Received 8-8-2023

SITE DETAILS

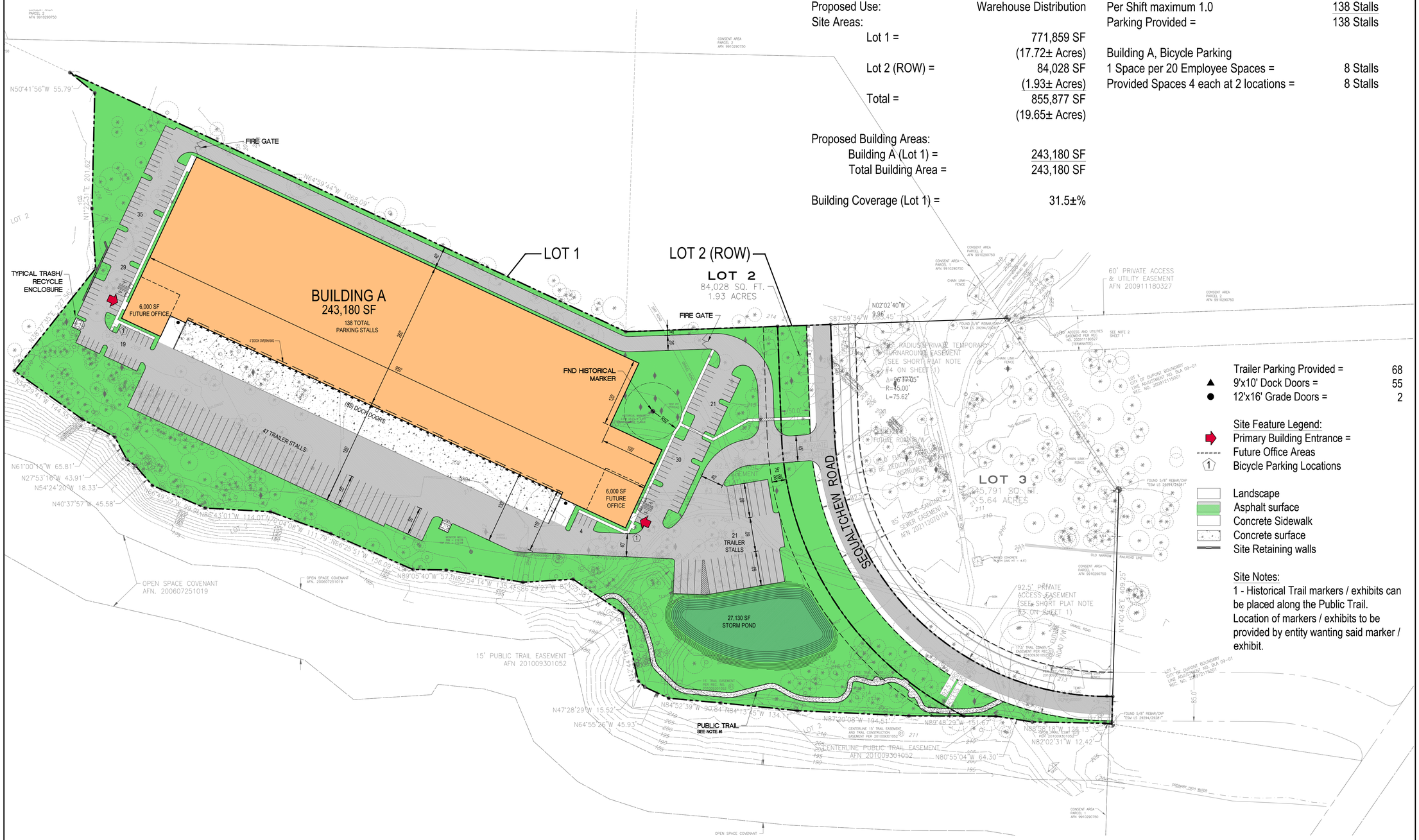
Site Address:	1700 Center Drive Dupont, WA
Parcels:	011926-2019
Zoning:	Manufacturing and Research (MRP)
Proposed Use:	Warehouse Distribution
Site Areas:	
Lot 1 =	771,859 SF (17.72± Acres)
Lot 2 (ROW) =	84,028 SF (1.93± Acres)
Total =	855,877 SF (19.65± Acres)
Proposed Building Areas:	
Building A (Lot 1) =	243,180 SF
Total Building Area =	243,180 SF
Building Coverage (Lot 1) =	31.5±%

Parking Analysis
Building A, Assumes 12,000 SF Future Office
Total 243,180 SF

Per Shift minimum 0.3	42 Stalls
Per Shift maximum 1.0	138 Stalls
Parking Provided =	138 Stalls

Building A, Bicycle Parking

1 Space per 20 Employee Spaces =	8 Stalls
Provided Spaces 4 each at 2 locations =	8 Stalls



Trailer Parking Provided = 68
▲ 9'x10' Dock Doors = 55
● 12'x16' Grade Doors = 2

Site Feature Legend:
Primary Building Entrance =
Future Office Areas
① Bicycle Parking Locations

Landscape
Asphalt surface
Concrete Sidewalk
Concrete surface
Site Retaining walls

Site Notes:
1 - Historical Trail markers / exhibits can be placed along the Public Trail. Location of markers / exhibits to be provided by entity wanting said marker / exhibit.

SITE PLAN

Scale: 1" = 80'

1 N

NOTE:
SITE BOUNDARY AND SURVEY PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED 06/05/2018. RECEIVED 01/22/2022.

INNOVA architects
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
July 17, 2023

NOT FOR CONSTRUCTION

21004055 REGISTERED ARCHITECT SCOTT E. SALADIS STATE OF WASHINGTON

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4 _____
3 _____
2 _____
1 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

Sheet Number:
A0.1
of Sheets