

SITE DETAILS

Received
3-29-2024

Site Address:	1700 Center Drive Dupont, WA	Parking Analysis
Parcels:	011926-6005(Lot 1) 011926-6006(Lot 2)	Building A, Assumes 12,000 SF Future Office
Zoning:	Manufacturing and Research (MRP)	Total 256,800 SF
Proposed Use:	Warehouse Distribution	Per Shift minimum 0.3
Site Areas:		43 Stalls
Lot 1 =	771,859 SF (17.72± Acres)	Per Shift maximum 1.0
Lot 2 (ROW) =	84,028 SF (1.93± Acres)	141 Stalls
Total =	855,877 SF (19.65± Acres)	Parking Provided =
Proposed Building Areas:		141 Stalls
Building A (Lot 1) =	256,800 SF	Building A, Bicycle Parking
Total Building Area =	256,800 SF	1 Space per 20 Employee Spaces =
Building Coverage (Lot 1) =	33.3±%	Provided Spaces 4 each at 2 locations =
▲ 9'x10' Dock Doors =	51	8 Stalls
● 12'x16' Grade Doors =	2	8 Stalls
Trailer Parking Provided =	44	

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

Project Title:
DuPont - West
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
October 10, 2023

NOT FOR CONSTRUCTION

Site Feature Legend:
Primary Building Entrance = Future Office Areas
Bike racks per FMC 19.56.070 (D). Provide a minimum of 5 bike parking stalls, (6 provided)
(Number indicates quantity per location)

- 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.

2- Site boundary and Survey provided by Barghausen Consulting Engineers, Inc.
Dated 06/05/2018. Received 01/22/2022.

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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

Sheet Number:
A0.1
of Sheets

SITE PLAN

Scale: 1" = 80'

