



City of DuPont

Planning Division

Land Use Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: PLNG2023-003

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: DuPont Business Park
Applicant name: Avenue 55, LLC - c/o Ben Varin
Address: 601 Union Street, Suite 2930, Seattle, WA 98101
Phone number: 206-707-9696 Fax number: Cell: 509-528-1893

Applicant's representative: Barghausen Consulting Engineers, Dan Balmelli / Josh Towne
Address: 18215 72nd Avenue South, Kent, WA 98032
Phone number: (425) 251-6222 Fax number: 206-396-8588 / 206-605-4072

Description of proposal. Be specific.

Construction of two light manufacturing use buildings on an approximately 5.64-acre vacant parcel of land. Site work improvements will include clearing and grading, paved parking and truck maneuvering areas, water and sanitary sewer extensions, stormwater facilities, landscaping, and roadway improvements.

Site Information:

Assessor's Parcel Number(s): 011926-6007
Area of site in square feet: 245,791 sq. ft.
Area of streets and alleys: 38,060 sq. ft.
Area of storm drainage improvements and conveyance lines: 1,760 linear feet
Area of open space and neighborhood green tracts: N/A
Area of critical areas and buffers: N/A
Area of building floors: 61,680 sq. ft.
Area of impervious surfaces: 61680 sq. ft. (building) + 130,040 sq. ft. (paving) = 191,720 sq. ft
Area of landscaping: 54,071 sq. ft.
Building height: approximately 30-foot
Number of dwelling units: N/A
Number of employees: approximately 95 persons
Number of disabled, compact and standard parking stalls: 95 standard stalls / 12 ADA accessible stalls / 0 compact
Description and area of all proposed tracts: N/A

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1. ☒ Vicinity Map (include as part of site plan).
2. ☒ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☒ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☒ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☒ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☒ Preliminary Stormwater Management Report and calculations (three copies).
7. ☒ Roadway cross sections. (seven copies of single line drawing with dimensions).
8. ☒ One each 8 by 11 inch reduction of all drawings.
9. ☒ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10. ☒ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
11. ☒ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☐ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☒ Letter of Sewer Availability from Pierce County (two copies). (SSIL attached)
14. ☒ Letter of Water Availability from City of DuPont (two copies). (Form attached)
15. ☒ One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
16. ☒ Completed Environmental Checklist (two copies).
17. ☒ Completed Land Use Application (one copy).
18. ☒ Completed Agent Affidavit (one copy).
19. ☐ Filing fee(s).

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

Daniel K. Balmelli, Agent 12-13-2024
(Applicant Signature) (Date)

Daniel K. Balmelli, P.E.
(Print name)
Barghausen Consulting Engineers