



July 2, 2020

Jeff Wilson
City of DuPont
Planning Division
1700 Civic Drive
DuPont, WA 98327

RE: Major Site Plan Amendment Type II Application for
Northwest Logistics Center II – Trailer Lot Expansion located at
3230 International Place North, DuPont, Pierce County, Washington
Tax Parcel No: 300039-0011 and 300039-0282
Our Job No. 21227

On behalf of Panattoni Development Company, Barghausen Consulting Engineers, Inc. is submitting the Land Use application documents to process a Major Site Plan Amendment – Type II for the proposed Northwest Logistics Center II – Trailer Lot Expansion project. The proposal would construct a guard house and additional trailer parking on the undeveloped parcel adjacent to the site to the north and remove a portion of the existing parking from the site to accommodate the proposed parking expansion. There will also be modifications to the existing building site to serve the new tenant. A boundary line adjustment or lot combination will be processed to configure existing lots to proposed new site layout. Pre-application meeting information was provided by the city in a letter dated April 3, 2020 under Application No. PLNG202-002.

The following plans and documents are enclosed for review:

1. Four (4) each Vicinity Map
2. Four (4) each detailed Preliminary Site Plan with Site Data
3. Four (4) each Narrative Describing Site Plan Revisions and detailed summary of how project meets the City's Site Plan Review Criteria, Zoning requirements and Variance Review Criteria
4. Four (4) sets Preliminary Landscape Planting and Tree Retention Plans including Tree Per Acre Calculations
5. Four (4) sets Preliminary Civil Engineering Design Plans
6. Four (4) each Elevations for Guard House
7. Four (4) each Elevations for Covered Shelter Canopies
8. Four (4) each Plan Sheet Reductions to 8-1/2 x 11
9. Four (4) each Preliminary Stormwater Site Plan
10. Four (4) each revised Traffic Impact Analysis (will be submitted under separate cover)
11. Four (4) each Limited Subsurface Investigation
12. Four (4) each Geotechnical Engineering Report

BARGHAUSEN CONSULTING ENGINEERS, INC.

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13. Four (4) each Cultural Resources Report
14. Four (4) each Title Report for Parcel 300039-0011
15. Four (4) each Title Report for Parcel 300039-0282
16. Four (4) each updated SEPA Environmental Checklist
17. Four (4) each Land Use Application
18. Four (4) each Boundary Line Adjustment/Lot Line Elimination Application
19. Four (4) each Pre-Application Meeting Information
20. Four (4) each Authorization to Act as Agent Affidavit for tax parcel 300039-0282
21. Four (4) each Authorization to Act as Agent Affidavit for tax parcel 300039-0011
22. One (1) each electronic copy Application Plans and Documents
23. One (1) each check in the amount of \$3,750 for Type II Application Fee for Major Site Plan Amendment (\$1,500), Variance (\$1,500) and SEPA Environmental Review (\$750) to be mailed to City under separate cover.

We believe that the enclosed plans and documents compile a complete application package to begin the Major Site Plan Amendment – Type II review. Please review at your earliest convenience and please feel free to contact me if you have any questions or need any additional information. Thank you.

Sincerely,



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

BSD/bd
21227c.001R.doc

enc: As Noted

cc: Brian Mattson, Panattoni Development Company
Bjorn Brynestad, Panattoni Development Company
Whitney Dunlap, Barghausen Consulting Engineers, Inc.
Betsy Dyer, Barghausen Consulting Engineers, Inc.