

Betsy Dyer

From: Betsy Dyer
Sent: Thursday, November 10, 2022 12:07 PM
To: 'PublicWorks@dupontwa.gov'
Subject: Water Availability for DuPont 243 / BCE#18666
Attachments: 22-012_A-OPT A 20221104.pdf; 18666-F-AUTH-Ave55-2022-10-25.pdf; 18666-F-APPL-WATR Availability-DuPont-2022-11-04a.pdf

Attached is a completed Water Availability Form for the proposed Dupont 243 project located at 1700 Center Drive. We are preparing the submittal for SEPA and Land Use reviews and wanted to go ahead and start the process for water availability. A copy of the site plan and owner authorization are also attached. Please let me know if you need any additional information. Thank you.

***Betsy Dyer* / Project Administrator**

Office: 425-251-6222 | Direct: 425-656-7427

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South, Kent WA 98032

www.barghausen.com



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: 1700 Center Drive Application Number: _____
Subdivision/Project Name: DuPont 243 Parcel: 011926-6005 and 6006
Proposed Water Usage: 4,500 gpd (Commercial) Residential # of Units: N/A
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.

Print Name Daniel K. Balmelli, P.E.,
Barghausen Engineers for Avenue 55 Signature Daniel K. Balmelli
Address 18215-72nd Avenue South City Kent State WA Zip 98032

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: Unspecified

Number of current/existing users: 3,129 ⁽¹⁾ Existing Storage: 4,000,000 gallons

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 _____

Date _____

(1) Per City of DuPont, as of October 1, 2014.



AUTHORIZATION TO ACT AS AGENT AFFIDAVIT

City of DuPont
1700 Civic Drive, DuPont, WA 98327
Telephone 253.964.8121
www.dupontwa.gov

I, Eric Cederstrand (Dupont Industrial Partners LLC), as property owner of the following described property

1700 Center Dr. DuPont, WA 98327 0119266005, 0119266006, 0119266007
Property Address Parcel Number

hereby authorize

Avenue 55, LLC
Name
601 Union Street, Ste. 2930 Seattle, WA 98101
Address
206-707-9696 bvarin@avenue55.net
Phone Email Address

To act as agent on my behalf before the City of DuPont regarding the application to
Entitle these parcels for SEPA.

Entitle these parcels for SEPA.
[Signature] 10/25/2022

Property Owner Signature Date

Eric Cederstrand

Print Name

STATE OF WASHINGTON }
COUNTY OF PIERCE }

On this 25th day of October, 2022, personally appeared before me

Eric Cederstrand 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.



[Signature]
Notary Public

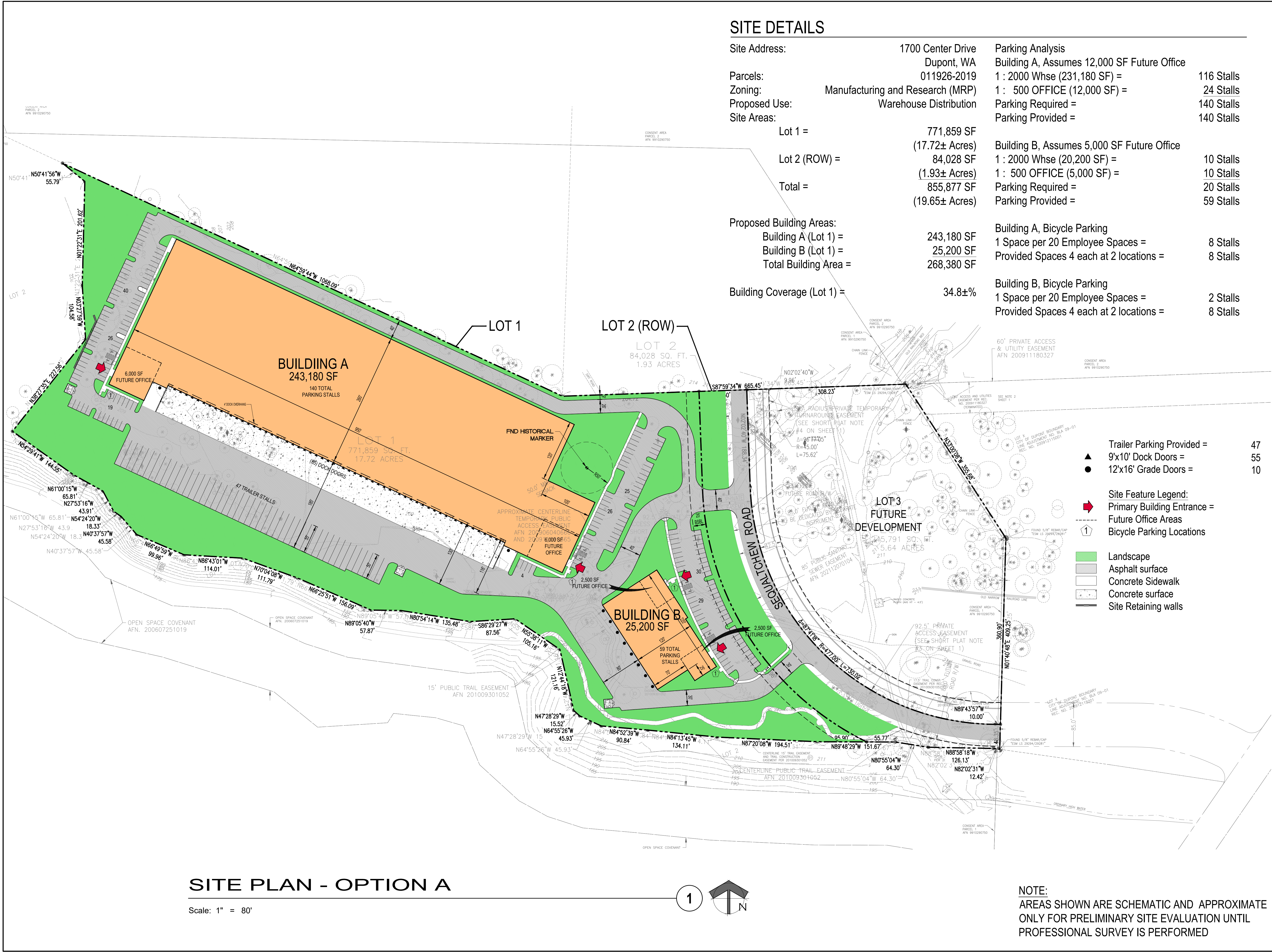
Linnie Smith
Print Name

NOTARY PUBLIC in and for the State of Washington

Residing at Tacoma, WA

My Commission expires: 10.4.25

SUBMIT COMPLETE FORM TO: Permits@dupontwa.gov



SITE DETAILS

Site Address:	1700 Center Drive Dupont, WA	Parking Analysis	
Parcels:	011926-2019	Building A, Assumes 12,000 SF Future Office	
Zoning:	Manufacturing and Research (MRP)	1 : 2000 Whse (231,180 SF) =	116 Stalls
Proposed Use:	Warehouse Distribution	1 : 500 OFFICE (12,000 SF) =	24 Stalls
Site Areas:		Parking Required =	140 Stalls
		Parking Provided =	140 Stalls
Lot 1 =	771,859 SF (17.72± Acres)	Building B, Assumes 5,000 SF Future Office	
Lot 2 (ROW) =	84,028 SF (1.93± Acres)	1 : 2000 Whse (20,200 SF) =	10 Stalls
Total =	855,877 SF (19.65± Acres)	1 : 500 OFFICE (5,000 SF) =	10 Stalls
		Parking Required =	20 Stalls
		Parking Provided =	59 Stalls
Proposed Building Areas:		Building A, Bicycle Parking	
Building A (Lot 1) =	243,180 SF	1 Space per 20 Employee Spaces =	8 Stalls
Building B (Lot 1) =	25,200 SF	Provided Spaces 4 each at 2 locations =	8 Stalls
Total Building Area =	268,380 SF		
Building Coverage (Lot 1) =	34.8±%	Building B, Bicycle Parking	
		1 Space per 20 Employee Spaces =	2 Stalls
		Provided Spaces 4 each at 2 locations =	8 Stalls

Trailer Parking Provided =	47
9'x10' Dock Doors =	55
12'x16' Grade Doors =	10
Site Feature Legend:	
Primary Building Entrance =	
Future Office Areas	
Bicycle Parking Locations	
Landscape	
Asphalt surface	
Concrete Sidewalk	
Concrete surface	
Site Retaining walls	

DRAFT

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN SUBMITTED ELECTRONICALLY IN
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Revisions:	

NOTE:
AREAS SHOWN ARE SCHEMATIC AND APPROXIMATE
ONLY FOR PRELIMINARY SITE EVALUATION UNTIL
PROFESSIONAL SURVEY IS PERFORMED