

SITE DETAILS

Site Address: 1700 Center Drive
Dupont, WA
Parcels: 011926-6007
Zoning: Manufacturing and Research (MRP)
Proposed Use: Light Manufacturing / Business Park
Site Area: 245,791± SF
(5.64± Acres)

Building Coverage	(100,000 SF)
Building A	31,200 SF

Building B	30,480 SF
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Total Building A & B	61,680 SF
Building Coverage	(25.09±%)

Parking Analysis	
Building A, Assumes 2,800 SF Future Office	
Total 28,400 SF	
Per Shift minimum 0.3	19 Stalls
Per Shift maximum 1.0	47 Stalls
Parking Provided =	47 Stalls


Building B, Assumes 2,800 SF Future Office
 Total 27,680 SF
 Per Shift minimum 0.3 19 Stalls
 Per Shift maximum 1.0 48 Stalls
 Parking Required = 48 Stalls


Building A, Bicycle Parking
1 Space per 20 Employee Spaces = 2 Stalls
Provided Spaces 4 each at 2 locations = 8 Stalls


Building B, Bicycle Parking
1 Space per 20 Employee Spaces = 2 Stalls
Provided Spaces 4 each at 2 locations = 8 Stalls





Electrical Vehicle Charging, See Note 2	10 Stalls
● 12'x16' Grade Doors =	21

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, (16 provided)
(Number indicates quantity per location)

 EV Charging Infrastructure stalls.
See Note 3 (provide 10)
(Number indicates quantity per location)

 Landscape
 Asphalt surface
 Concrete Sidewalk
 Concrete surface

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

2- Provide Electrical Vehicle (EV) charging infrastructure per Section 429 of the Washington International Building Code for 10% of the required stalls. 10% of the EV stalls to be accessible. EV infrastructure is providing conduit and an electrical service panel for future EV charging equipment.



SITE PLAN - LOT 3

Scale: 1" = 40'