



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

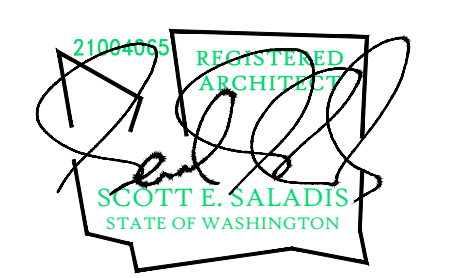
Project Title:
DuPont 243
1700 Center Drive
DuPont, WA

Client:
AVENUE 55
600 University Street, Suite 2305
Seattle, WA 98101
206-707-9696

Job Number:
22-012

Issue Set and Date:
SEPA Permit
January 13, 2023

NOT FOR CONSTRUCTION



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City Comments - Letter Dated, February 17, 2023

Revisions:

Sheet Title:

**SEPA
Site Plan**

Designed by: B. Ludwig, J. Eaves

Drawn by: B. Ludwig, J. Eaves

Checked by: P. McCormick

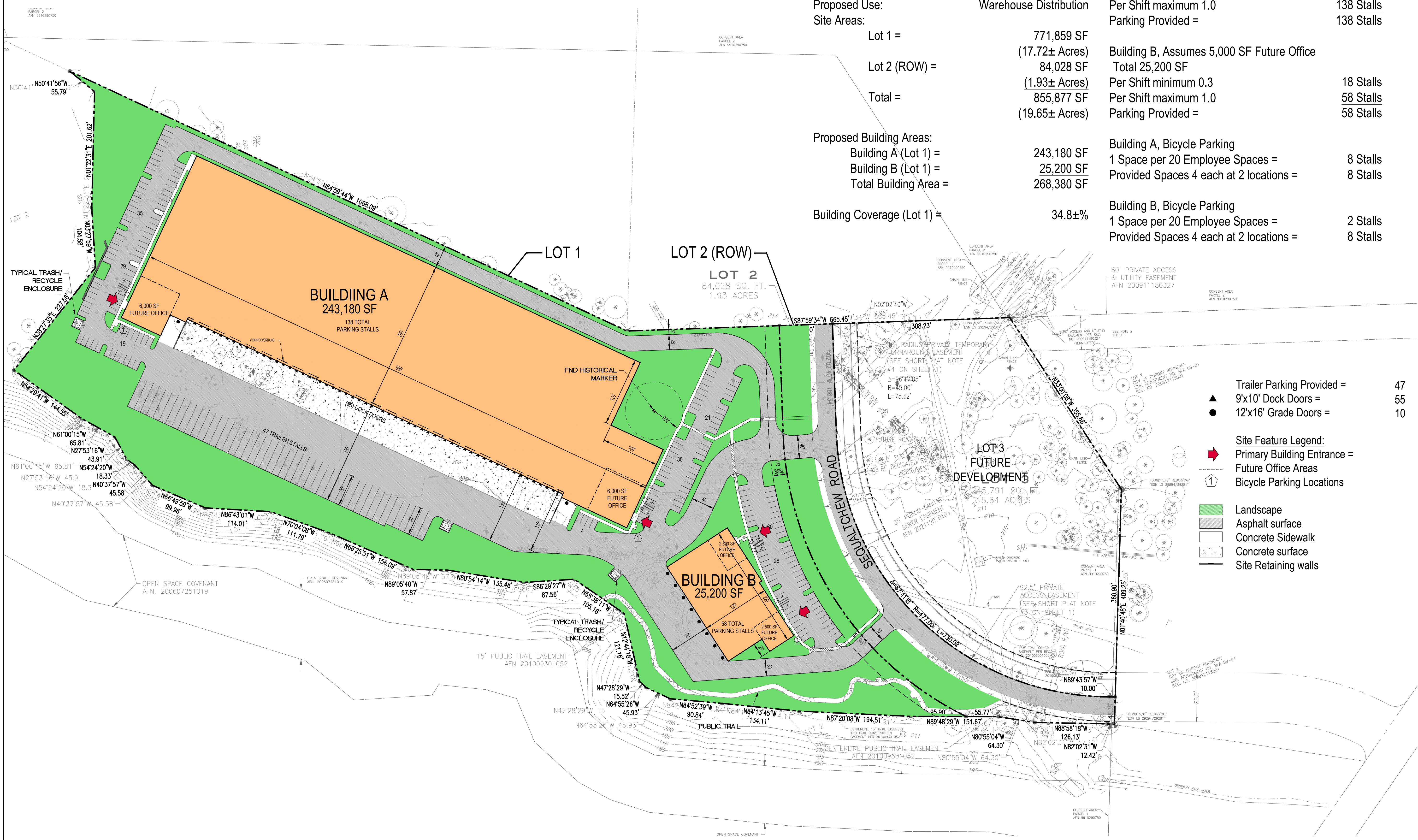
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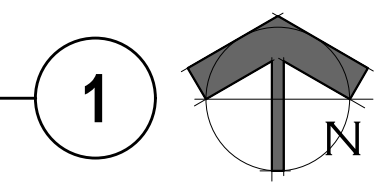
SITE DETAILS

Site Address:	1700 Center Drive Dupont, WA	Parking Analysis	Building A, Assumes 12,000 SF Future Office Total 243,180 SF Per Shift minimum 0.3 Per Shift maximum 1.0 Parking Provided =	42 Stalls 138 Stalls 138 Stalls
Parcels:	011926-2019			
Zoning:	Manufacturing and Research (MRP)			
Proposed Use:	Warehouse Distribution			
Site Areas:				
Lot 1 =	771,859 SF (17.72± Acres)			
Lot 2 (ROW) =	84,028 SF (1.93± Acres)			
Total =	855,877 SF (19.65± Acres)			
Proposed Building Areas:				
Building A (Lot 1) =	243,180 SF			
Building B (Lot 1) =	25,200 SF			
Total Building Area =	268,380 SF			
Building Coverage (Lot 1) =	34.8±%			
		Building B, Assumes 5,000 SF Future Office Total 25,200 SF Per Shift minimum 0.3 Per Shift maximum 1.0 Parking Provided =	18 Stalls 58 Stalls 58 Stalls	
		Building A, Bicycle Parking 1 Space per 20 Employee Spaces = Provided Spaces 4 each at 2 locations =	8 Stalls 8 Stalls	
		Building B, Bicycle Parking 1 Space per 20 Employee Spaces = Provided Spaces 4 each at 2 locations =	2 Stalls 8 Stalls	



SITE PLAN

Scale: 1" = 80'



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