

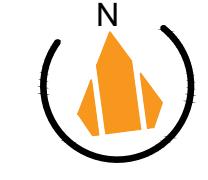
| SITE DEVELOPMENT DATA TABLE            |                                      |              |                |                |                |
|--|--------------------------------------|--------------|----------------|----------------|----------------|
| SITE AREA:                             | 102.36 Ac.                           |              |                |                |                |
| TOTAL BUILDING AREA:                   | 800,000 S.F.                         |              |                |                |                |
| RIGHT-OF-WAY DEDICATION:               | 0.20                                 |              |                |                |                |
| NET SITE AREA:                         | 91.06 Ac.                            |              |                |                |                |
| PAVED AREA:                            | 22.05 Ac                             | 24.21%       |                |                |                |
| GREEN SPACE:                           | 50.64 Ac                             | 55.61%       |                |                |                |
| DOCK DOORS:                            | 111                                  |              |                |                |                |
| DRIVE IN DOORS (14' x 16'):            | 8                                    |              |                |                |                |
| TRAILER PARKING:                       | 266                                  |              |                |                |                |
| AT BUILDING                            | 111                                  |              |                |                |                |
| AT STALL:                              | 155                                  |              |                |                |                |
| CITY OF DUPONT, WA REQUIREMENTS        |                                      |              |                |                |                |
| CURRENT ZONING:                        | MUV-5                                |              |                |                |                |
| PROPOSED ZONING:                       | MUV-5                                |              |                |                |                |
| PROPOSED USES:                         | LIGHT MANUFACTURING UP TO 200,000 SF |              |                |                |                |
| SITE DATA:                             |                                      | REQUIRED     | LOT 1 PROVIDED | LOT 2 PROVIDED | LOT 3 PROVIDED |
| BUILDING SQUARE FOOTAGE (SF):          | 200,000 max.                         | 200000       | 200000         | 200000         | 200000         |
| LOT AREA (MIN.):                       | NONE                                 | 24.22 Ac.    | 15.06 Ac.      | 24.07 Ac.      | 27.7 Ac.       |
| LOT COVERAGE (PAVED AREA):             | NONE                                 | 6.06 Ac.     | 4.53 Ac.       | 5.86 Ac.       | 5.60 Ac.       |
| GREEN SPACE:                           | NONE                                 | 13.57 Ac     | 5.66 Ac        | 13.62 Ac       | 17.51 Ac       |
| BUILDING HEIGHT (1):                   | 65'                                  | 50'          | 50'            | 50'            | 50'            |
| FAR:                                   | 0.30                                 | 0.19         | 0.30           | 0.19           | 0.17           |
| BUILDING SETBACKS:                     |                                      |              |                |                |                |
| FRONT(2):                              | 25'(3) 35'                           | 71'          | 42'            | 59'            | 146'           |
| SIDE(2):                               | 25'(3) 35'                           | 211'         | 60'            | 135'           | 201'           |
| REAR(2):                               | 25'(3) 35'                           |              |                |                |                |
| ABUTTING A GOLF COURSE(2):             | 30'(3) 40'                           | 228'         | 60'            | 159'           | 200'           |
| PARKING SETBACKS(4):                   | 5'                                   | 32'          | 32'            | 67'            | 63'            |
| PARKING DATA:                          |                                      |              |                |                |                |
| TOTAL                                  |                                      |              |                |                |                |
| INDUSTRIES, WAREHOUSE REQUIRED (5):    |                                      | 86-295       | 63-209         | 86-288         | 66-220         |
| PROVIDED (INCLUDES ACCESSIBLE STALLS): | 1001                                 | 284          | 209            | 288            | 220            |
| DOCK DOORS:                            | 111                                  | 30           | 24             | 27             | 30             |
| DRIVE-IN DOORS:                        | 8                                    | 2            | 2              | 2              | 2              |
| TRAILER STALLS:                        | 266                                  | 60           | 58             | 60             | 88             |
| AT BUILDING:                           | 111                                  | 30           | 24             | 27             | 30             |
| AT STALL:                              | 155                                  | 30           | 34             | 33             | 58             |
| PARKING DIMENSIONS:                    | 9'x18'                               | 9'x18'       | 9'x18'         | 9'x18'         | 9'x18'         |
| DRIVE AISLE WIDTH:                     | 26'(TWO-WAY)                         | 27'(TWO-WAY) | 27'(TWO-WAY)   | 27'(TWO-WAY)   | 27'(TWO-WAY)   |

(1) ANY PORTION OF A BUILDING LOCATED WITHIN 150' OF A RESIDENTIAL DISTRICT SHALL BE LIMITED TO 35' IN HEIGHT. ANY PORTION OF A BUILDING LOCATED WITHIN 50 FEET OF A GOLF COURSE SHALL BE LIMITED TO 35' IN HEIGHT.  
(2) ANY BUILDING WALL OVER 40' TALL SHALL BE SETBACK AT LEAST AN ADDITIONAL ONE FOOT FOR EACH FOOT IN HEIGHT OVER 40'.  
(3) BUILDINGS ARE 50' TALL AND REQUIRE AN EXTRA 10' SETBACK.  
(4) PARKING SHALL NOT BE LOCATED IN REQUIRED FRONT YARDS.  
(5) INDUSTRIES, WAREHOUSE: 0.3 TO 1 STALL PER EMPLOYEE WORKING AT MAXIMUM SHIFT.

## LEGEND

1. THE HOME COURSE
2. FUTURE COMMERCIAL DEVELOPMENT
3. MXD ZONING
4. MUV-4 ZONING
5. MUV-6 ZONING
6. MUV-7 ZONING
7. MUV-9 ZONING
8. OPEN SPACE ZONING
9. R-5 ZONING
10. R-12 ZONING
11. OLD FORT LAKE
12. MUV-6 ZONING
13. TEMPORARY CUL-DE-SAC

R/W - PROPERTY LINE  
R/W - LOT LINE  
R/W - RIGHT-OF-WAY LINE





## LEGEND\*

1. 8' SIDEWALK
2. PASSENGER VEHICLE PARKING
3. TRAILER PARKING
4. LOADING DOCK
5. 5' PARKING SETBACK
6. 35' BUILDING SETBACK
7. 40' BUILDING SETBACK
8. SCREEN WALL
9. DETENTION POND
10. THE HOME COURSE
11. FUTURE COMMERCIAL DEVELOPMENT
12. MXD ZONING
13. MUV-4 ZONING
14. MUV-7 ZONING
15. MUV-9 ZONING
16. OPEN SPACE ZONING
17. R-5 ZONING
18. R-12 ZONING
19. OLD FORT LAKE
20. 12' MULTI-USE TRAIL WITH 2' EASEMENT
21. FIRE DEPARTMENT ACCESS
22. RAMP INTO BUILDING
23. ACCESS EASEMENT
24. GOLF CART PATH UNDER ROAD
25. MUV-6 ZONING
26. 5' SIDEWALK
27. DUMPSTER LOCATION\*\*
28. STAIRS
29. TEMPORARY CUL-DE-SAC
30. 12' MULTI-USE TRAIL WITH 14' EASEMENT

PL - PROPERTY LINE  
LF - LOT LINE  
R/W - RIGHT-OF-WAY LINE  
NOT ALL NUMBERS USED ON EACH SHEET

\*\* DUMPSTER LOCATIONS ARE SUBJECT TO TENANT REQUIREMENTS AND DETERMINED AT THE TIME OF TENANT FINISH



