPMENT LAYOUT TO SUIT FIELD CONDITIONS AND SITE CONSTRAINTS.
2. EQUIPMENT SHOWN IN PAVED AREAS OR OUTSIDE PROJECT LIMITS IS FOR GRAPHIC CLARITY ONLY. INSTALL IN LANDSCAPED AREA. DO NOT WILLFULLY INSTALL EQUIPMENT UNDER PAVEMENT OR OUTSIDE PROJECT LIMITS.
3. ALL SLEEVES ARE 2" UNLESS OTHERWISE INDICATED.
4. DESIGN ASSUMPTIONS 20 GPM AT 60 PSI STATIC PRESSURE AT THE METER. VERIFY IN FIELD.
5. ADJUST SPRINKLER ARC AND RADIUS AS NEEDED TO AVOID OVER SPRAY ONTO HARD SURFACES, WHILE MAINTAINING PLANT COVERAGE.
6. COVER DEPTH. MAIN LINE, 18"; LATERALS, 12"; DRIP LINE, 4" INCLUDING SETTLED MULCH LAYER.
7. PIPES MAY SHARE TRENCHES. PROVIDE 6" VERTICAL, AND 4" LATERAL CLEARANCE BETWEEN THEM.
8. CONTROL WIRE: 18GA MULTI STRAND IS ACCEPTABLE.
9. THIS PROJECT QUALIFIES FOR HUNTER'S 5-YEAR WARRANTY. CONTACT DANIEL MOTYLEWSKI OF HUNTER AT 503-504-6909 FOR DETAILS.

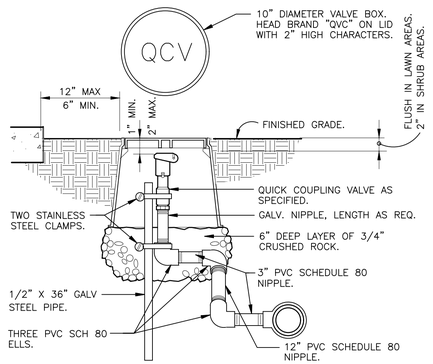
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	Hunter PROS-06-PRS30 5` strip spray Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q H F	Hunter PROS-06-PRS30 5` radius Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06-PRS30 8` radius Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06-PRS30 10` radius Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H TT TQ F	Hunter PROS-06-PRS30 12` radius Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Hunter PROS-06-PRS30 Adjustable Arc Shrub Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PCZ-101-25 Drip Control Valve Kit. 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.
	Hunter PLD-BV Hunter PLD-BV- 1/2" manual flush valve, barbed insert. Install in 10" box, with adequate blank or "cobra" tubing to extend valve out of valve box. 17mm fits all HDL drip lines and blank PE drip tubing.
ID	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint.
	Area to Receive Dripline Hunter HDL-06-12-CV x 18 HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.

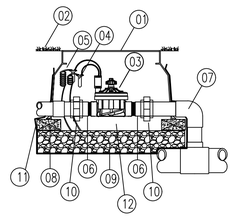
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.
M	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Zurn 950XLT 1" Double Check Valve Assembly
C	Hunter PC-400i with (03) PCM-300 Light Commercial & Residential Controller, 13-station expanded module controller, 120 VAC, Indoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
Valve Number
Valve Flow
Valve Size



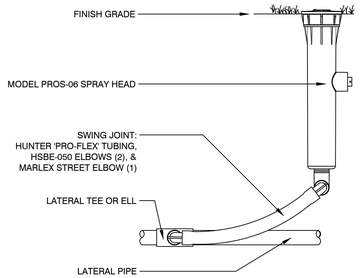
3 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" FX-IR-FX-QUIC-03



4 REMOTE CONTROL VALVE WITH UNIONS

NTS 328406.13-16



5 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING

3" = 1'-0" FX-IR-HUNT-SPRA-32

IRRIGATION WATER BUDGET/ESTIMATED WATER USE

IRRIGATION WATER BUDGET FORMULA: IWB=ET X AF X LA X CF, WHERE:
ET: EVAPOTRANSPIRATION RATE FOR THE MAY-OCT SEASON. THIS IS 22.85" PER THE WSU AGWEATHERNET 5 YEAR AVERAGE FOR 2015 -2020 FOR OLYMPIA (CLOSEST STATION TO DUPONT).
AF: ADJUSTMENT FACTOR 0.8
LA: LANDSCAPE AREA IN S.F. IRRIGATED LANDSCAPE AREA IS 6,248 S.F.
CF: CONVERSION FACTOR .62
THEREFORE, THE WATER BUDGET IS 70,812 GALLONS.

ESTIMATED WATER USE FORMULA: EWU=ET X PF X HA X CF/E, WHERE:
ET: 22.85"
PF: PLANT FACTOR, AS DETERMINED BY HYDROZONE. 0.20 IS LOW WATER USE, 0.50 MED, 0.80 HIGH. **SITE PF IS 0.20**
HA: HYDROZONE AREA IN SF. HYDROZONE IS SIMILAR PLANT MATERIAL, WITH SIMILAR EXPOSURE, SAME IRRIGATION METHOD.
CF: CONVERSION FACTOR .62
IE: IRRIGATION EFFICIENCY (AKA UNIFORMITY; HOW EVENLY WATER IS DISTRIBUTED). .625 FOR SPRAYS, .925 FOR DRIP.

1,328 SF DRIP IRRIGATION: 4,086 GALLONS
4,920 SF SPAY IRRIGATION: 22,305 GALLONS

THEREFORE, THE ESIMATED WATER USE (AFTER PLANT ESTABLISHMENT) IS 26,372 GALLONS.
SEASONAL USE PER SQUARE FOOT: 4.22 GALLONS

WATER CONSERVATION EFFORTS

1. PLANTING AREAS ARE SEPARATED BY EXPOSURE AND PLANT TYPE.
2. USE OF THE HUNTER SOLAR SYNC SENSOR, WHICH MEASURES RAIN, HUMIDITY, AND SOLAR STRENGTH, AND ADJUSTS THE CONTROLLER RUN TIMES AUTOMATICALLY TO SUIT LOCAL CONDITIONS.
3. ALL SPRINKLERS HAVE A PRESSURE REGULATING DEVICE.
4. DRIP IRRIGATION IS USED IN AREAS WHERE OVERHEAD METHODS ARE IMPRACTICAL.
5. SITE IS PLANTED WITH LOW WATER-USE PLANTS.

1/31/20

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

AKEMI RAE SAKAIDA
CERTIFICATE NO. 794
EXPIRES 06/16/20

NO	REVISION	DATE
1	LAND USE RESUBMITTAL	2/18/20
---	LAND USE SUBMITTAL	11/5/19

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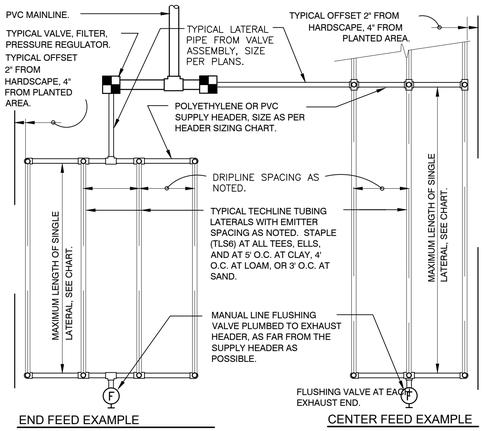
PROJECT NO.
TDG #19028
DRAWN BY:
ARS, TL
CHECKED BY:
ARS

TACO BELL
at Barksdale Station
NORTHWEST RESTAURANTS, INC.
700 STATION DRIVE DUPONT, WA 98327

SHEET TITLE
IRRIGATION SCHEDULES &NOTES

SHEET NO.
L2.2



HDL MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

HDL FLOW PER 100 FEET

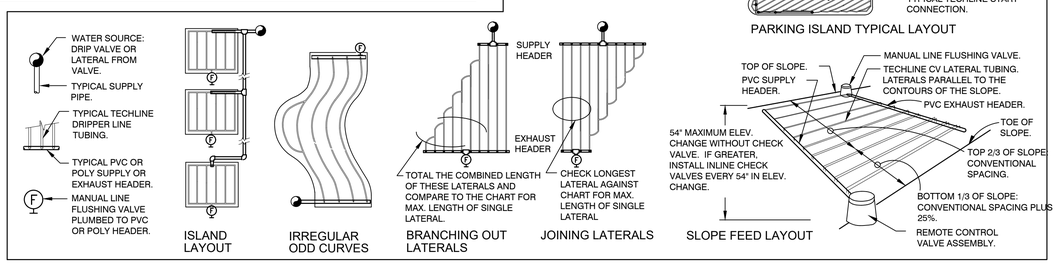
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

SUPPLY AND EXHAUST HEADER SIZING CHART (UNLESS NOTED ON PLANS)

STEP 1: ADD LENGTH OF ALL TECHLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGHT IN UNITS OF 100.
STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "TECHLINE FLOW PER 100 FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:
1 TO 6 GPM: 3/4" HEADER. 6 TO 10 GPM: 1" HEADER.
10 TO 20 GPM: 1 1/4" HEADER. 20 TO 30 GPM: 1 1/2" HEADER.

HDL GENERAL GUIDELINES FOR WATERING TIME

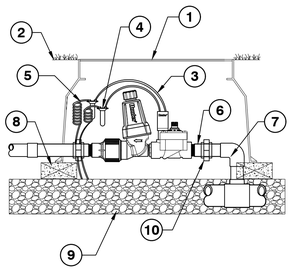
	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DIPPER FLOW (GPH)	0.26	0.4	0.6	0.26	0.4	0.6
DRIPPER INTERVAL	18"	12"	12"	18"	18"	12"
LATERAL (ROW) SPACING	18"–22"	18"–22"	12"–16"	18"–24"	18"–24"	16"–20"
APPLICATION RATE (IN/HR)	.19–0.15	.43–.35	.96–.72	.19–.21	.29–.21	.72–.58
TIME TO APPLY 1/4"	79–100	35–43	16–21	79–107	52–71	21–26



1 TYPICAL HUNTER HDL-CV REQUIREMENTS

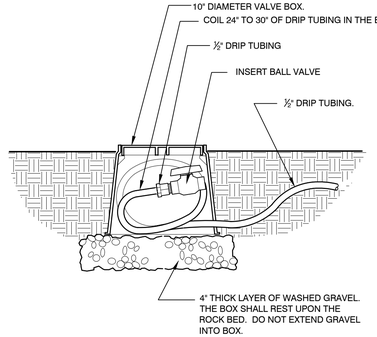
N.T.S.

328413.56–10



2 PCZ-101-1 DRIP ZONE KIT

1 1/2" = 1'-0" FX-IR-HUNT-DRIP-07

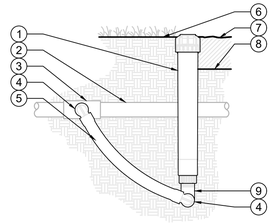


3 DRIP FLUSH VALVE - SUB-SURFACE

NTS 328413.49-36

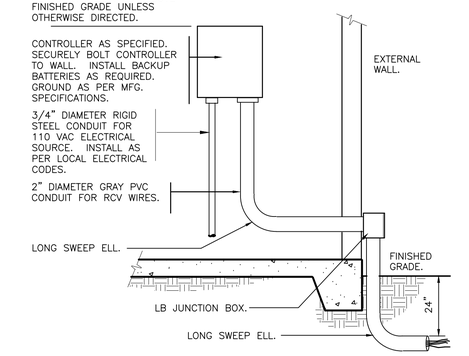
LEGEND:

1 ECO INDICATOR - ECOID
2 LATERAL PIPE PER PLAN
3 FPT CONNECTION FROM LATERAL
4 BARB ELBOW
5 FLEX TUBING
6 FINISHED GRADE IN TURF
7 ADJACENT MULCH
8 FINISHED GRADE IN PLANTER BED
9 MARLEX STREET ELBOW



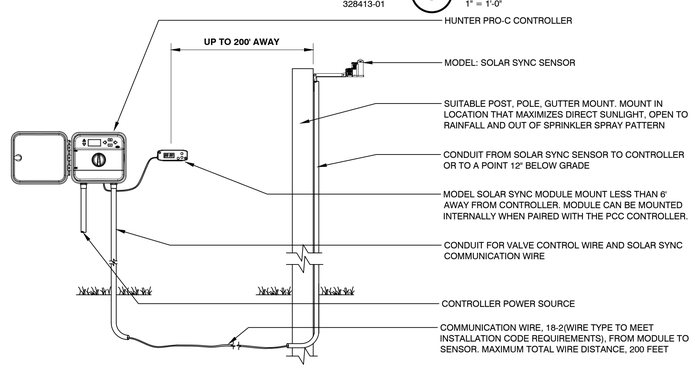
4 HUNTER ECO-INDICATOR

NTS 328413-01



5 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-15



6 SOLAR SYNC SYSTEM WITH PRO-C

1" = 1'-0" FX-IR-HUNT-SENS-23

1/31/20

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LANDSCAPE ARCHITECT

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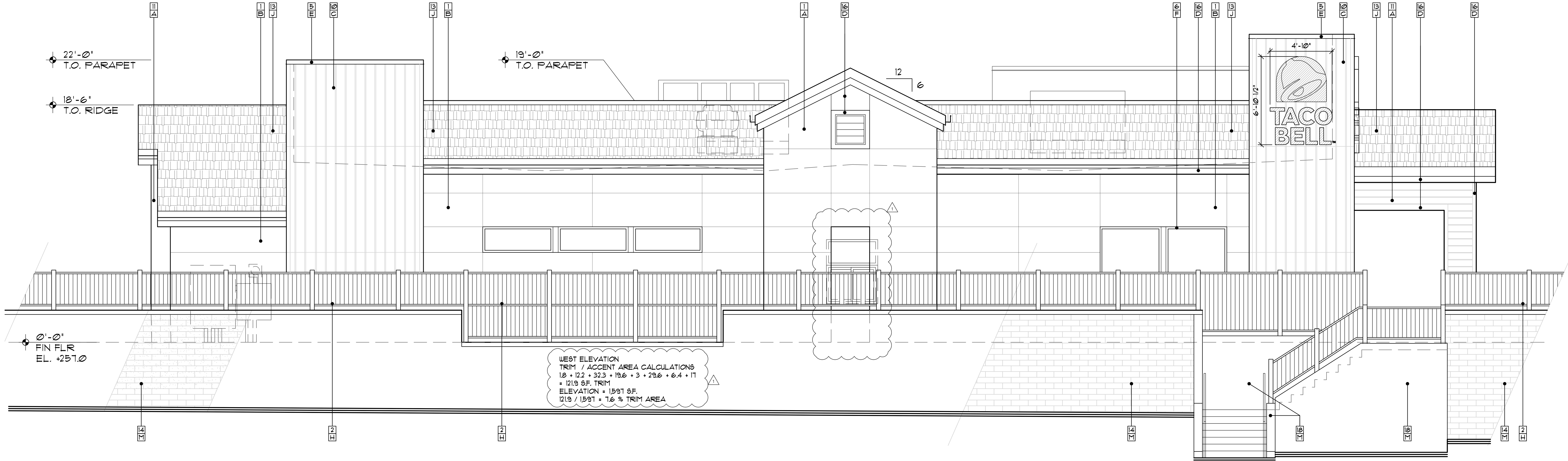
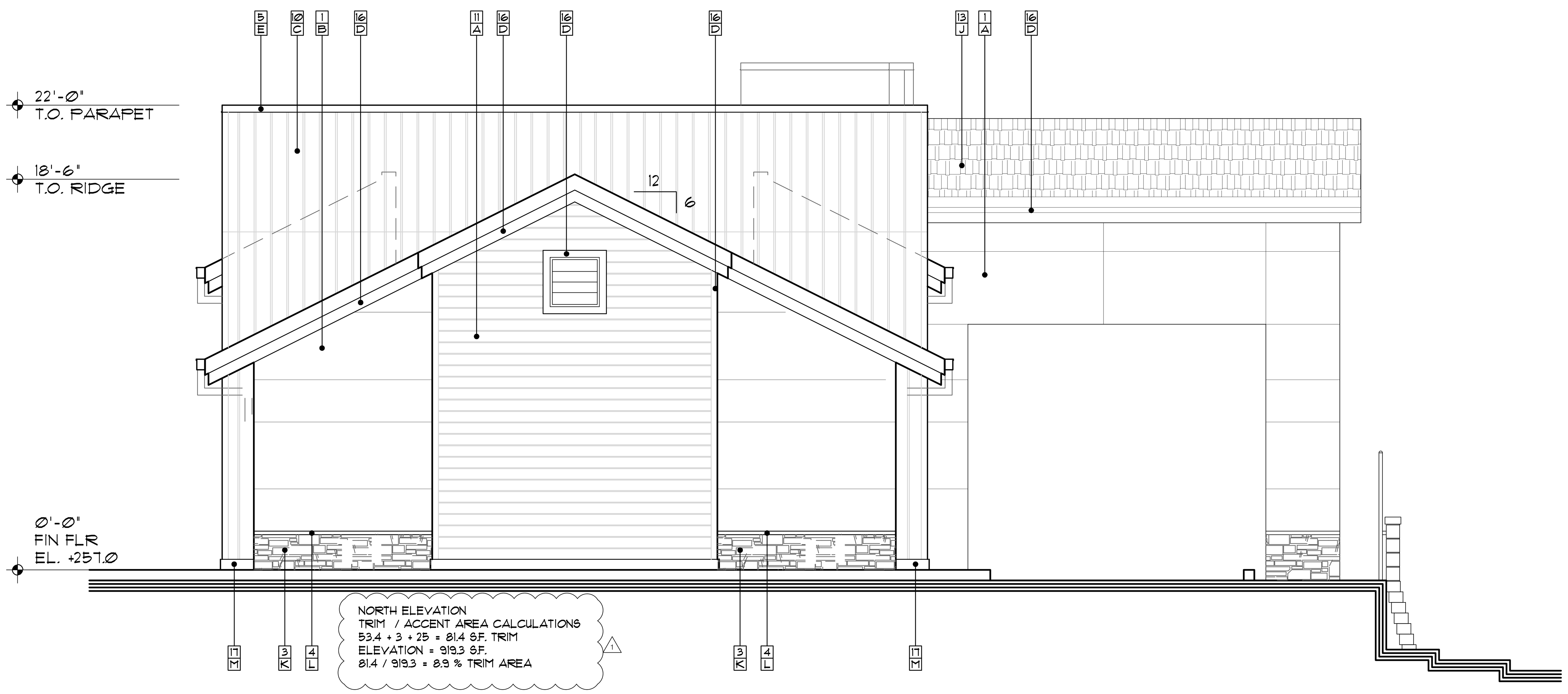
SHEET TITLE
IRRIGATION DETAILS

SHEET NO.
L2.3



1 / A-4 WEST ELEVATION
SCALE 1/4"=1'-0"



2 / A-4 NORTH ELEVATION
SCALE 1/4"=1'-0"

MATERIAL SCHEDULE

1. FIBER CEMENT WALL PANEL
2. METAL FENCING / GREEN SCREEN FOR LANDSCAPING
3. STONE VENEER (VERSETTA LEDGESTONE)
4. STONE WAINSCOT CAP
5. PREFINISHED METAL COPING
6. ANODIZED ALUMINUM STOREFRONT SYSTEM (CLEAR GLASS)
7. SLOPED METAL CANOPY
8. HOLLOW METAL DOOR
9. LIGHT FIXTURE
10. COMPOSITE VERTICAL SIDING (BORAL TRUE EXTERIOR CHANNEL)
11. COMPOSITE HORIZONTAL SIDING (JAMES HARDIE)
12. DOWNSPOUT
13. ARCHITECTURAL COMPOSITION ROOFING - 30 YEAR MIN.
14. SEGMENTED RETAINING WALL - REDI-ROCK - COBBLESTONE NATURAL GRAY (TO MATCH STARBUCKS)
15. METAL FENCING / GREEN SCREEN FOR LANDSCAPING
16. COMPOSITE TRIM
17. CONCRETE CURB CAST IN PLACE
18. ~~CONCRETE RETAINING WALL / STAIRS~~
19. STEEL - PAINTED
20. HR36 CORRUGATED METAL
21. METAL TRELLIS SYSTEM

PAINT COLOR

A CITYSCAPE (SW 7067)
B PACER WHITE (SW 6098)
C COPPER MOUNTAIN (SW 6356)
D IRON ORE (SW 7069)

METAL

E MEDIUM BRONZE
F CLEAR ANODIZED
G GALVALUME
H MATTE BLACK (MATCH STARBUCKS)

ROOFING

J ONYX BLACK

STONE

K PLUM CREEK
L TAUPE

CONCRETE

M NATURAL GRAY

Attachment 1x.Building Elevations prepared by Partners Architectural Design Group dated February 12, 2019

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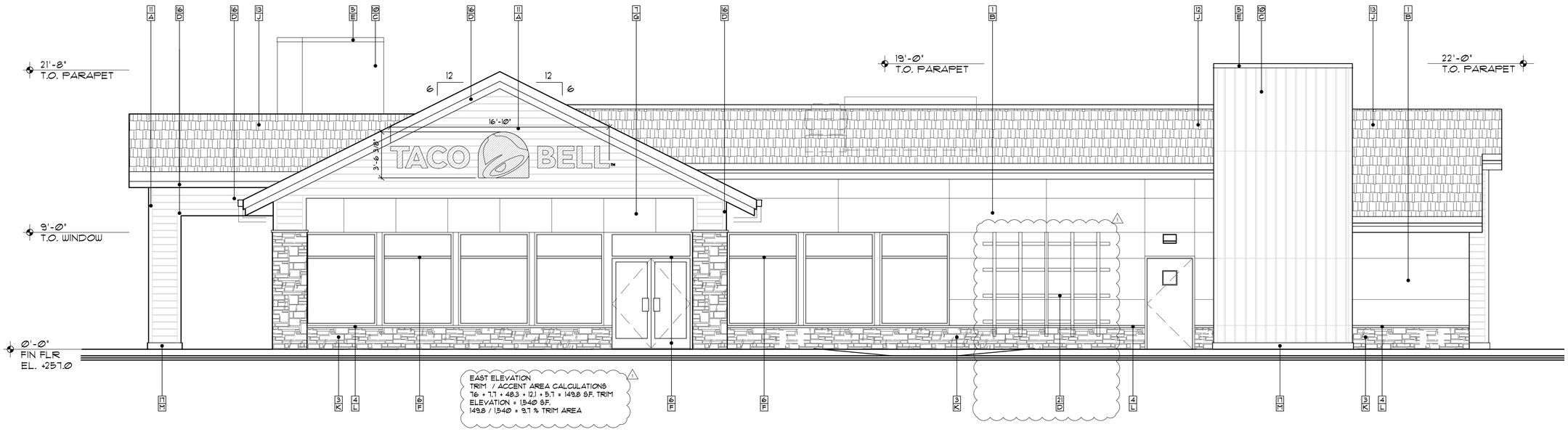
Partners
Architectural Design Group, Inc.
8383 158th Ave NE Suite 250 Redmond, WA 98052 Phone: 425-636-8006

REV.	DATE	DESCRIPTION
	11/12/2019	SITE PLAN REVIEW
1	2/18/2020	SITE PLAN REVIEW RESUBMITTAL

DRAWN: EEK
CHECK: EEK
JOB NO: 19-021

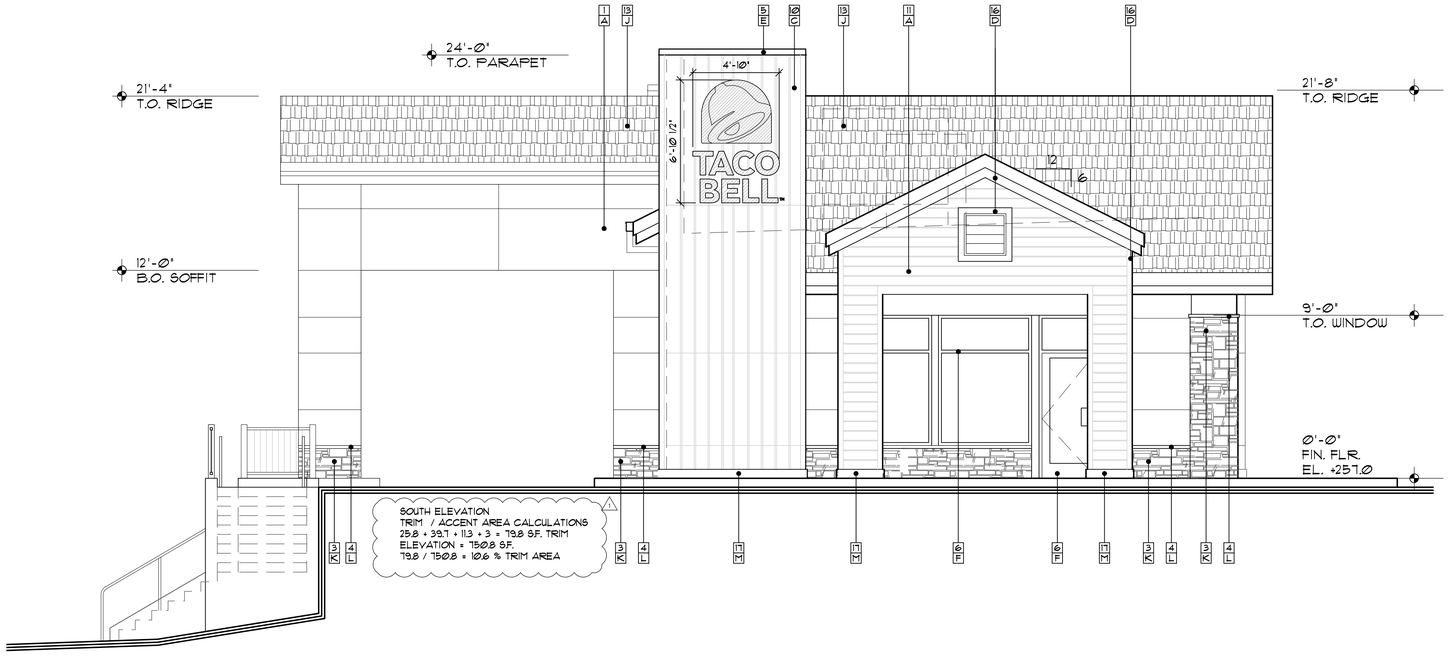
DUPONT TACO BELL
700 STATION DRIVE
DUPONT, WASHINGTON
FOR: NORTHWEST RESTAURANTS INC.
ELEVATIONS

SHEET: A-4
OF: - SHEETS



1 A-5 EAST ELEVATION

SCALE 1/4"=1'-0"



2 A-5 SOUTH ELEVATION

SCALE 1/4"=1'-0"

MATERIAL SCHEDULE

1. FIBER CEMENT WALL PANEL
2. METAL FENCING / GREEN SCREEN FOR LANDSCAPING
3. STONE VENEER (VERSETTA LEDGESTONE)
4. STONE WAINSCOT CAP
5. PREFINISHED METAL COPING
6. ANODIZED ALUMINUM STOREFRONT SYSTEM (CLEAR GLASS)
7. SLOPED METAL CANOPY
8. HOLLOW METAL DOOR
9. LIGHT FIXTURE
10. COMPOSITE VERTICAL SIDING (BORAL TRUE EXTERIOR CHANNEL)
11. COMPOSITE HORIZONTAL SIDING (JAMES HARDIE)
12. DOWNSPOUT
13. ARCHITECTURAL COMPOSITION ROOFING - 30 YEAR MIN.
14. SEGMENTED RETAINING WALL - REDI-ROCK - COBBLESTONE NATURAL GRAY (TO MATCH STARBUCKS)
15. METAL FENCING / GREEN SCREEN FOR LANDSCAPING
16. COMPOSITE TRIM
17. CONCRETE CURB CAST IN PLACE
18. CONCRETE RETAINING WALL / STAIRS
19. STEEL - PAINTED
20. HR36 CORRUGATED METAL
21. METAL TRELLIS SYSTEM

PAINT COLOR

A CITYSCAPE, (SW 7067)
B PACER WHITE, (SW 6098)
C COPPER MOUNTAIN (SW 6356)
D IRON ORE (SW 7069)

METAL

E MEDIUM BRONZE
F CLEAR ANODIZED
G GALVALUME
H MATTE BLACK (MATCH STARBUCKS)

ROOFING

J ONYX BLACK

STONE

K PLUM CREEK
L TAUPE

CONCRETE

M NATURAL GRAY

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Partners
Architectural Design Group, Inc.
8383 158th Ave NE Suite 250 Redmond, WA 98052 Phone: 425-836-9006

REV.	DATE	DESCRIPTION
	11/12/2019	SITE PLAN REVIEW
1	2/18/2020	SITE PLAN REVIEW RESUBMITTAL

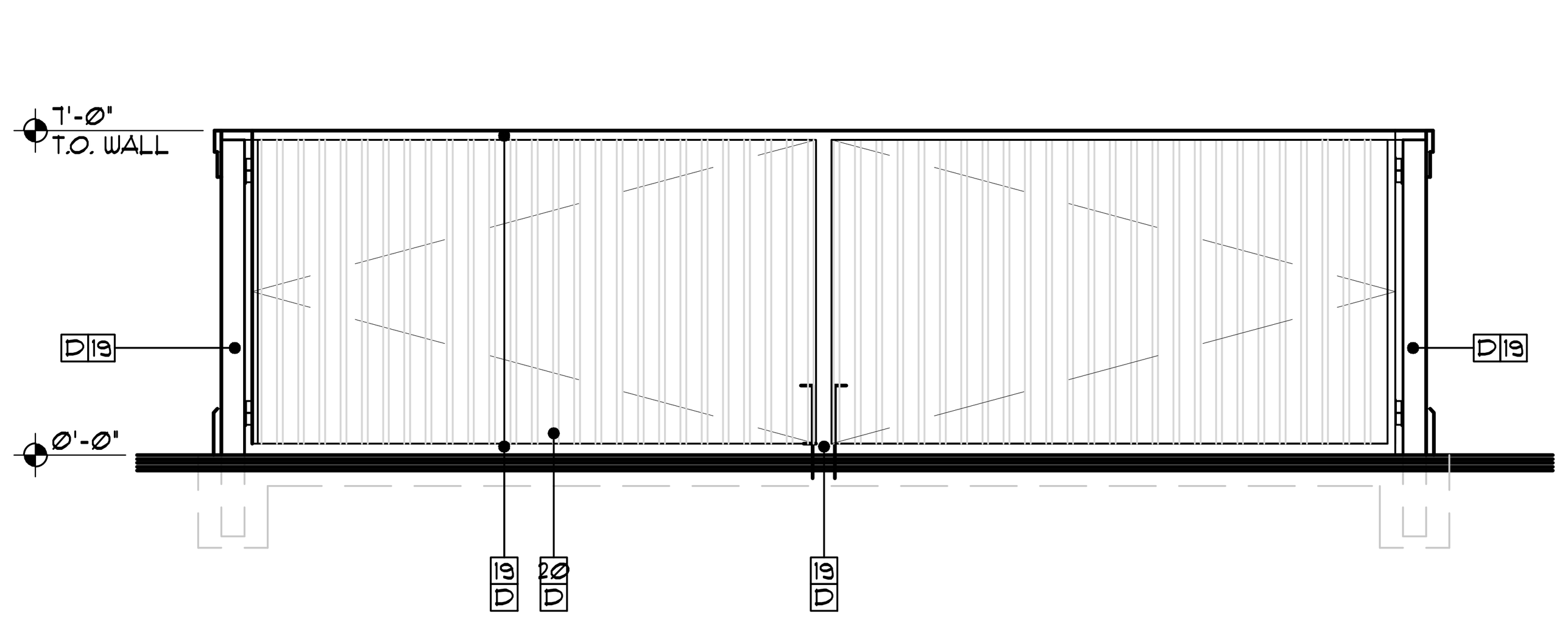
DRAWN: EEK
CHECK: EEK
JOB NO: 19-021

DUPONT TACO BELL
700 STATION DRIVE
DUPONT, WASHINGTON
FOR:
NORTHWEST RESTAURANTS INC.
ELEVATIONS

FILE NAME: A4 A5 ELEVATIONS SCALE: 1/4"=1'-0"

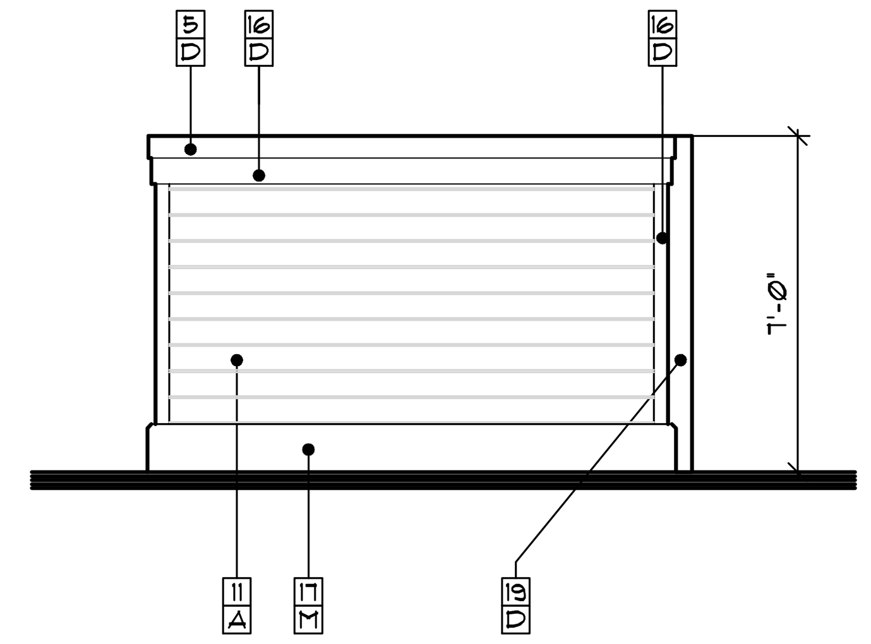
SHEET: A-5

OF: - SHEETS

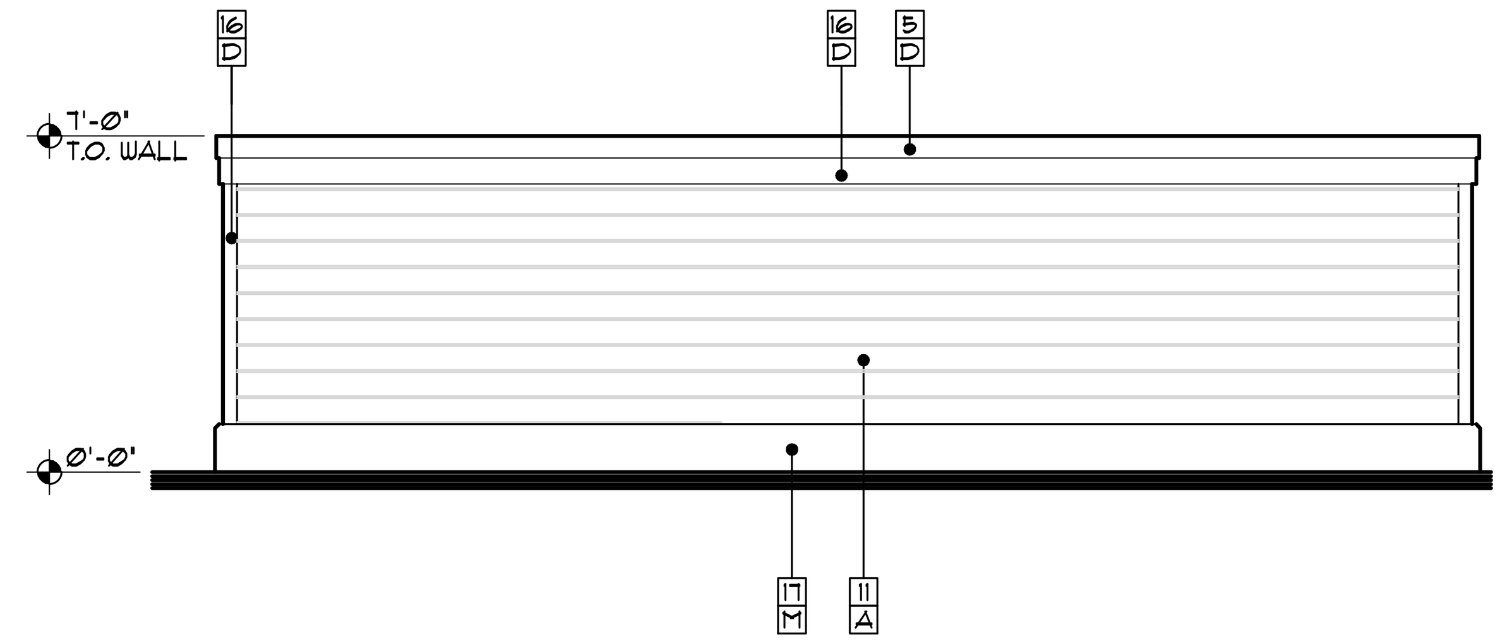


DUMPSTER ENCLOSURE
TRIM CALCULATIONS
13.6+10.8+28.9 / 182+182+75.2+75.2
53.3 / 514.4 = 10 % TRIM AREA

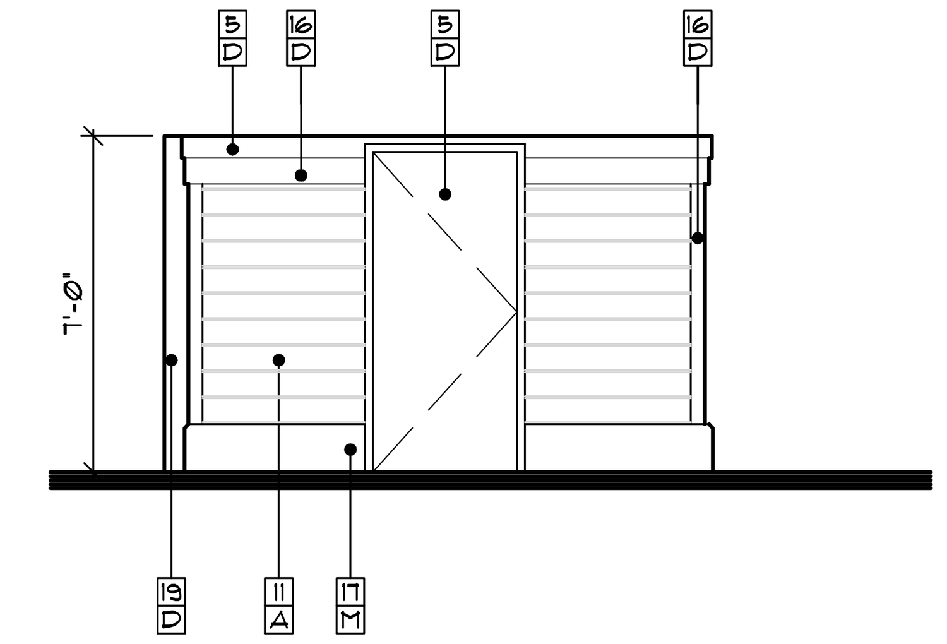
1 A-6 WEST ELEVATION
SCALE 1/4"=1'-0"



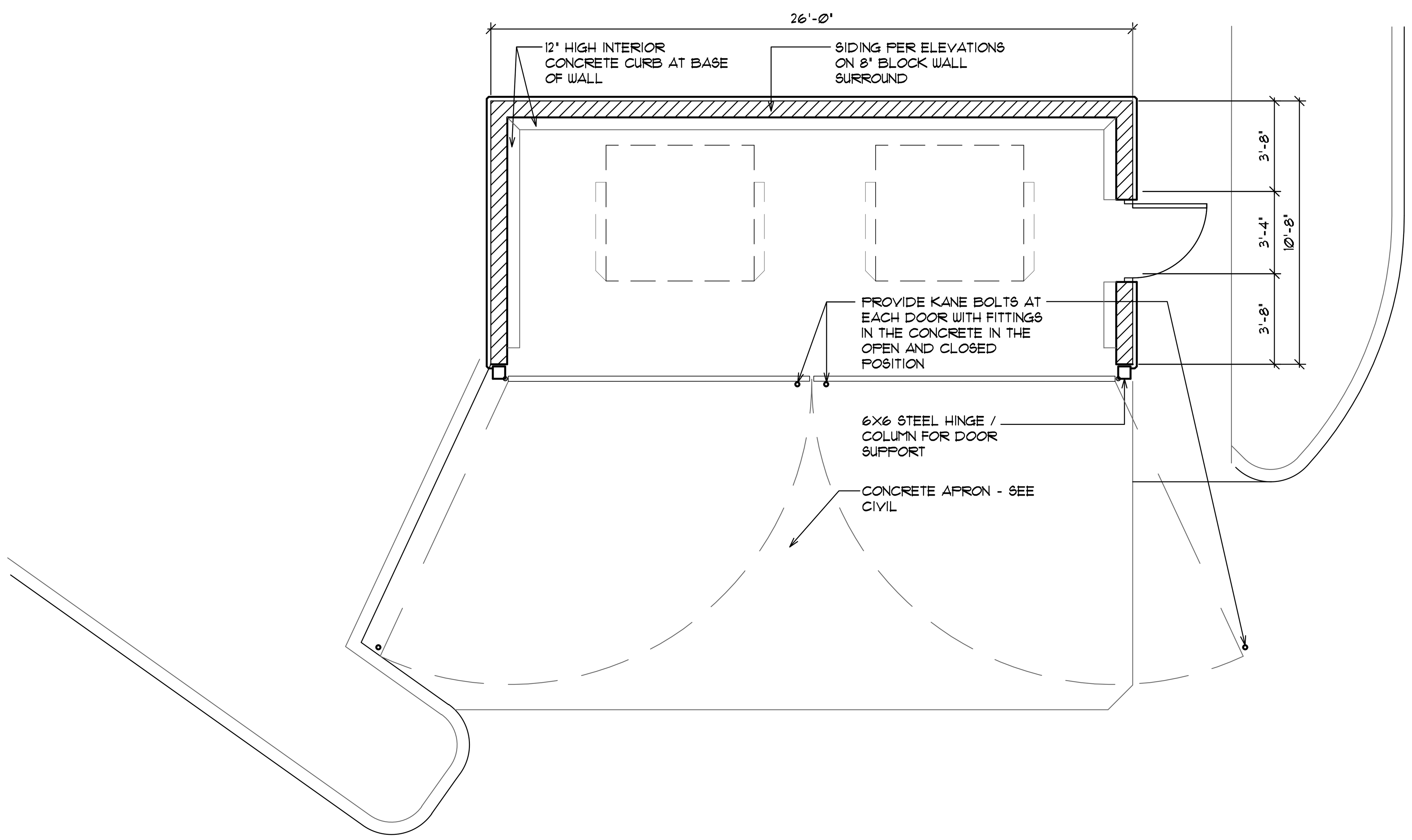
2 A-6 NORTH ELEVATION
SCALE 1/4"=1'-0"



3 A-6 EAST ELEVATION
SCALE 1/4"=1'-0"



4 A-6 SOUTH ELEVATION
SCALE 1/4"=1'-0"



5 A-6 DUMPSTER ENCLOSURE PLAN
SCALE 1/4"=1'-0"

MATERIAL SCHEDULE

1. FIBER CEMENT WALL PANEL
2. METAL FENCING / GREEN SCREEN FOR LANDSCAPING
3. STONE VENEER (VERSETTA LEDGESTONE)
4. STONE WAINSCOT CAP
5. PREFINISHED METAL COPING
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20. HR36 CORRUGATED METAL
21. METAL TRELLIS SYSTEM

1

PAINT COLOR

A CITYSCAPE, (SW 7067)
B PACER WHITE, (SW 6098)
C COPPER MOUNTAIN (SW 6356)
D IRON ORE (SW 7069)

METAL

E MEDIUM BRONZE
F CLEAR ANODIZED
G GALVALUME
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ROOFING

J ONYX BLACK

STONE

K PLUM CREEK
L TAUPE

CONCRETE

M NATURAL GRAY

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8383 158th Ave NE Suite 250 Redmond, WA 98052 Phone: 425-636-8006

REV.	DATE	DESCRIPTION
	11/12/2019	SITE PLAN REVIEW
1	2/18/2020	SITE PLAN REVIEW RESUBMITTAL

DRAWN: EEK
CHECK: EEK
JOB NO: 19-021

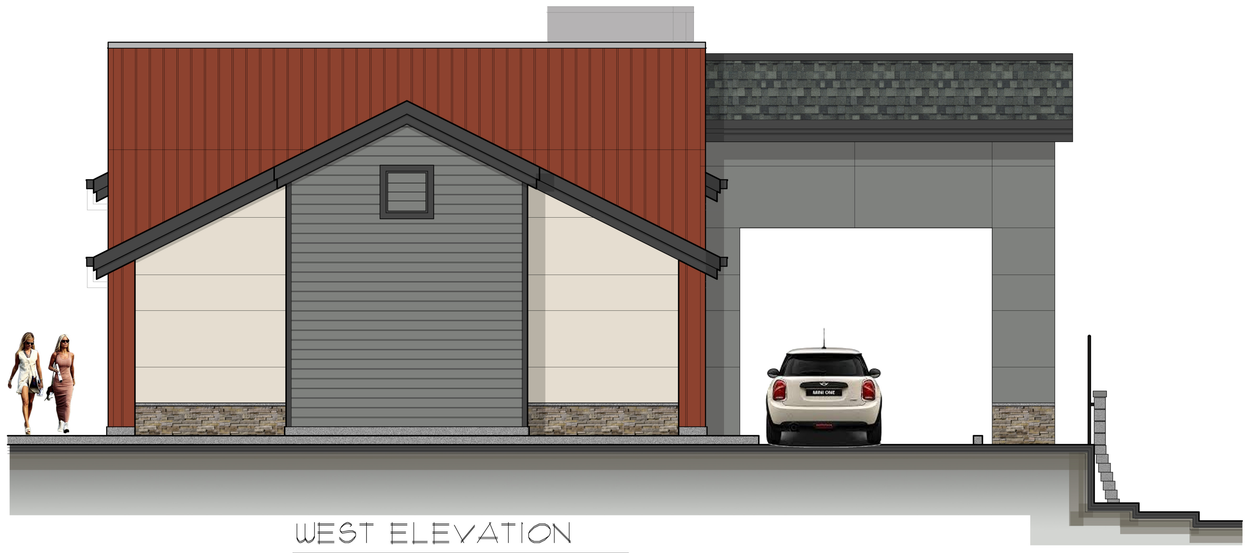
DUPONT TACO BELL
100 STATION DRIVE
DUPONT, WASHINGTON
FOR:
NORTHWEST RESTAURANTS INC.
DUMPSTER PLAN, ELEVS

FILE NAME: A-4 A-5 ELEV PLOT SCALE: 1/4"=1'-0" PLOT BY:

SHEET: 1
A-6
OF: - SHEETS

NORTH ELEVATION

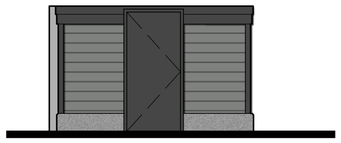
SCALE: 1/4" = 1'-0"



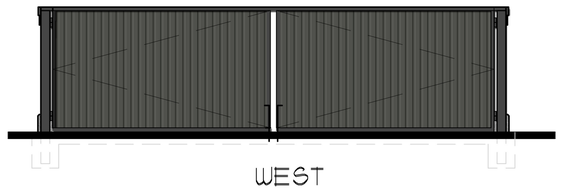
WEST ELEVATION

SCALE: 1/4" = 1'-0"

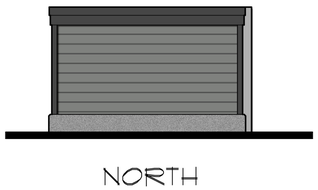
EAST



SOUTH



WEST



NORTH

DUMPSTER ENCLOSURE

N.T.S.

Taco Bell

DUPONT, WASHINGTON 11/19/2019

Partners
Architectural Design Group, Inc.
8383 158th Ave NE STE 250 REDMOND, WA 98052 PHONE: 425 636-8006

Attachment 1y.Colored Elevation prepared by Partners Architectural Design Group dated November 19, 2019

A-2 COLOR ELEVATIONS

EAST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Taco Bell

DUPONT, WASHINGTON 11/19/2019

0' 4' 8'

Partners
Architectural Design Group, Inc.
8383 158th Ave NE STE 250 REDMOND, WA 98052 PHONE: 425 636-8006

A-3 COLOR ELEVATIONS

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

SEPA ENVIRONMENTAL POLICY ACT

MITIGTED DETERMINATION OF NONSIGNIFICANCE

BARKSDALE STATION DEVELOPMENT, LOTS 5 AND 11

City File Nos. PLNG2018-055, 056, & 057

Description of proposal: The proposal is to develop two largely vacant lots in two phases. Phase 1 is for the construction of a 2,000 SF Starbucks Coffee Shop building with drive thru lane to replace the existing Starbucks coffee shop currently located within Barksdale Station with no drive thru lane. The work in this phase includes grading, landscaping, and converting the currently unpaved parking area to a paved parking lot with 38 parking spaces. This parking area will serve the new Starbucks building and the existing multi-tenant building to the east. Phase 2 of the project includes constructing a new approximately 3,000 SF building, with utilities, landscaping and approximately 31 additional parking spaces for a total of 69 on-site parking spaces. A user has not been identified for Phase 2 but is anticipated to be a fast food use.

Proponent: Drie Zakenleben, LLC

Location of proposal: NE corner of Station Drive and DuPont-Steilacoom Road in the City of DuPont, Pierce County, Washington. Tax Parcel numbers 3000500110 and 3000500050. Section 36, Township 19N and Range 01E.

Lead agency: City of DuPont Department of Community Development

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments; other information on file with the City and the policies, plans and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060. The Optional DNS process in WAC 197-11-355 is being used. A Notice of Application was issued on February 27, 2019 with a 14-day comment period. Comments received from agencies and the public were reviewed and considered in the findings and conclusions of this Determination.

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

Responsible Official: Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont

Contact Information: City of DuPont | 1700 Civic Drive, DuPont, WA 98327 | 253-912-5393

Attachment 2a. SEPA Mitigated Determination of Nonsignificance dated March 20, 2019

FINDINGS

This determination is based on the following findings and conclusions:

1. The site has previously been cleared and is currently being used as an overflow parking area for the adjacent multi-tenant building. There is landscaping at the northwest and southwest property corners. The property is comprised of two parcels totaling 1.86 acres with a center boundary line oriented north/south. A condition of approval will require the boundary line be adjusted to conform to the proposed site plan.

2. The Notice of Application and Optional DNS was issued on February 27, 2019 with a 14-day comment period. One comment was received from Tacoma Pierce County Department of Health regarding the potential for soil contamination due to the property's location in the Tacoma Smelter Plume area. The comments are addressed in the Environmental Health section below and mitigation measures are provided. A comment letter was also received from Department of Ecology regarding soil cleanup, erosion control and Construction Stormwater General Permit requirements. Mitigation measures are provided.

3. Earth – The work area is generally flat. The soils are mapped as 98% Spanaway gravelly sandy loam and 2% Urban land-Spanaway Complex. Cut/fill quantities for the two phases are estimated to be approximately 1,500 cubic yards of cut and 1,500 cubic yards of fill. All fill will be from approved sources and documented. After completion of construction, the site will be covered in approximately 80% impervious surfaces. A temporary erosion and sedimentation control plan will be implemented.

4. Air – There are no known emissions as a result of the proposal other than those associated with vehicular use during and after construction. Construction activities have the potential to generate dust and emissions from equipment that will be temporary.

5. Water – There are no surface waters within the area of development. There is a known wetland located across DuPont Steilacoom Road (to the west), however no impacts are anticipated. No groundwater will be withdrawn or waste material discharge to the ground. Runoff from the new impervious surfaces will be routed to the existing regional stormwater management facility for treatment and infiltration of 100% of the runoff on-site.

6. Plants – The site was previously cleared and contains weeds and grass that will be removed for the proposed project. Trees and shrubs are sporadically located along the edge of the properties. Nine of the 14 trees located on the two parcels will be retained. The Landscape Plan (sheet LS-01) shows landscaping being provided through the property. The landscaping and tree retention will be reviewed as part of the site plan review process.

7. Animals – There are no federally-listed endangered or threatened species on or near the site. The following bat species are shown on PHS maps as having habitat in the same township as the subject parcels: big brown bat (Eptesicus fuscus), Yuma myotis (Myotis umanensis), and little brown bat (Myotis lucifugus). The site has been previously cleared of vegetation, however, and it is not likely that the site would be used by bats for hibernation, roosting, or nursery sites. There are no specific management recommendations provided by WDFW for the big brown bat, Yuma myotis, or little brown bat.

8. Environmental Health – Environmental health hazards are not anticipated. The presence of arsenic and lead in the site soils are a potential due to possible contamination from the Asarco Tacoma Smelter Plume and the past activities of the DuPont Works operations. The City will require the soils be tested and, if required, remediated per the Department of Ecology Voluntary Cleanup Program.

9. Noise – Noise from construction equipment would be created from 7 am to 6 pm, Monday through Friday, as regulated by DuPont Municipal Code (DMC) Chapter 9.09. Long-term noise will be associated with commercial services and traffic and is not expected to increase significantly over existing noise levels.

10. Land Use – The subject properties are currently used for overflow parking. The site is located in the Commercial zoning district. A large vacant property is located opposite of DuPont-Steilacoom Road from the project. The other surrounding uses include dental offices, law offices, hotel, the Better Business Bureau, and restaurants. Following completion, the Starbucks will likely employ between 7 and 10 employees, however employment estimates are not known for the fast food use.

11. Aesthetics – The proposed Starbucks building will be approximately 25 feet in height and conform to City building height requirements. The principal exterior materials for the Starbucks building will be traditional in nature, including cultured stone, painted fiber cement siding resembling traditional wood board and batten, and some natural wood elements. The Starbucks building includes a covered exterior patio that connects to the pedestrian path with steps that connect with DuPont-Steilacoom Road. A masonry wall is extended along the frontage with a metal green screen and vegetation to soften the wall appearance and conceal the drive-thru from the street. Design details will be provided at a later date for the fast food use and will be required to be similar to and compatible with the new Starbucks building.

    The proposal is located in the City's Historic Village (as designated in the City's Comprehensive Plan, but not within the historic register), and as such should provide architectural design treatments that are complementary to the character of the historic village. The proposed project and future building will be reviewed during the City's Design Review process for historic and aesthetic code compliance as well as architectural compatibility with the existing adjacent buildings.

12. Light and Glare – During construction, light and glare from construction equipment could occur during the hours of 7 am to 6 pm. After construction, light and glare from building windows and on-site parking lot lighting will occur. Non-glare glass and shielded lighting fixtures will help reduce and control light and glare impacts. The applicant did not provide a photometric analysis at this time. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas.

13. Historic and Cultural Preservation – There are no identified historic or cultural buildings onsite. Washington Information System for Architectural & Archaeological Records Data identifies an eligible property located south of the project in the vicinity of the Home2 Suites Hotel that was built in 2016.

    The property is located in the Historic Village, as designated in the City's Comprehensive Plan. The City's Comprehensive Plan seeks to retain the historic character of the Historic Village, although there are no specific goals and policies dictating historic or traditional architectural design or building elements. It states that "Commercial and other development uses near the entrance to the Historic Village (at DuPont-Steilacoom Road and Wilmington Drive, and exit 119 off I-5) should also reflect DuPont's historic character and unique charm". The use of more traditional building materials in the

design of the buildings (as required by the City's Design Review process) is consistent with the historic character goals of the Comprehensive Plan goals.

The project entails new excavation of soil; therefore, the proponent shall follow the measures identified in the Memorandums of Agreement (MOAs) regarding the discovery of cultural resources within the City of DuPont. The proponent shall follow the provisions of the MOA's during all construction phases of the proposed project.

14. Transportation – Access to the site is currently provided via two driveways from DuPont-Steilacoom Road (Station Drive). No changes to access are proposed.

    The existing on-site gravel parking area currently accommodates approximately 40-50 vehicles. The area is used for overflow parking from the adjacent multi-tenant building. A Parking Analysis was submitted with the application detailing the code-required parking for the proposal as well as estimates for the adjacent multi-tenant building. Phase 1 of the proposed project will construct 38 parking spaces and Phase II will construct approximately 31 additional parking spaces for a total of 69 on-site parking spaces, which is within the City-code required range for the new uses. The adjacent multi-tenant building has 34 parking spaces located east of the building. The Parking Analysis provides an estimated code requirement of 46 to 92 spaces for the multi-tenant building. This estimate assumes that another "eating and drinking establishment" will be located in the existing Starbucks space when they vacate. "Eating and drinking establishments" have a higher parking requirement/demand than any other type of use in the Commercial district.

    The Parking Analysis was evaluated by the City's Traffic Engineer consultant, Geri Reinart, P.E. Ms. Reinart recommends two potential mitigation measures: (1) a shared parking agreement be executed to accommodate potential for overflows during peak demand periods; and (2) a detailed parking demand study may be completed that examines the actual weekday hourly demand. Ms. Reinart's conclusions were that the results of the parking demand study would determine whether a shared parking agreement is required.

    Alternatively, the City should evaluate future users of the multi-tenant building at the time of building permit application to ensure that the required number of parking spaces is accommodated within the number of spaces constructed for the multi-tenant building. This may mean that either a particular use is not allowed; a parking demand study is required; a shared parking agreement is required; or any combination of these options. It is not appropriate to place conditions on the multi-tenant building's users or parking requirements for development approvals of adjacent property.

    The proposal is anticipated to generate 183 average daily peak hour trips (113 AM and 70 PM Peak Hour Trips). Per the SCJ Alliance Traffic Analysis submitted for the proposal, the proposal indicates that all intersections, except for North Station Drive and DuPont-Steilacoom Road intersection, will operate at acceptable service levels. The left turn from North Station Drive onto southbound DuPont-Steilacoom Road will operate at a LOS F during the AM peak hour. All other street movement should operate with almost no delay. WSDOT plans to construct a new interchange at exit 199 to occur by the year 2020. When the exit 119 interchange improvements are constructed, the traffic volumes on DuPont-Steilacoom Road will decrease significantly and the LOS will improve to acceptable levels, therefore no mitigation is necessary or required. In the event the project fails to be constructed, the applicant will need to re-evaluate this intersection and determine if any reasonable/acceptable mitigation measures are available to address the deficiency per the City's Traffic Impact Guidelines, which state:

"The City of DuPont considers level of service "D" to be acceptable. Appropriate mitigation should be proposed to maintain this level of service upon completion of the development. Exceptions to level of service "D" will be considered by the City at those locations where the potential mitigation (such as a traffic signal) is not reasonable or desirable."

MITIGATION MEASURES

A. General Mitigation Measures:

1. Land use approvals are required for the project, which will include Conditions of Approval. The project shall comply with the Conditions of Approval for Site Plan Review and Design Review (PLNG2018-055, 056, &057).

2. The project shall provide a geotechnical study to determine site-specific conditions, including on-site infiltration testing and recommendations for design and construction. The proposal shall comply with the recommendations provided in the geotechnical report.

3. The level of service deficiency for the westbound movement at North Station Drive/DuPont Steilacoom Road intersection will be mitigated upon completion of the new Exit 119 interchange as a result of significant decreases in traffic volumes through this intersection. In the event that this funded project fails to be constructed, the Applicant will need to re-evaluate this intersection and determine if any reasonable/acceptable mitigation measures are available to address the deficiency per the City's Traffic Impact Guidelines. The applicant's traffic engineer shall propose the mitigation measure(s) to the City's Public Works Director for review and approval prior to issuance of any Certificate of Occupancy for the Starbucks or first phase.

B. The following mitigation measures shall be in place prior to issuance of site development permits:

4. A haul route plan for the clearing and grading shall be in place prior to issuance of construction permits.

5. The improvements are to be designed following the requirements of the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), as adopted by the City of DuPont.

6. A Stormwater Pollution Prevention Plan (SWPPP), an Operations and Maintenance Manual and a Temporary Erosion and Sedimentation Control (TESC) plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.

7. The project will be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

8. No clearing, grading, trenching, cutting, impervious surfacing or other construction is allowed within the dripline of any tree to be retained without City approval.

9. The site soil shall be sampled and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. Contact Eva Barber with the Southwest Regional Office (SWRO), Toxic Cleanup Program at 360-407-7094 or via email at Eva.Barber@ecy.wa.gov for additional guidance about soil sampling within the buffer tract areas. The soil sampling results shall be sent to the City of DuPont and Ecology for review.

   If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360) 407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.

   If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

   a) Enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

   b) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under MTCA and provide to the City of DuPont. The City-issued clearing and grading plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology.

   c) If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

10. The site lighting plan and photometric analyses shall be submitted to City staff for review and approval.

11. The Applicant shall provide an archaeological monitoring plan and inadvertent discovery plan for City review and approval prior to approval of site development permit.

12. The site access to North Station Drive could occasionally be blocked by vehicles on the westbound approach at the DuPont-Steilacoom Road intersection. The final design plans shall provide for the construction of both access points to North Station Drive and South Station Drive in Phase 1 so that patrons would have an alternative site egress.

13. The final design plans shall include enhancements to the channelization along DuPont-Steilacoom Road to better delineate the segregated westbound to southbound left-turn refuge lane from the southbound through lane. This includes a wider white strip with Type 1 markings along the existing white line or the installation of "c-curb" to better define this space and to ensure the

westbound to southbound motorists have a segregated area from the through movement. The applicant shall seek input from the Public Works Director prior to finalizing design.

14. All work within the City right of way shall comply with the City's Public Works standards.

C. The following mitigation measures shall be in place during construction:

15. Best Management Practices to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site as needed.

16. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling.

17. Site lighting during construction shall be directed away from public right of way to ensure there is no light spillage to these areas.

18. The Applicant shall fully implement the Memorandum of Agreement dated August 7, 1989, between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.

    a) The Applicant shall provide a professional archaeologist to monitor onsite soil disturbance activities.

    b) The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.

    c) The Project Archaeologist shall notify the Nisqually Indian Tribal representative if Native American cultural resources are discovered during any soil disturbance activities. Construction activities that might disturb or affect such resources are to stop until the Tribal representative has had the opportunity to examine the find.

    d) If the Tribal representative cannot be reached through reasonable efforts or does not come to the construction site within a reasonable period of time after being notified, construction does not need to stop. However, archaeological work shall to follow the 1989 Memo of Agreement, customary professional standards for archaeology, and applicable state and federal laws.

    e) The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum.

D. The following mitigation measures shall be in place Prior to issuance of a building permit:

19. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.

20. The applicant shall work with the planning department on building design treatments that will complement the architectural character of the existing buildings in Barksdale Station and the character of the historic district, as conditioned on the project in the Design Review Decision.

21. The Applicant shall pay DuPont the water meter permit fee, meter connection fee, water service installation fee and system development charge at time of connection to the DuPont water system per DMC 21.05.022.

22. In accordance with DMC 26.05.050 fire impact fees are to be paid at time of building permit issuance at the rate in effect at that time.

23. The Applicant shall pay DuPont the storm water system development charge prior to issuance of a DuPont building or construction permit per DMC 22.04.060.

E. The following mitigation measures shall be in place prior to the issuance of a Certificate of Occupancy:

24. At no time shall vehicle stacking in the drive through lane be allowed to back up into the drive aisle or driveways and impede circulation. The owner is required to produce a traffic management plan that addresses vehicle stacking and drive aisle conflicts and how they will be resolved. This may include staff managing/controlling drive through lane access during peak hours. A copy of the traffic management plan shall be provided to the City for review and approval prior to Certificate of Occupancy.

25. A City of DuPont Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities will be required for any onsite stormwater system.

26. The Project Archaeologist shall forward a closing report to the City of DuPont. The report shall discuss contact with the Nisqually Indian Tribe, implemented procedures and observed conditions and be submitted prior to issuance of any permanent Certificate of Occupancy for the project.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

APPEAL PERIOD: This MDNS is issued using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. **Appeals must be filed within 14 days after issuance of this MDNS (no later than 5:00 pm on April 3, 2019).** Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee ($1,500), and contain the information detailed in DMC 25.175.060(4)(d). You should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official Signature: _____ 3/19/19

Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont

Date

Issue Date: March 20, 2019

End of Appeal Period: **April 3, 2019**

Distributed to the Attached List

SEPA Distribution List

XX Indicates notice mailed to the following: Barksdale Station PLNG2018-055,056,057 3/20/2019

Dist.	Agency/Contact	Dist.	Agency/Contact
XX	WA State Dept. of Archaeology & Historic Preservation SEPA@dahp.wa.gov		WA State Dept. of Labor and Industries PO Box 44000 Olympia, WA 98504
	WA State Dept. of Commerce Anne Fritzel, AICP Anne.fritzel@commerce.wa.gov		WA State Dept. of Natural Resources SEPA Center SEPACENTER@dnr.wa.gov
XX	WA State Dept. of Ecology SEPA Unit Separegister@ecy.wa.gov		WA State Dept. of Natural Resources South Puget Sound Region Southpuget.region@dnr.wa.gov
XX	WA State Dept. of Ecology Environmental Review Section SEPAunit@ecy.wa.gov		WA State Dept. of Social and Health Services Lands & Bldg Div Elizabeth McNagny PO Box 45848 Olympia, WA 98504-5848
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Donna Joblonski dmca461@ECY.WA.GOV		WA State Dept. of Social and Health Services Robert J. Hubenthal hubenbj@dshs.wa.gov
XX	WA State Dept. of Ecology SW Regional Office Toxic Clean-up Program Marian Abbett Marian.abbett@ecy.wa.gov	XX	WA State Dept. of Transportation OR-SEPA-REVIEW@wsdot.wa.gov
XX	WA. State Dept. of Ecology SW Regional Office Toxic Clean-up Program Eva Barber Evba461@ECY.WA.GOV		WA State Parks and Recreation Commission PO Box 42650 Olympia, WA 98504
	WA State Dept. of Ecology SW Regional Office Shorelands & Environmental Assistance Zachary Meyer ZMEY461@ECY.WA.GOV		Puget Sound Partnership Heather Saunders Benson Environmental Planner Heather.benson@psp.wa.gov
XX	WA State Dept. of Health SEPA.reviewteam@doh.wa.gov	XX	Puget Sound Clean Air Agency 1904 3rd Ave #105 Seattle, WA 98101 SEPA@pscleanair.org
XX	WA State Dept. of Fish & Wildlife(WDFW) SEPA Coordinator SEPAdesk@dfw.wa.gov		BNSF Railway General Manager 2454 Occidental Ave. South, Ste 1A Seattle, WA 98134-1451
	WA State Dept. of Fish & Wildlife (WDFW) Michele Culver Regional Director Teammontesano@dfw.wa.gov		FEMA John Graves John.graves1@dhs.gov
		XX	DuPont City Clerk Karri Muir Kmuir@dupontwa.gov

Revised 10/31/2018

XX	JBLM Public Works Charles Markham Deputy for Programs and Operations Charles.s.markham2.civ@mail.mil		XX	Nisqually Indian Tribe Joe Cushman Cushman.joe@nisqually-nsn.gov
XX	JBLM Steven Perrenot Director Public Works Steven.t.perrenot.civ@mail.mil		XX	Yakama Nation Elizabeth Sanchey Elizabeth_sanchey@yakama.com
	US Army Corps of Engineers (Regulatory Branch) Suzanne Anderson Suzanne.l.anderson@usace.army.mil			Lakewood Community & Economic Development Frank Fiori Planning Manager ffiori@cityoflakewood.us
	USDA-Natural Resources Conservation Service 941 Powell Ave SW. Ste 102 Renton, WA 98057			Steilacoom Community Development Doug Fortner Town Planner Doug.fortner@ci.steilacoom.wa.us
	DuPont Post Office Attn: Post Master 1313 Thompson Circle DuPont, WA 98327			Clover Park School District 10903 Gravelly Lake Dr. SW Lakewood, WA 98499
	National Marine Fisheries Service Northwest Regional Office 7600 Sand Point Way NE Seattle, WA 98115-0070			Steilacoom Historical School District Celeste Johnston cjohnston@steilacoom.k12.wa.us
	Nisqually Nat'l Wildlife Refuge Glynnis Nakai Glynnis Nakai@fws.gov		XX	LeMay Cust2180@wcnx.org
XX	Environmental Official-Pierce County Kathleen Larrabee Klarrab@co.pierce.wa.us		XX	PSE Jeff Payne Jeff.payne@pse.com
XX	Land Use Review Capital Development-Pierce Transit PO Box 99070 Lakewood, WA 98499-0070		XX	AHBL Lisa Klein Lklein@AHBL.com
XX	Pierce Co. Assessor/Treasurer-Commercial Dept. Darci Brandvold dbrandv@co.pierce.wa.us		XX	Gray & Osborne Dominic Miller, PE dmiller@g-o.com
XX	Pierce Co. Environmental Services Bldg Public Works Kip Julin 9850 64th St. West University Place, WA 98467		XX	Geri Reinart, P.E. greinart@msn.com
XX	Pierce Co. PALS Adonais Clark aclark@co.pierce.wa.us			CalPortland Pete Stoltz Pstoltz@calportland.com
XX	Pierce Co. Public Works Debbie Germer dgermer@co.pierce.wa.us		XX	NWL Association Emily Griffith nwlassistdirector@reachone.com
XX	Tacoma Pierce Co. Health Dept. Sara Bird SEPA@tpchd.org		XX	NWL Associates Larry Ackerman nwldirector@reachone.com

XX	Nisqually Indian Tribe Annette Bullchild, THPO Bullchild.annette@nisqually-nsn.gov		**XX**	Nisqually Indian Tribe Jackie Wall, THPO Wall.jackie@nisqually-nsn.gov
	Carol Estep President, DuPont Historical Society estepcarol@gmail.com			
	Name Title Address Address Email			Name Title Address Address Email

Permit Applicant Information

XX	Tyrell Bradley SCJ Alliance Tyrell.bradley@scjalliance.com		**XX**	Drie Zakenleben, LLC 9645 Regency LP SE Olympia, WA 98513
	Name Title Address Address Email			Name Title Address Address Email

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

March 23, 2020

Sent via email only to: eric@padgi.com and asibert@nri-inc.com

Adam Sibert
Northwest Restaurants, Inc.
18815 139th Avenue NE, Suite C
Woodinville, WA 98072

Eric Koch
Partners Architectural Design Group, Inc.
8383 158th Avenue NE, Suite 250
Redmond, WA 98052

Subject: Barksdale Station – Taco Bell, File No. PLNG2019-033 (Design Review) & PLNG2020-003 (Site Plan Review)
Notice of Complete Application

Dear Mr. Koch:

On November 15, 2019, we received your Design Review application (PLNG2019-033) for the proposed Barksdale Station Taco Bell. The following plans and documents were submitted:

- Land Use Application signed November12, 2019
- Trip Generation Traffic Memo
- Title Report prepared by Chicago Title Insurance Company dated October 16, 2019
- Draft of Proposed Covenants, Restrictions, and Conditions
- Pierce County Site Specific Sewer Information dated November 4, 2019
- Water Availability Waiver E-mail dated October 17, 2019
- LeMay Approval dated October 10, 2019
- Barksdale lots 5 and 11 SEPA Mitigated DNS Issued March 20, 2019
- Authorization to Act as Agent Affidavit signed September 4, 2019
- Site Plan and Landscape Plans prepared by TerraForma Design Group, Inc dated November 1, 2019
- Taco Bell Elevations dated November 2, 2019
- Taco Bell Colored Elevations dated October 30, 2019
- Taco Bell Roadway Sections prepared by TerraForma Design Group, Inc dated November 1, 2019
- Preliminary Stormwater Site Plan prepared by TerraForma Design Group, Inc dated November 1, 2019

On December 6, 2019 we received electronic copies of the submittal items and the following revised plans:

- Taco Bell Colored Elevations dated November 5, 2019

Attachment 2b. Notice of Complete Application dated March 23, 2020

On February 26, 2020, we received your Site Plan Review application (PLNG2020-003) and the following revised plans:

- Site Plan Land Use Application signed February 20, 2020
- Letter of Financially Responsible Party signed February 4, 2020
- Response to Engineering & Fire Review Letter prepared by TerraForma Design Group dated February 18, 2020
- Response to Planning Comments Letter prepared by TerraForma Design Group dated February 18, 2020
- Response to Planning Comments Letter prepared by Partners Architectural Design Group dated February 21, 2020
- Response to Fire Comment Letter prepared by Partners Architectural Design Group, undated
- Response to Building Comments Letter prepared by Partners Architectural Design Group, undated
- Water Availability (unsigned)
- Fire Suppression Sheet dated September 23, 2019
- LeMay Approval dated February 18, 2020
- Revised Drainage Report prepared by TerraForma Design Group dated February 18, 2020
- Geotechnical Engineering Report prepared by The Riley Group, Inc. dated March 25, 2019
- Materials and Color Board
- Revised Site, Building, Civil, Lighting, and Landscape Plans prepared by TerraForma Design Group, Inc. dated February 12, 2020
- Building Elevations prepared by Partners Architectural Design Group dated February 12, 2019
- Colored Elevation prepared by Partners Architectural Design Group dated November 19, 2019

The application has been deemed complete for processing.

We intend to issue the Notice of Application by Monday, March 30, 2020.

If you have any questions, please call me at 253.912.5393, or email me at jwilson@dupontwa.gov.

Sincerely,

Jeffrey S. Wilson

Jeffrey S. Wilson, AICP
Director of Community Development

Cc: File No. PLNG2019-033 & PLNG2020-003
Pedro DeGuzman via email to: pedro@terraformadesigngroup.com
Bill Anderson, City of DuPont Building Official
Mike Turner, City of DuPont Fire Marshal
Dominic Miller, Gray & Osborne, Inc. (representing the City of DuPont)
Lisa Klein, AHBL, Inc. (representing the City of DuPont)

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Notice of Application
Barksdale Station Taco Bell
City File Nos. PLNG2019-033 & PLNG2020-003

The City of DuPont has received permit applications for the following project that may be of interest to you. You are invited to comment on this proposal.

Date of Complete Application: March 23, 2020
Date of Notice of Application: March 30, 2020
Comment Due Date: April 13, 2020

Project Description: A new 2,887 square foot restaurant (Taco Bell) with a drive thru window/pick-up lane is proposed. The proposal includes 28 new parking spaces, plus eight other onsite parking spaces which were approved under the adjacent Barksdale Station – Starbucks proposal (PLNG2018-055, -056). The proposal also includes grading, retaining walls, and landscaping. One access from Station Drive (a private roadway) is provided to the west of the new building with a separate shared access through the adjacent Starbucks parcel (Tax Parcel 3000500051) to the east.

Project Location: 700 Station Drive, City of DuPont, Pierce County, Washington. Tax Parcel number 3000500111, in Section 36, Township 19 and Range 01.

Project Applicant: Northwest Restaurants, Inc. (c/o Adam Sibert)

Applicant's Agent: Eric Koch, Partners Architectural Design Group, Inc.

Environmental Review: The City issued a SEPA Mitigated Determination of Nonsignificance on March 20, 2019 with 26 mitigation measures (PLNG2018-057) for Barksdale Station Lots 5 and 11; which included the plans for a 3,000 square foot quick service restaurant on the site. The City has reviewed the current plans and environmental checklist and finds no substantive changes that would warrant additional environmental review; therefore no further environmental review is required.

City Permits and Approvals: Site Plan Review (PLNG2020-003), Design Review (PLNG2019-033), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency.

Other Permits and Approvals: Trash Enclosure Location Approval by LeMay, Inc., Sanitary Sewer Permits by Pierce County, NPDES Permit by Department of Ecology, Tacoma-Pierce County Dept. of Health Food Permit.

Required Studies: Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Cultural Resource Assessment, landscaping plan, grading, and utilities and architectural plans.

The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code.

Attachment 2c. Notice of Application dated March 30, 2020.

Public Comment: Copies of the application plans and documents may be viewed on the city's website at: https://www.dupontwa.gov/139/Development-Projects. Alternatively, an email can be sent requesting copies of the documents to Jhowald@dupontwa.gov. Include the project name and application numbers in the email request. Written comments shall be emailed or sent via regular mail to:

Jeff Wilson, AICP
Community Development Director
City of DuPont
1700 Civic Drive | DuPont, WA 98327
(253) 912-5393 | jwilson@dupontwa.gov

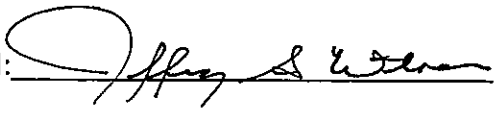
Per DMC 25.175.020(4)(c)(v), the public comment deadline on this application is by 5 p.m. April 13, 2020.

FILE NO.: PLNG2019-033 & PLNG2020-003
APPLICANT: Eric Koch
Partners Architectural Design Group, Inc.

AFFIDAVIT OF POSTING
CITY HALL NOTICE BOARD

On the 26th of March, 2020, the attached Notice of Application Related to City of DuPont File No. PLNG2019-033 & PLNG2020-003 was posted on the City of DuPont public notice board.

I, Jeff Wilson, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this of 26th of March, 2020 at DuPont, Washington.

Signed: 

Attachment 2d. Affidavits of Posting dated March 26, 2020

THE NEWS TRIBUNE
[thenewstribune.com]
The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
NORTHWEST GUARDIAN

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
cdaniels@mcclatchy.com

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
Legal Notice	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$276.01	$0.00	$276.01	$0.00	$276.01

Ad Order Number
0004609211

Order Source

Ordered By
Janet Howald

Special Pricing

Invoice Text
PLNG2019-033&PLNG2020-003 NOA -Taco Bell_03-23-2020-pub

Promo Type

Package Buy

Materials

Attachment 2e. Confirmation of Publication on March 30, 2020

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004609211-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 50 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$217.93

Run Schedule Invoice Text
Notice of Application Barksdale Station

Position
0301 - Legals & Public Notices

Run Dates
03/30/2020

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$58.08

Run Schedule Invoice Text
Notice of Application Barksdale Station

Position
0301 - Legals & Public Notices

Run Dates
03/30/2020

Notice of Application
Barksdale Station Taco Bell
City File Nos. PLNG2019-033 & PLNG2020-003

The City of DuPont has received permit applications for the following project that may be of interest to you. You are invited to comment on this proposal.
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March 23, 2020
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The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code.
Public Comment: Copies of the application plans and documents may be viewed on the city's website at: https://www.dupontwa.gov/139/Development-Projects. Alternatively, an email can be sent requesting copies of the documents to Jhowald@dupontwa.gov. Include the project name and application numbers in the email request. Written comments shall be emailed or sent via regular mail to:
Jeff Wilson, AICP
Community Development Director City of DuPont
1700 Civic Drive | DuPont, WA 98327
(253) 912-5393 | jwilson@dupontwa.gov
Per DMC 25.175.020(4)(c)(v), the public comment deadline on this application is by 5 p.m. April 13, 2020.

BARKSDALE STATION - AMENDED BINDING SITE PLAN

A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 36, T 19N., R 1E., W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DECLARE THIS AMENDED BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. THIS AMENDED BINDING SITE PLAN HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

DRIE ZAKENLIEDEN, LLC AND ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES THE RIGHT TO USE THE LOTS OF THIS BINDING SITE PLAN PURSUANT TO THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO PLACE PARKING, DRIVEWAYS, LANDSCAPING, UTILITIES AND STREET LIGHTING WITHIN STATION DRIVE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

DRIE ZAKENLIEDEN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Stephen B. Kern TITLE: PARTNER

DATE: 11 July 2019

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF PIERCE)

ON THIS 11th DAY OF July, 2019, BEFORE ME, PERSONALLY APPEARED Stephen Kern, TO ME KNOWN TO BE THE OFFICER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT Stephen Kern WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

ALISSA M NORTH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2021

Alissa North
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Olympia, WA
MY COMMISSION EXPIRES: 05/29/2021

LEGAL DESCRIPTION

LOT 5, TOGETHER WITH LOT 11, BARKSDALE STATION, AMENDED BINDING SITE PLAN, AS PER PLAT RECORDED DECEMBER 11, 2000 UNDER RECORDING NO. 200012115004, BEING AN AMENDMENT TO BARKSDALE STATION--BINDING SITE PLAN, AS PER PLAT RECORDED DECEMBER 19, 1996 UNDER RECORDING NO. 9612190221, RECORDS OF PIERCE COUNTY WASHINGTON;

TOGETHER WITH THAT PORTION OF STATION DRIVE AS VACATED PURSUANT TO DOCUMENT TITLED "ORDINANCE NO. 06-812 VACATING PUBLIC STREET IDENTIFIED AS STATION DRIVE" RECORDED MAY 22, 2006 UNDER RECORDING NO. 200605220747, BEING RE-RECORDED APRIL 23, 2010 UNDER RECORDING NO. 201004230261, RECORDS OF PIERCE COUNTY WASHINGTON.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED 05/2019
- ALL MONUMENTS SHOWN AS FOUND VISITED 08/2018.

SHEET INDEX

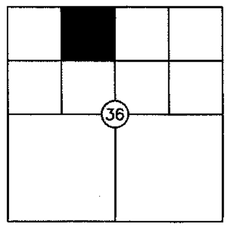
BASIS OF BEARING

HORIZONTAL = BEARING N 31°28'47" E FROM MONUMENT ON DUPONT-STEILACOOM HWY AT SOUTHERLY INTERSECTION WITH STATION DRIVE TO MONUMENT ON DUPONT-STEILACOOM HWY AT NORTHERLY INTERSECTION OF STATION DRIVE PER BARKSDALE STATION AMENDED BINDING SITE PLAN, PIERCE COUNTY AFN 200012115004.

TITLE REPORT NOTES PER:

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE NUMBER: 191480-TC
EFFECTIVE DATE: MAY 7, 2019

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
   GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
   PURPOSE: CONSTRUCT, OPERATEE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
   AREA AFFECTED: AS SPECIFICALLY LOCATED ON SAID DOCUMENT
   AFN: 9703050517
2. RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENTS AND ASSESSMENTS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS: AFN 9208240297
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9501100462
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9503150368
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9601090388
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9601260346
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9603120707
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9609110555
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9612240420
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9710170646
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9803170310
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9807070025
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 9912200109
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200201080842 AND 200201080843
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200209180938, 200209180939 AND 200209180940
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200304041433 AND 200304041434
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200512050081
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200712210490
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 200808150280
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 201009301051
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 201010060494 AND 201010060495
   AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: AFN 201010270197
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW:
   AFN: 9701310359
   SAID INSTRUMENT HAS BEEN MODIFIED BY INSTRUMENT, RECORDED UNDER AFN 201409230003343.
4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ENCROACHMENTS, FENCE LINES, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN BINDING SITE PLAN RECORDED UNDER AFN 9612190221 AND AMENDED BY INSTRUMENT RECORDED UNDER AFN 200012115004.
5. REFUSE RECEPTACLE EASEMENT
   AFN: 9809140376
6. DECLARATION OF RESTRICTION ON SELF-STORAGE CONSUMER STORAGE FACILITIES
   AFN: 200305200603
7. EASEMENT MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
   PURPOSE: WATER MAINS
   AFN: 200605150149
8. EASEMENT MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
   PURPOSE: INGRESS, EGRESS AND UTILITIES
   AFN: 200605150150
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF DUPONT
   PURPOSE: UNDERGROUND WATER SYSTEM
   AFN: 200609270323
   AFFECTS: PORTION OF VACATED STATION DRIVE ADJOINING LOT 5
10. MAINTENANCE EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
    PURPOSE: INGRESS, EGRESS AND UTILITIES
    AFN: 200609270324
11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON DECLARATION OF LOT COMBINATION LLE 06-02:
    AFN: 200707260077
12. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF DUPONT ORDINANCE NO. 06-812:
    AFN: 201004230261
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
    GRANTEE: PIERCE COUNTY
    PURPOSE: SANITARY SEWER
    AREA AFFECTED: A PORTION OF SAID PREMISES
    AFN: 201106210334



SECTION 36,
T. 19 N., R. 1 E., W.M.

CITY OF DUPONT SIGNATURES

EXAMINED AND APPROVED THIS 12 DAY OF July, 2019.

CITY ENGINEER

EXAMINED AND APPROVED THIS 22 DAY OF July, 2019.

CITY ATTORNEY

I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

CITY ADMINISTRATOR 07-16-2019 DATE

EXAMINED AND APPROVED THIS 29th DAY OF July, 2019.

MAYOR

DEPUTY

ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL CITY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID. AND DISCHARGED.

Mike Lonergan Kg 8/8/2019
PIERCE COUNTY ASSESSOR-TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF August AT 12:17 P M. IN BOOK ____ OF ____ AT PAGES ____ AT THE REQUEST OF 201908085002

#197.50

Chireen Almyspacher for
Julie Anderson
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF: DRIE ZAKENLIEDEN, LLC, IN JUNE, 2019.

7/11/19

BLAIR E. PRIGGE, PLS #29278
7/11/2019
DATE

BLAIR E PRIGGE
STATE OF WASHINGTON
29278
REGISTERED
PROFESSIONAL LAND SURVEYOR

DRAWN BY PBJ	DATE 06/28/2019
CHECKED BY BEP	SCALE 1"=50'
JOB NUMBER 18-801	SHEET NUMBER SV 1 OF 3

MTN 2 COAST LLC

PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360.688.1949

Attachment 3a.
Barksdale Station
Binding Site Plan,
Recording No.
201908085002

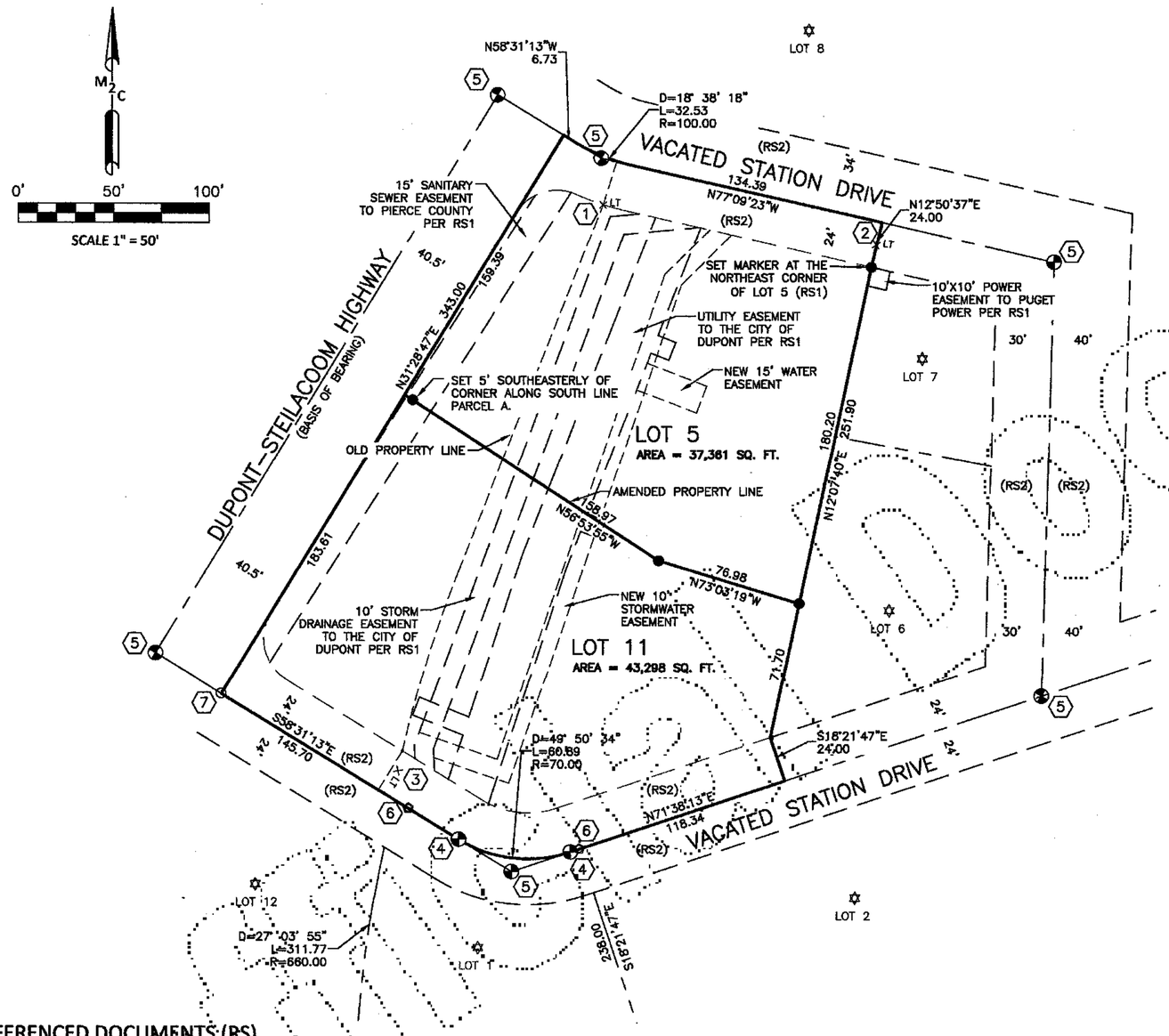
ORIGINAL

For reference only, not for re-sale.

201908085002

BARKSDALE STATION - AMENDED BINDING SITE PLAN

A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 36, T 19N., R 1E., W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



AMENDMENT NOTES

THIS AMENDMENT OF LOTS 5 AND 11 CHANGES THE SHAPE AND SIZE OF BOTH LOTS.

PROPOSED LOT USE

LOT 5: COMMERCIAL USE.
LOT 11: COMMERCIAL USE

SITE ADDRESS

LOT 5: 1300 STATION DR. DUPONT, WA 98327
LOT 11: 700 STATION DR. DUPONT, WA 98327

LEGEND

- ● SET 5/8"X24" REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 29278"
- ✡ NOT A PART OF THIS AMENDED BINDING SITE PLAN
- ○ REBAR AND CAP
- ✿ ALUMINUM CAP
- ◒ BRASS CAP
- ×LT LEAD AND TACK
- DW DRIVEWAY

LINE TYPES

- PROPERTY LINE
- OLD PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

SITE AREA STATISTICS

BSP LOT	AREA IN ACRES
5	0.86 ACRES
11	0.99 ACRES

REFERENCED DOCUMENTS (RS)

1. BARKSDALE STATION – AMENDED BINDING SITE PLAN UNDER AUDITOR'S FILE NO. 200012115004.
2. ORDINANCE NO. 06-812 VACATING PUBLIC STREET IDENTIFIED AS STATION DRIVE UNDER RECORDING NO. 201004230261.
3. BARKSDALE STATION – BINDING SITE PLAN UNDER AUDITOR'S FILE NO. 9612190224.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED 05/2019
- ALL MONUMENTS SHOWN AS FOUND VISITED 08/2018.

BASIS OF BEARING

HORIZONTAL – BEARING N 31°28'47" E FROM MONUMENT ON DUPONT-STEILACOOM HWY AT SOUTHERLY INTERSECTION WITH STATION DRIVE TO MONUMENT ON DUPONT-STEILACOOM HWY AT NORTHERLY INTERSECTION OF STATION DRIVE PER BARKSDALE STATION AMENDED BINDING SITE PLAN, PIERCE COUNTY AFN 200012115004.

MONUMENT NOTES

1. FOUND 3/4 INCH METAL WASHER SET IN CONCRETE MARKED "LS 15661, LS 29281" AT PROPERTY CORNER.
2. FOUND 3/4 INCH METAL WASHER SET IN CONCRETE MARKED "LS 15661, LS 29281" 11.92 FEET NORTHERLY ALONG PROPERTY LINE EXTENDED.
3. FOUND 3/4 INCH METAL WASHER SET IN CONCRETE MARKED "LS 15661, LS 29281" ON PROPERTY LINE EXTENDED 10.51 FEET ON ARC RADIUS 660 FEET
4. FOUND 3 INCH BRASS CAP SET IN 8 INCH DIAMETER CONC. MARKED "LS 29281".
5. FOUND CONCRETE MONUMENT WITH BRASS CAP STAMPED "LS 29281" NOVEMBER, 1999 AS SHOWN ON THAT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200001195003
6. FOUND 2" ALUMINUM CAP MARKED PLS-38013 41278 PRIZM SURVEYING" FOUND REBAR AND CAP IN CENTERLINE OF STATION DRIVE

7/11/2019

BLAINE E. PRIGGE
STATE OF WASHINGTON
29278
REGISTERED
PROFESSIONAL LAND SURVEYOR

DRAWN BY PBJ	DATE 06/28/2019
CHECKED BY BEP	SCALE 1"=50'
JOB NUMBER 18-801	SHEET NUMBER SV 2 OF 3

MTN 2 COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360.688.1949

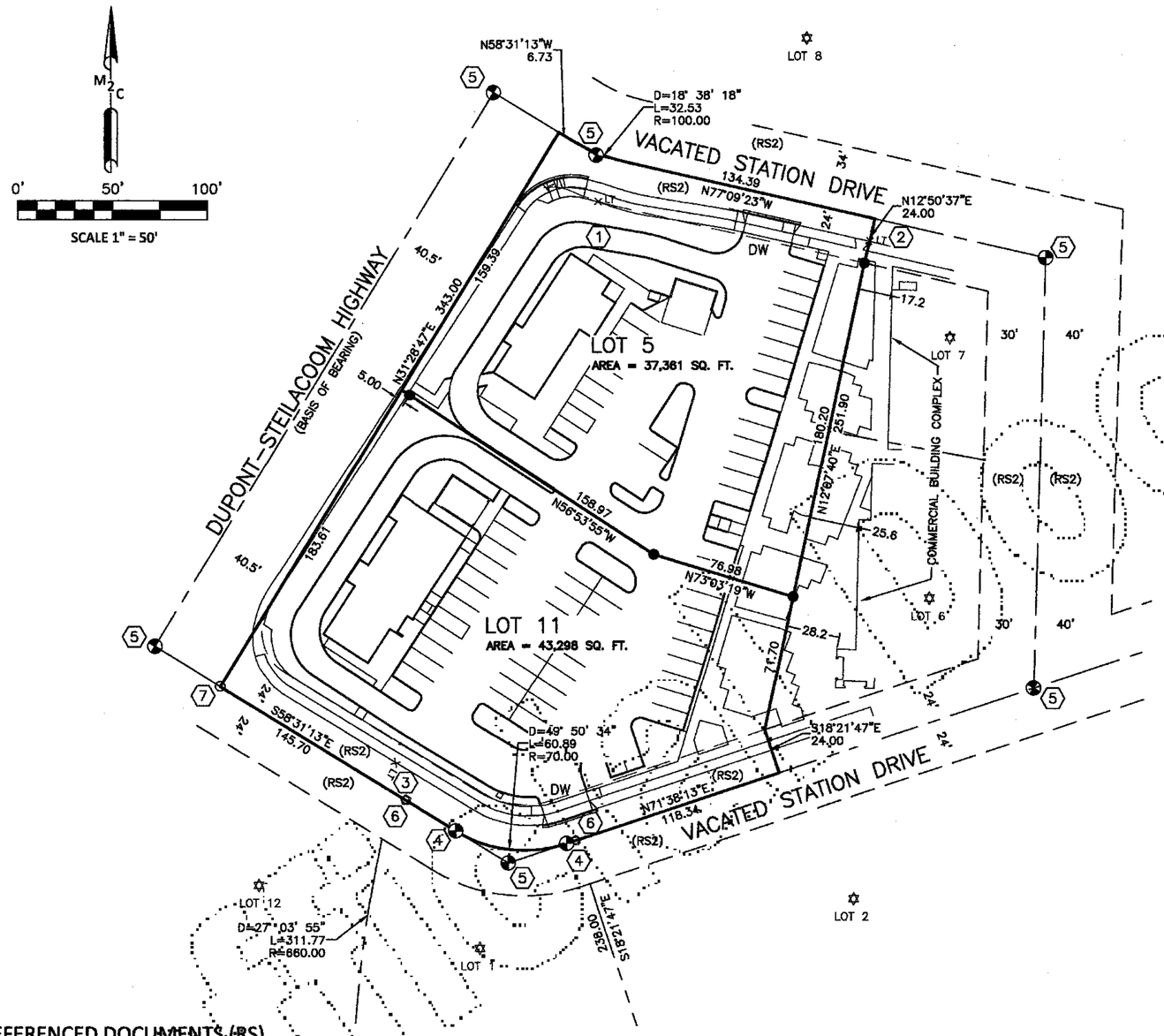
For reference only, not for re-sale.

ORIGINAL

201908085002

BARKSDALE STATION - AMENDED BINDING SITE PLAN

A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 36, T 19N., R 1E., W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



AMENDMENT NOTES

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PROPOSED LOT USE

LOT 5: COMMERCIAL USE
LOT 11: COMMERCIAL USE

SITE ADDRESS

LOT 5: 1300 STATION DR. DUPONT, WA 98327
LOT 11: 700 STATION DR. DUPONT, WA 98327

LEGEND

- SET 5/8"X24" REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 29278"
- NOT A PART OF THIS AMENDED BINDING SITE PLAN
- REBAR AND CAP
- ALUMINUM CAP
- BRASS CAP
- ×LT LEAD AND TACK
- DW DRIVEWAY

LINE TYPES

- PROPERTY LINE
- OLD PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE

SITE AREA STATISTICS

BSP LOT	AREA IN ACRES
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11	0.99 ACRES

7/10/19

BLAIR E. PRIGGE
STATE OF WASHINGTON
29278
REGISTERED
PROFESSIONAL LAND SURVEYOR

REFERENCED DOCUMENTS (RS)

1. BARKSDALE STATION – AMENDED BINDING SITE PLAN UNDER AUDITOR'S FILE NO. 200012115004.
2. ORDINANCE NO. 06-812 VACATING PUBLIC STREET IDENTIFIED AS STATION DRIVE UNDER RECORDING NO. 201004230261.
3. BARKSDALE STATION – BINDING SITE PLAN UNDER AUDITOR'S FILE NO. 9612190221.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED 05/2019
- ALL MONUMENTS SHOWN AS FOUND VISITED 08/2018.

BASIS OF BEARING

HORIZONTAL – BEARING N 31°28'47" E FROM MONUMENT ON DUPONT-STEILACOOM HWY AT SOUTHERLY INTERSECTION WITH STATION DRIVE TO MONUMENT ON DUPONT-STEILACOOM HWY AT NORTHERLY INTERSECTION OF STATION DRIVE PER BARKSDALE STATION AMENDED BINDING SITE PLAN, PIERCE COUNTY AFN 200012115004.

MONUMENT NOTES

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2. FOUND 3/4 INCH METAL WASHER SET IN CONCRETE MARKED "LS 15661, LS 29281" 11.92 FEET NORTHERLY ALONG PROPERTY LINE EXTENDED.
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6. FOUND 2" ALUMINUM CAP MARKED PLS 38013 41278 PRIZM SURVEYING" FOUND REBAR AND CAP ON CENTERLINE ON STATION DRIVE.

DRAWN BY PBJ	DATE 06/28/2019
CHECKED BY BEP	SCALE 1"=50'
JOB NUMBER 18-801	SHEET NUMBER SV 3 OF 3

MTN 2 COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360.688.1949

For reference only, not for re-sale.

ORIGINAL

201908085002

CITY OF DuPONT
ORDINANCE NO. 96-530

AN ORDINANCE APPROVING THE SITE PLAN AND DIVISION INTO TWELVE LOTS FOR A 10.02 ACRE COMMERCIAL DEVELOPMENT ON LID PARCEL "S".

WHEREAS, Weyerhaeuser Real Estate has applied to the City of DuPont for permits and approvals in connection with its 10.02 acre commercial development; and

WHEREAS, the City issued a Mitigated Determination of Non-Significance on August 17, 1995; and

WHEREAS, the Planning Agency has issued a report with Findings, Conclusions and Recommendations, which report is on file with the Office of the City Clerk; and

WHEREAS, the Planning Agency has held two public hearings upon the request and has recommended conditional approval; and

WHEREAS, the City Council has reviewed the requests and proposals and the recommendations of the City Staff and Planning Agency; and

WHEREAS, the City Council finds that the requests are in proper order and form, and all matters have been duly considered; and

WHEREAS, the City Council finds that the site plan and division into 12 lots would be for the general benefit of the City of DuPont and its citizens and would provide for the improvement of the general welfare of its City and its citizens; now, therefore,

THE CITY COUNCIL OF THE CITY OF DuPONT, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Planning Agency report for commercial development of LID Parcel S is on file with the City Clerk, and includes but is not limited to Findings, Conclusions and Recommendations therein, and this report and its Findings, Conclusions and Recommendations as amended are adopted and made a part of this decision as if set forth in the full herein and is marked Exhibit "A" to this ordinance.

Attachment 3b. Ordinance No. 96-530 dated January 9, 1996

Section 2. The site plan accompanying the Report and division into 12 lots described as LID Parcel S, subject to the conditions specified in the Planning Agency report and Mitigated Determination of Non-significance.

PASSED BY THE CITY COUNCIL ON 9 Jan 1996.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM BY:

CITY ATTORNEY

CITY OF DuPONT

Post Office Box 455
DuPont, Washington 98327
(206) 964-8121 • FAX 964-3554

November 27, 1995

Planning Agency Report on Parcel "S" Site Plan
A 10.02 acre Commercial Development

Applicant: Weyerhaeuser Real Estate Company (WRECO)

Location: Parcel "S" is located adjacent to the North side of the Interstate 5/ Burlington Northern Railroad corridor and adjacent to the east right-of-way of the DuPont-Steilacoom Road at the Northwest corner of Interstate 5 and Exit 119.

BACKGROUND:

The Planning Agency held two public hearings on the Project September 6th and 20th. Notice of the hearings were provided in accordance with applicable requirements. Before the hearings the Planning Agency received a preliminary staff report. On August 17, 1995 the City issued a Mitigated Determination of Non-significance for the project. At the hearings testimony was received from the applicant, their representatives and three residents. Subsequently on October 4, 1995 the applicant completed the record by submitting a revised summary of intersection traffic operations, a definition of architectural style, samples of colors, letters on 1914 easement and freeway service sign and existing tree locations. The Planning Agency met November 22nd and 27th to finalize this recommendation.

FINDINGS:

1. This development will be located on a currently vacant 10.02 acre site designated as Parcel "S" in Northwest Landing. The site fronts DuPont-Steilacoom Road to the West, the Interstate 5/ Burlington Northern Railroad Corridor to the South, and Fort Lewis on the North and East.

2. The site is proposed to be divided into 11 building lots and one lot (#9) for a storm drainage retention facility. Building lots will be sold to specific users for development in accordance with the site plan. Streets and utilities will be installed by the applicant prior to or concurrent with first phase construction.

3. The proposal is for the development of eleven buildings totaling 112,000 to 141,000 square feet to be completed in phases. The first phase consisting of lots 1-3, 6 and 8 is anticipated to be constructed in 1996. Included are a 3,800 sq. ft. automotive service station on lot one, 36,000 to 54,000 sq. ft. motel on lot two, 11,500 to 17,250 sq. ft. professional office on lot three, 6,500 sq. ft. restaurant on lot six and 3,100 sq. ft. bank on lot eight. Subsequent phases include a 11,400 to 17,100 sq. ft. professional office building on lot four, a 4,800 sq. ft. retail/office building on lot seven and an 18,500 sq. ft. retail/office building on lot five. The final phase, lots ten through twelve, include a 9,600 sq. ft. retail/office building, 6,500 sq. ft. retail/office building, and a 400 sq. ft. transit stop. Lots ten through twelve are also shown on a Future Exhibit Map as the area designated for realignment of DuPont-Steilacoom Road.

4. The site is designated in the City's Comprehensive Plan for Commercial Use and is zoned commercial.

5. Access to the site will be from two entry points off the DuPont-Steilacoom Road. These entry points will form a loop through the development.

6. Internal vehicle circulation will be via the proposed loop road that encircles the central area of the site. It is proposed that this loop road be dedicated to the City of DuPont. A drive-through bank lane is accessed from the loop. The professional office and motel have drop-off/pick-up locations that are accessed off of the loop road.

7. DuPont-Steilacoom Road is owned by Fort Lewis except for the realigned portion which begins at the northern most site entry. The City is responsible for street maintenance for the portion within the City Limits, however there is no joint use easement with Fort Lewis for the segment north of the northern most entry which the Fort owns.

8. The plan calls for 340 parking stalls to be located throughout the site, or approximately 1 space for 324 square feet of building area. Cross easements will be provided for parking distribution among the lots according to applicant testimony.

9. Pedestrian circulation within the site will be provided between the central retail/office/restaurant area and the motel, and the central area and the bank.

10. It is estimated that approximately 180 people will ultimately work in this development.

11. At full buildout the development is anticipated to generate daily traffic of 5,965 trips of which 312 would be entering and 333 exiting during P.M. peak hour.

12. Existing level of service at Wilmington/Barksdale and Barksdale I-5 North and Southbound are at level of service B. With the project, channelization and mitigation identified in figure 7, an additional lane at Exit 119 and a new interchange at City Center, the future analysis indicates the same level of service except for the I-5 Northbound ramp which drops to level of service C.

13. Structures proposed for the site will be one story except for those on lots 2,3 and 4 which are proposed as either two or three stories.

14. The architectural style for the project has been identified by the applicant as Garden Village and is represented in attached building sketches. Components of the style include smaller scale, modulated buildings, variety in store fronts, small windows and gabled roofs.

15. The site is presently covered with a mix of grasses and wildflowers, with scattered Douglas Fir, cottonwood, Garry oak, flowering cherry, and a row of juniper trees. Five of the existing cherry trees will be transplanted around the storm drainage site at the north end of the site. Five existing Garry oaks are too large to transplant using a tree spade and will require removal.

16. The landscape concept for the site proposes willow oak as street trees along the internal street right-of-way. Smaller-scaled flowering cherry, apple and hawthorn trees will be planted in and around the parking areas. Little leaf linden trees will be planted along the south side of the current DuPont-Steilacoom right-of-way to complement the existing lindens on the north side of the roadway. A mix of red pine, sumac and flowering trees will border the perimeter of the south and east property lines. Grass, evergreen groundcover, and shrubs will cover all landscape areas.

17. The applicant proposes two entrance monument signs at each entry (total of four) one freeway service reader board sign 40 feet in height, multiple signs for buildings and buildings signs which exceed 90 square feet for uses with facades greater than 636 square feet.

18. There is an easement for the 1914 road conveyed by Auditor's file No. 404857 that runs through the site from north to south. WRECO and Fort Lewis are currently in negotiation over that section of the site and in a letter dated October 3, 1995 Transamerica Title Insurance Company confirms that the interests of Pierce County in the 1914 road have been eliminated.

19. There is an 8" waterline coming from Fort Lewis which runs along the southeast portion of the parcel and there currently is no easement for the line.

20. Three wetlands exist approximately 400 feet north of the Parcel "S" boundary. A smaller wetland (approximately 0.09 acres) exists immediately adjacent to the DuPont-Steilacoom Road 165 feet north of the site. This wetland does not appear to have been connected to Bell Marsh prior to the construction of the DuPont-Steilacoom Road. Raedeke Associates, Inc. rated this wetland, which is located on Ft. Lewis as a category IV Wetland.

21. The site slopes gently to the north where 6.75 acres of impervious surface will be managed by a 0.37 acre storm drainage facility.

22. The City's subdivision code referenced binding site plan approval as a way of dividing commercial or industrial land without a subdivision, however there are no standards which currently regulate the process in the City codes.

23. The applicant anticipates future site plan review for each building.

CONCLUSIONS:

24. The proposed uses of an automotive service station, restaurant, motel, bank, professional office, and retail/office buildings are allowable in the Commercial Zone.

25. No final building square footage is given for any of the buildings. Under the least restrictive parking use requirement(which is all office) 330 stalls would be required. 340 stalls are proposed, however with the amount of retail use space, there may be a need to increase parking or decrease the square footage of buildings.

26. It is expected that the proper number of loading berths will be provided according to City standards.

27. The City standard of maintaining traffic operations on adjacent streets level of service D or better will be achieved with the proposed mitigation outlined in figure 7.

28. Intersection sight distance analysis, the need for a left turn lane entering the site and level of service analysis for the northerly access should be confirmed prior to construction.

29. The southern access off the DuPont-Steilacoom Road may create sight distance and stacking problems following the realignment of the Interstate 5 Interchange 119 and the DuPont-Steilacoom Road..

30. The proposed colored-pavement pedestrian crossings between the bank and the central retail/office/restaurant area (lots 5,6 and 7) and the motel and the central retail/office/restaurant area is adequate. However, the professional office and the central retail/office/restaurant area lack any type of marked pedestrian crossing of the proposed internal loop road.

31. The transit stop is indicated in the final phase, however the need may occur earlier if Pierce Transit develops a route which utilizes the DuPont-Steilacoom Road.

32. The architectural style is compatible with the projects location near the entry to the City's Historic Village.

33. The signs proposed for the site exceed the number and size limits of Section Z/SIG 020.040.010 and the reader board may have moving or flashing lights which are not permitted.

34. The proposed landscape plan implements a variety of new trees along with relocating five existing trees. The balance of the site will be cleared.

35. A potential problem exists along the southern edge of the site with regard to the headlights of cars parking in the development and being a distraction for drivers on Interstate 5 and with cars being visible from the southbound off ramp.

36. Storm drainage will be contained on site and must meet City standards. The wetland that exists 165 feet to the north of the site is not linked to the proposed facility.

37. There is currently no identifiable planned pedestrian linkage between the Historic Village of DuPont and proposed development on Parcel "S".

38. The requirements of a binding site plan for the installation of utilities, access, sale of property and use limitations are generally met through the site plan review process.

RECOMMENDATION:

39. Approve the Site Plan and division into lots for the Project subject to the conditions set forth below. Based on the foregoing findings and conclusions, the proposal can be conditioned so as to be compatible with applicable regulations and policies of the City of DuPont Comprehensive Plan and Land Use Zoning Code.

Project Conditions

1. A separate approval for each building is required with accompanying site plans, building elevations, and demonstration of conformance with parking and design guidelines prior to issuance of a building permit. Where a conflict exists between the City's Zoning Code and project design standards, the more restrictive shall apply.

2. Any building located in Phase 5 must be of a temporary nature and must be removed at the owner's expense prior to the realignment of the DuPont-Steilacoom Road. Prior to issuance of any building permit in Phase 5, the applicant shall submit a concomitant agreement to the City for review and approval. Said concomitant agreement shall indicate the temporary nature of the buildings to be located in Phase 5 and shall indicate the applicant's willingness to move the buildings at the applicant's expense. Should it be determined prior to an application for a building permit on Phase 5 lots that DuPont-Steilacoom Road will not be realigned as anticipated then this condition of the site plan review will be eliminated.

3. To reduce traffic conflicts with driveways too close to intersections and each other, the applicant is encouraged to cooperate with the owner of the adjacent Chevron site on the corner to extend a driveway and provide access to that site from the applicant's property.

4. Prior to building permits approval an Intersection site distance analysis, a study of the need for a left turn lane entering the site and level of service analysis for the northerly access shall be conducted and any additional improvements required shall be implemented by the applicant.

5. Signs shall be resubmitted prior to building permits being issued to ensure compliance with the Zoning Code. A single sign will be allowed on site that adheres to the freeway service use standard of not exceeding 120 square feet in area, including supports. Such sign shall be restricted to uses on site. Substantive review will take place for all signs prior to sign approval.

6. The City's engineering consultant will review and approve the Storm/Grading and Erosion Plan prior to any clearing, grading or construction.

7. On the southern edge of the site adjacent to the southbound I-5 offramp, evergreen trees shall be added to the property line area to create more screening similar to the southbound Gravelly Lake onramp to I-5.

8. WSDOT must review and approve the plans for the proposed Interchange 119 locations and Parcel "S" access points off of DuPont-Steilacoom Road.

9. All buildings, monuments, signs and landscaping visible from the southern and western sides of the site will maintain the character of DuPont and the existing buildings in Northwest Landing and functions as an entrance to the Historic Village.

10. Any "special paving" (i.e. that which links the central retail/office/restaurant area (lots 5,6 and 7) with the bank and the motel) and the surrounding landscaping will be maintained by Commercial Owners Association.

11. A pedestrian link will be formed between Parcel "S" and the Historic Village to the west.

12. A new set of storm/grading and erosion plans will be submitted for approval with construction plans. The erosion control plan will need to meet the City's minimum requirements outlined in its stormwater management ordinance.

13. Parcel "S" will be provided water through LID #88-1 improvements. The LID assumed this area would use 9,500 gpd (average day). The applicant needs to provide the proposed water use, including irrigation. If the water use exceeds 9,500 gpd additional improvements may be required.

14. Hydrant pressure for the development will be at least 2,500 gpm at 20 psi for 2 hours to meet the Water Comprehensive Plan standard for fire flow for commercial developments.

15. A parking plan indicating the exact number of parking stalls with the appropriate location shall be submitted for each lot. Shared parking will have at least 60% of the required stalls on-site or immediately adjacent to the building lot that they serve. The internal roadway section which adjoins the south side of lots 5 and 6 and the north side of lots 5 and 7 and the corresponding right of way across from these lot segments should be widened as necessary to accommodate parallel parking along the main road.

16. Vehicular access and building orientation for the service station proposed for Lot 1 needs to be changed so that the service bays shall not face the street and access must be moved further from the corner.

17. Trees that are located at the tips of parking stalls will be planted in 9 foot diameter landscaping circles.

18. To accommodate improvements and realignment for the DuPont-Steilacoom Road a 20 foot landscaping buffer will be maintained between the highway and the parking lots along the western side of the site. Landscaping for this buffer will be done in Phase 1.

19. A utility easement shall be provided for the 8" waterline coming from Ft. Lewis along the southeast portion of the parcel.

20. If Pierce Transit provides a route on the DuPont-Steilacoom Road the applicant shall work with transit to advance the bus stop shown in Phase 5.

21. The applicant shall analyze access to their adjoining Parcel R on the opposite side of the street and revise channelization of the turn lanes on the DuPont-Steilacoom Road as necessary to accommodate access movements to both the subject parcel and Parcel R.

22. Nothing in the site plan approval shall be construed to allow drive through or drive up food service.

9-15-95/ gfa JG
130835.A0.01/ Proposed Channel

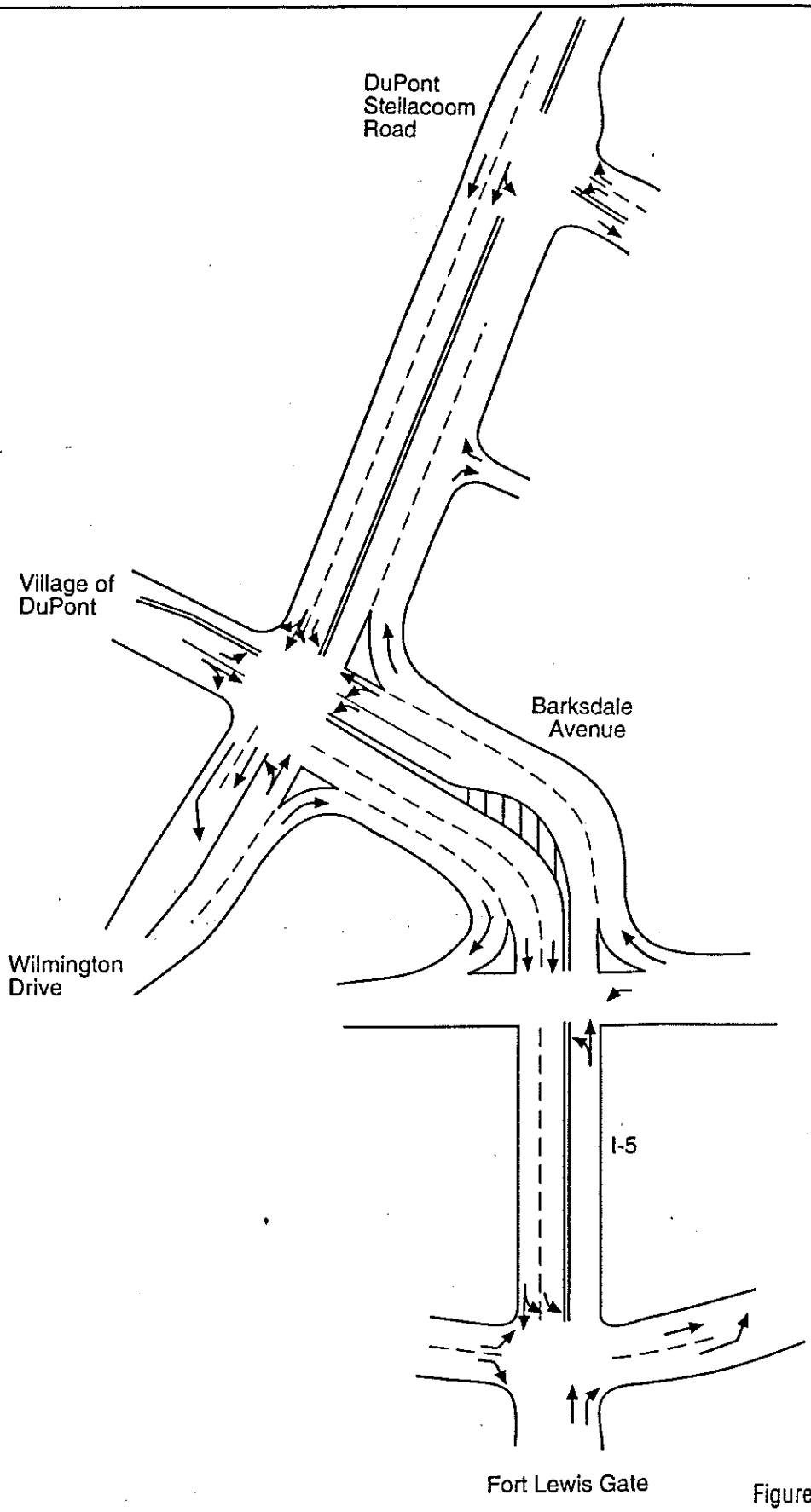
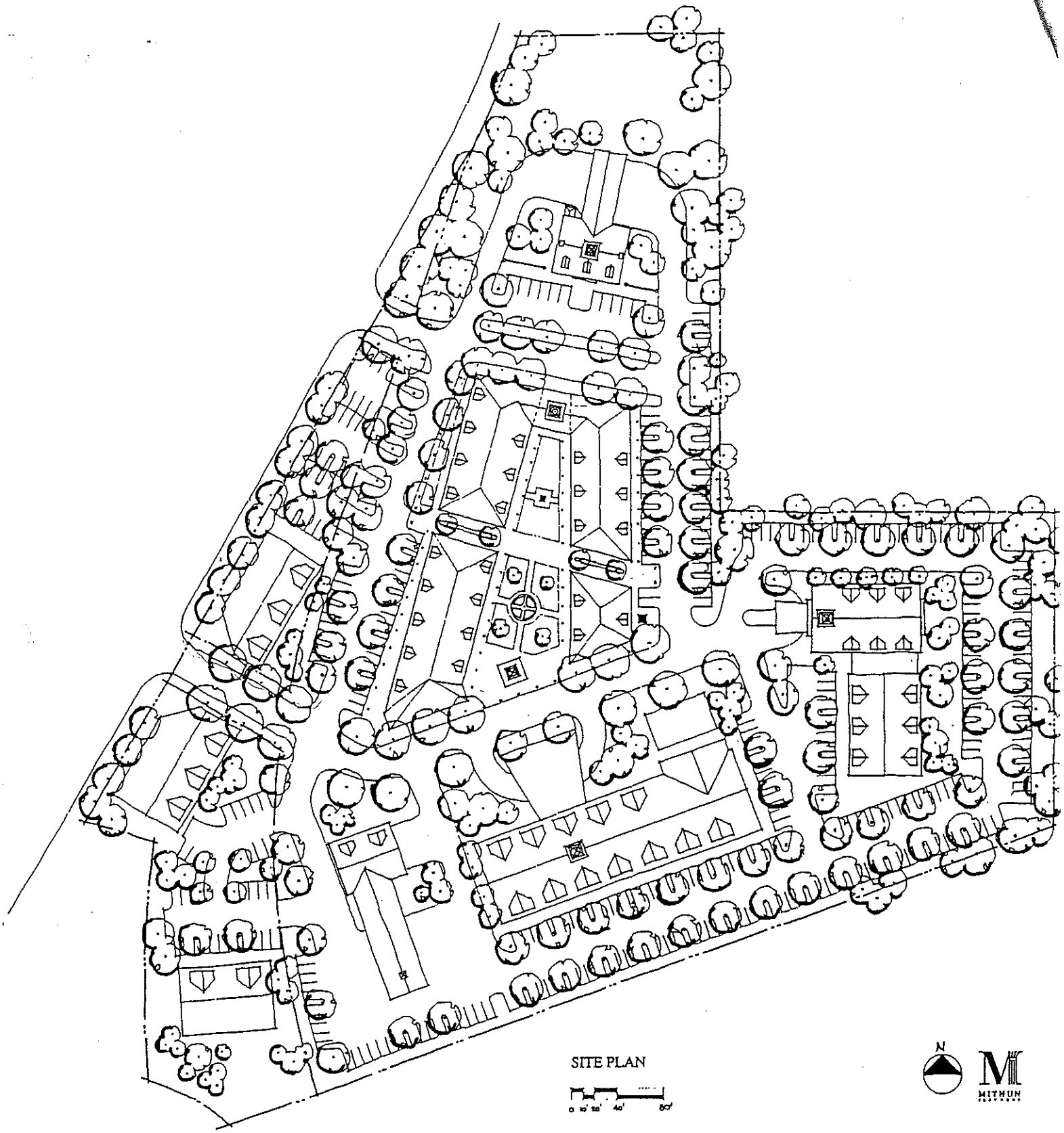


Figure 7
Proposed Channelization for Highway Mitigation (Schematic)

CH2MHILL


SITE PLAN
N
MITHUN

City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 ▪ Fax 253.912.5240 ▪ www.ci.dupont.wa.us

March 9, 2020

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Taco Bell PLNG 2020-003 Resub

The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.

1. No further comments on the above project.

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail mturner@dupontwa.gov.

Sincerely,

Fire Marshal

Mike Turner

Attachment 4a: a.City of DuPont Fire Department Memorandum dated September 18, 2019 and March 9, 2020

City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 ▪ Fax 253.912.5240 ▪ www.ci.dupont.wa.us

September 18, 2019

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: Taco Bell PLNG2019-026

The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.

1. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.**

2. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5 inch with a locking cap. (Fire Department approval for location) **Separate Permit required.**

3. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.**

4. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

5. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

6. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.)

7. Prior to Fire Department approval for occupancy, Fire apparatus access roads shall have approved striping or signs.

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail mturner@dupontwa.gov.

Sincerely,

Fire Marshal

Mike Turner

From:	Bill Anderson
To:	Jeff Wilson; Janet Howald; Lisa Klein
Cc:	Mike Turner; Dominic Miller; Scott Hein; Christopher Ortega; Valeska Silva; Gus Lim
Subject:	Taco Bell LU resubmittal PLNG2019-033 & Site plan PLNG2020-003
Date:	Tuesday, March 10, 2020 8:11:19 AM

Jeff & Lisa,

I have no additional comments for the subject submittals. Please contact me if you have questions. Thank you.

Bill Anderson

Attachment 4b. City of DuPont Building Services Division Comment Letters dated December 16, 2019 and March 10, 2020

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION

1700 Civic Drive
DuPont, WA 98327
Ph 253.964.8121 Fax 253.964.3554

MEMORANDUM

TO: **Jeff Wilson**

FROM: **Bill Anderson**

RE: **Taco Bell restaurant, Land Use comments , PLNG2019-033**
700 Station Drive, DuPont, WA 98327

DATE: **December 16, 2019**

I have reviewed the application and drawings submitted for the land use application for the proposed restaurant to be located at 700 Station Drive, DuPont, WA 98327. The following summarizes the building department's comments:

1. The proposed building construction shall comply with the building construction codes that are in effect **at the time of submittal** for permits. The following codes are currently in effect: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code,

   Accessibility provisions of the 2015 IBC and ICC/ANSI A117.1-2009 (as amended and adopted by the State of Washington) shall be incorporated into the project design, including, but not limited to: the provision and location of accessibility parking spaces, accessible routes of travel, detectable warnings for all curb ramps, etc.

2. Prior to issuance of a building permit for the structure, the applicant shall provide a copy of Pierce County Sewer Service Permit for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval be completed prior to their issuance of service connection permit.)

3. Fire flow, fire access, and on-site fire hydrant requirements will be determined by the DuPont Fire Chief, or his designee, as the project design is developed and submitted.

4. The project must receive all land use and civil construction approvals prior to issuance of building permit for the proposed structure. All conditions or requirements associated with such approvals shall be complied with throughout building construction and must be completed prior to issuance of a certificate of occupancy.

5. Fire Suppression and Fire Alarm permits for the structures must be obtained prior to initiating any such work. All alarms systems must obtain an alarm registration permit with the city prior to their activation; forms may be obtained at city hall.
6. Permit forms may be obtained either at city hall or may be downloaded through the city's website. Assistance in completing applications is available by calling the permitting staff.

Please feel free to contact me if there are any questions, or I can be of further assistance.

Gray & Osborne, Inc.
CONSULTING ENGINEERS

March 13, 2020

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: LAND USE APPLICATION, BARKSDALE STATION TACO BELL,
CITY FILE NOS. PLNG2019-033
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19289.00

Dear Mr. Wilson:

On February 26, 2020, Gray & Osborne, Inc. received a resubmittal package for the above-subject project. The package included the following:

- Response to Comments Letter by TerraForma Design Group dated February 18, 2020;
- City of DuPont Land Use Application dated February 20, 2020;
- Water Availability Certificate;
- Preliminary Stormwater Site Plan by TerraForma Design Group, Inc. dated February 18, 2020;
- Civil Plans by TerraForma Design Group, Inc. (three sheets dated February 18, 2020);
- Geotechnical Engineering Report by Riley Group dated March 25, 2019; and
- LeMay Approval by Dick Vahl dated February 18, 2020.

We have reviewed this information for compliance with the current City of DuPont Public Work Standards (City Standards), codes, policies, and the DuPont Municipal Code (DMC), and have the following comments (comment numbering coincides with our previous comment letter dated January 3, 2020):

GENERAL

1. Response to comment – accepted.
2. Response to comment – accepted.

Attachment 4c. City of DuPont Engineering Department comment letter dated January 3, 2020 and March 13, 2020

3. Response to comment – accepted.

4. Response to comment – accepted.

5. Response to comment – accepted.

6. Response to comment – accepted.

LAND USE APPLICATION

7. Response to comment – accepted.

8. Response to comment – accepted.

TITLE REPORT

9. Response to comment – accepted.

TRIP GENERATION REPORT

10. Response to comment – accepted.

WATER AVAILABILITY FORM

11. The submitted Water Availability Request appears acceptable and will be forwarded to the Applicant under separate review.

12. Response to comment – accepted.

SANITARY SEWER DOCUMENTATION

13. Response to comment – accepted.

14. Response to comment – accepted.

STORMWATER SITE PLAN

15. Response to comment – accepted.

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16. Page 1 of the report still states that the site soils are glacial till. This should be revised to match the geotechnical findings in the final stormwater plan.

17. Response to comment – accepted.

18. Response to comment – accepted.

19. Response to comment – accepted.

20. Modeling: There is some driveway area listed in the report that is not included in the water quality calculation modeling in WWHM. All of the new and replaced impervious area must be addressed by the treatment structure. The total pavement area listed on Page 6 of the report is 0.68 acres, while the modeled area for the water quality analysis is 0.46 ac (plus 0.09 ac of rooftop and 0.07 ac of lawn).

21. Response to comment – accepted.

22. Response to comment – accepted.

CIVIL PLANS

23. Response to comment – accepted.

    A. Response to comment – accepted.

    B. Response to comment – accepted.

    C. Response to comment – accepted.

    D. Response to comment – accepted.

24. Response to comment – accepted.

25. Response to comment – accepted.

26. Response to comment – accepted.

27. Response to comment – accepted.

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28. Response to comment – accepted.

29. Response to comment – accepted.

30. Response to comment – accepted.

31. Response to comment – accepted.

32. Response to comment – accepted.

33. Response to comment – accepted.

34. The parking lot shall be designed in accordance with DMC 25.70.030, screening as approved by the City and a minimum aisle width of 26-feet for 90 degree two-way aisle and emergency vehicle access.

34A. It appears that the driveway and drive aisles have been revised. The proposed driveway on Station Drive should be aligned with the driveway across the street.

35. Response to comment – accepted.

36. Response to comment – accepted.

37. Response to comment – accepted.

38. Response to comment – accepted. A sump pump or a tightline pipe to the main wall footing drain is allowed.

39. Response to comment – accepted.

40. Response to comment – accepted.

40A. Per City Standard Detail 3″ and Larger Double Check Valve Assembly (Drawing No. 8.4-8), the inline 4″ swing check valve shall be located inside the water vault. Reroute the fire department pumper connection per the detail.

41. Response to comment – accepted.

42. Response to comment – accepted.

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43. Response to comment – accepted.

LANDSCAPE AND IRRIGATION PLANS

44. Response to comment – accepted.

45. Response to comment – accepted.

46. Response to comment – accepted.

GEOTECHNICAL ENGINEERING REPORT

47. The project shall comply with the recommendations as provided in the Geotechnical Report.

REFUSE APPROVAL

48. The submitted correspondence of approval of the refuse enclosure location and serviceability appears acceptable for Land Use Application Approval.

Thank you for the opportunity to provide these comments. Please contact the undersigned if you have any questions or comments regarding this review.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Mr. Scott Hein, Public Works Supervisor, City of DuPont
Mr. Bill Anderson, Building Official, City of DuPont
Mr. Mike Turner, Fire Marshal, City of DuPont
Ms. Lisa Klein, AHBL, Inc.

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Gray & Osborne, Inc.
CONSULTING ENGINEERS

January 3, 2020

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: LAND USE APPLICATION, BARKSDALE STATION TACO BELL,
CITY FILE NOS. PLNG2019-033
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19289.00

Dear Mr. Wilson:

On December 6, 2019, Gray & Osborne, Inc. received a submittal package for the above-subject project. The package included the following:

- City of DuPont Land Use Application dated November 12, 2019;
- Title Report by Chicago Title Insurance Company dated October 16, 2019;
- Trip Generation Report;
- Letter of Site Specific Sewer Information by Pierce County Planning and Public Works dated November 4, 2019;
- Preliminary Stormwater Site Plan by TerraForma Design Group, Inc. dated November 1, 2019;
- Civil Plans by TerraForma Design Group, Inc. (4 sheets dated November 1, 2019);
- Landscaping Plan by TerraForma Design Group, Inc. (1 sheet dated November 1, 2019); and
- Architectural Drawings by Partners Architectural Design Group, Inc. (4 sheets dated November 5, 2019).

We have reviewed this information for compliance with the current City of DuPont Public Work Standards (City Standards), codes, policies, and the DuPont Municipal Code (DMC), and have the following comments:

GENERAL

1. A site plan shall be provided, which includes the identification of all easements and encumbrances of the subject properties from any recorded documents. The site plan shall also reflect the applicable information included in the Barksdale Station Amended Binding Site Plan. The width, type, and Pierce County Recording No. of all easements identified in the Title Report and in the Amended Barksdale Station Binding Site Plan shall be shown and labeled on the Plans (e.g., 10′ Storm Drainage Easement – Recording No. 12345).

2. Per the City Street Standards, frontage improvements will be required along DuPont-Steilacoom Road. A right-of-way permit will be required for any construction activity within the right-of-way.

3. The City's Stormwater System Development Charge (SDC) will apply to the proposed development. The SDC is $1,200 per 1,900 square feet of impervious surface, per City Resolution 18-038.

4. 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.

5. Documentation from LeMay, Inc. of their approval of any proposed trash enclosure shall be furnished by the Applicant.

6. This project is subject to the Geographic Information System (GIS) requirements as stated in Chapter 24.10 and Ordinance 97-559.

LAND USE APPLICATION

7. The Land Use Application site information indicates a site area of 53,298 square feet. The Civil Plans indicate 43,298 square feet. The Stormwater Report indicates 43,124 square feet. The Applicant shall resolve the discrepancy.

8. The Land Use Application site information indicates the area of impervious surfaces as 33,467 SF. The Civil Plans and the Stormwater Report indicate an area of 34,350 square feet. The Applicant shall resolve the discrepancy.

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TITLE REPORT

9. 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.

TRIP GENERATION REPORT

10. Based on the projected average daily trips exceeding 250 and peak trips exceeding 25, a Traffic Impact Analysis (TIA) is required for this Project. The TIA shall be prepared in accordance with the requirements of Section 13 of the Public Works Standards. The scope of the TIA shall be approved by the City's Traffic Consultant, Ms. Geralyn Reinart.

WATER AVAILABILITY FORM

11. The Applicant shall submit a Water Availability Form to the City. The form shall identify the anticipated peak domestic water usage.

12. The completed City "Flow and Pressure for Fire Suppression Design" form is attached for use by the Applicant.

SANITARY SEWER DOCUMENTATION

13. The submitted letter from Pierce County Utilities appears to be acceptable for purposes of land use approval.

14. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required prior to issuance of a civil construction permit. A Pierce County sewer permit shall be issued before the DuPont civil construction permit and building permit for the project may be issued.

STORMWATER SITE PLAN

15. The final submittal is required to include Stormwater Pollution Prevention Plan (SWPPP) and O&M documentation.

16. The report states that the site soils are glacial till, but later mentions the outwash soils on site. A geotechnical report for the site shall be provided.

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17. Source control BMPs identified on Page 5 shall be detailed in the final report.

18. The flowchart on Page 9 indicates that the project is outside of the UGA. DuPont is within the UGA.

19. Conveyance calculations shall be provided in the final report, and the final plans shall show the size and slope of all pipes.

20. In the modeling, there appears to be some driveway area in Basin 1 that is not included in the water quality calculation in Basin 2. All of the new and replaced impervious area shall be addressed by the treatment structure. The grading on the site plan appears to indicate runoff from the existing parking area to the east may flow to the collection system and BayFilter structure.

21. The final plans shall include additional details for the stormwater elements including the filter manhole structure.

22. Following construction and prior to final acceptance of this project, the Applicant will be required to execute an Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities. The Agreement should be provided after construction of the storm drainage system to reflect "as-built" conditions.

CIVIL PLANS

23. Drawings required for this project shall include, but not be limited to the following Plans that demonstrate compliance with the current DMC and City Standards. Approval of the Plans will be required prior to issuance of a construction permit for the site. The City Standard Approval Block shall be added to all construction plans to be submitted for civil construction approval.

    A. Civil Construction Plans, including TESC, grading, road and frontage improvements, stormwater, water, and sanitary sewer.

    B. A parking lot lighting plan, including a photometric exhibit showing the lighting levels within the parking lot, will be required for the proposed project. Lighting shall conform to the requirements of DuPont Municipal Code (DMC) Section 25.70.070 (12).

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C. A Channelization Plan will be required to be submitted which identifies the existing and proposed pavement markings and signage adjacent to and on the site.

D. Turning movement exhibits shall be provided to allow the City to determine the feasibility of the site layout. The exhibits shall demonstrate that the City Fire Department's large apparatus can navigate the site, which includes in and out of the site accesses and accessibility to fire appurtenances. The design vehicle used shall be identified.

24. Add the Adjacent Property Lines, Ownership, Parcel Number, and Street Address.

25. Include a construction sequence to the plans.

26. All relevant City standard details for street, storm drainage, and water construction shall be provided in the plan set submitted for construction review.

27. Add bearings and distances of the lot lines to the site plan.

28. Datum and benchmark information is required on all sheets where elevations are referenced.

29. The legal description is not verbatim of the Title Report. Reference the title report under the legal description.

30. List the pervious and impervious areas and the cut and fill quantities.

31. Utilities plans shall include profile views.

32. Any existing stormwater systems within or adjacent to the tracts that were installed as part of the underlying plat for temporary erosion and sediment control shall be incorporated into the storm water system design or removed at the Applicant's expense, if not utilized.

33. Add the General Notes (Street Construction) listed in City Standard 11.1.

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34. The parking lot shall be designed in accordance with DMC 25.70.030, screening as approved by the City and a minimum aisle width of 26-feet for 90 degree two-way aisle and emergency vehicle access.

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

36. Add the General Notes (Water System) listed in City Standard 11.3.

37. The fire line connection to a City water main will require a double detector check valve assembly (DDCVA) in an underground vault and a Fire Department Connection (FDC) within 50 feet of a fire hydrant. The double detector check valve assemblies (DDCVA) shall be located in underground vaults outside of the building to allow direct access by City staff.

38. 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.

39. The City's Cross-Control Specialist (CCCS) shall be granted access for plumbing and fixture inspection during construction and annual hazard evaluations thereafter. The CCCS is the approving authority for evaluation of the premises hazard protection for the Building Official.

40. Water easements for the existing on-site City water system(s) shall be shown and labeled. All water mains and appurtenances to be owned and operated by the City, up to and including water meters, backflow assembly vaults, and fire hydrants, shall be located in 15-foot-wide easements dedicated to the City. The easements shall be dedicated to the City following construction and prior to final acceptance of this project.

41. For the proposed water main, identify valves, fittings, thrust blocks, and segment lengths

42. Based on City records, there are three existing 8-inch stubouts on the site. If any of these stubouts are not used, the water main shall be removed to the valve and the valve shall be plugged and abandoned.

43. Include details and sections of the wall. Walls over four feet in height require a separate building permit.

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LANDSCAPE AND IRRIGATION PLANS

44. There are existing City landscape and irrigation improvements on the Station Drive and DuPont-Steilacoom Road frontage of this property. Maintenance of these improvements, if retained, would become the Applicant's responsibility. The Applicant would be responsible for abandoning and/or reconfiguring these improvements to serve the site.

45. The Applicant will be required to demonstrate compliance with the substantive requirements identified in Chapter 25.90 Landscaping. The irrigation of the landscaping shall meet the requirements of DMC 25.90.040.

46. 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.

Thank you for the opportunity to provide these comments. Please contact the undersigned if you have any questions or comments regarding this review.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Mr. Scott Hein, Public Works Supervisor, City of DuPont
Mr. Bill Anderson, Building Official, City of DuPont
Mr. Mike Turner, Fire Marshal, City of DuPont
Ms. Lisa Klein, AHBL, Inc.

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CITY OF DUPONT

FLOW AND PRESSURE FOR FIRE SUPPRESSION DESIGN

Project Name: **Taco Bell**
Project Location: **700 Station Drive**
Developer's Engineer: **TerraForma Design Group, Inc.**

Date: **September 23, 2019**

Minimum Fire Flow per Ordinance No 10-905: _____
(see note 1)
Required Fire Flow per I.F.C. 2009: _____

Location Information:

Nearest Street Intersection: **DuPont-Steilacoom Highway & Station Drive (south loop)**
Model Node Location: **Approx. 170' East of Center of Intersection**
Model Node ID: **J-208**

2019 Water System Model Results (see notes 2, 3, 4, and 5 below):

Static Pressure: **55 psi**
Fire Flow: **3,241 gpm**
Residual Pressure: **25 psi (at 3,241 gpm)**

Fire Suppression System Design Criteria (see note 6 below):

Static Pressure: **45 psi**
Fire Flow: **2,917 gpm**
Residual Pressure: **25 psi (at 3,241 gpm)**

Notes:

1. Actual fire flow will be based on building construction type and building square footage with credits for fire sprinklers.

2. The 2018 Water System Model results are based on available fire flow during projected 2038 Maximum Day Demand conditions as discussed in the 2018 Water System Plan.

3. Available fire suppression storage is based on the criteria presented in the 2018 Water System Plan, which is defined as 4,000 gpm for 4 hours, or 960,000 gallons.

4. Pipe velocities are limited to 10 feet/second in pipes used for fire flow runs.

5. Four of the six pumps at the Bell Hill booster station were assumed to be operational during fire flow conditions: one 15 HP pump, two 20 HP pumps, and one 50 HP pump.

6. The model results have been adjusted per City policy. The policy reduces the model results as follows:

    - static pressure is reduced by 10 psi
    - available fire flow is reduced by 10% at a minimum allowable pressure of 20 psi

cc: Public Works Department
Building Department
Fire Department

Geralyn Reinart, P.E.
831 Sprague Street
Edmonds, WA. 98020
(206) 285-9035
Traffic & Transportation Engineering Services

MEMORANDUM

March 8, 2020

TO: Jeff Wilson, AICP
Community Development Director

FROM: Geralyn Reinart, P.E.

SUBJECT: Review of Taco Bell 'Box' Folder

I have reviewed the multiple submittals in the 'Box' folder forwarded by your office for the Taco Bell resubmittal and have the following limited comments:

- The January 03, 2020 letter to the Applicant from Gray & Osborne noted the following (Item #10) - "*Based on the projected average daily trips exceeding 250 and peak trips exceeding 25, a Traffic Impact Analysis (TIA) is required for this Project. The TIA shall be prepared in accordance with the requirements of Section 13 of the Public Works Standards. The scope of the TIA shall be approved by the City's Traffic Consultant, Ms. Geralyn Reinart.*"

- The February 18, 2020 letter from the Terra Forma Design Group responded to the above comment as follows - "*A TIA for this use was provided within the original TIA for the Starbucks development.*"

My preliminary comments to you dated September 15, 2019 were as follows:

1. The size of the proposed Taco Bell is slightly less than the size evaluated by SCJ in the TIA for Barksdale Station; as such, the TIA is still valid and no update is needed.
2. The number of daily trips shown on the Applicant's pre-application form is incorrect and should state 1362 total daily trips (less approximately 50% pass-by trips). This has no bearing on the above comment nor any other comments.
3. The Applicant should confirm that the number of parking stalls conforms to Staff comments previously noted in the MDNS for the site (i.e. shared parking/parking demand).

Attachment 4d. City of DuPont Traffic & Transportation Engineer comment memorandum dated March 8, 2020

I have no new/additional comments with respect this project. As noted, the traffic impacts for the project were included in the Barksdale Station TIA and I am satisfied that the analysis has been completed unless either you or Dominic want additional information Please let me know if you have any questions. Thanks!