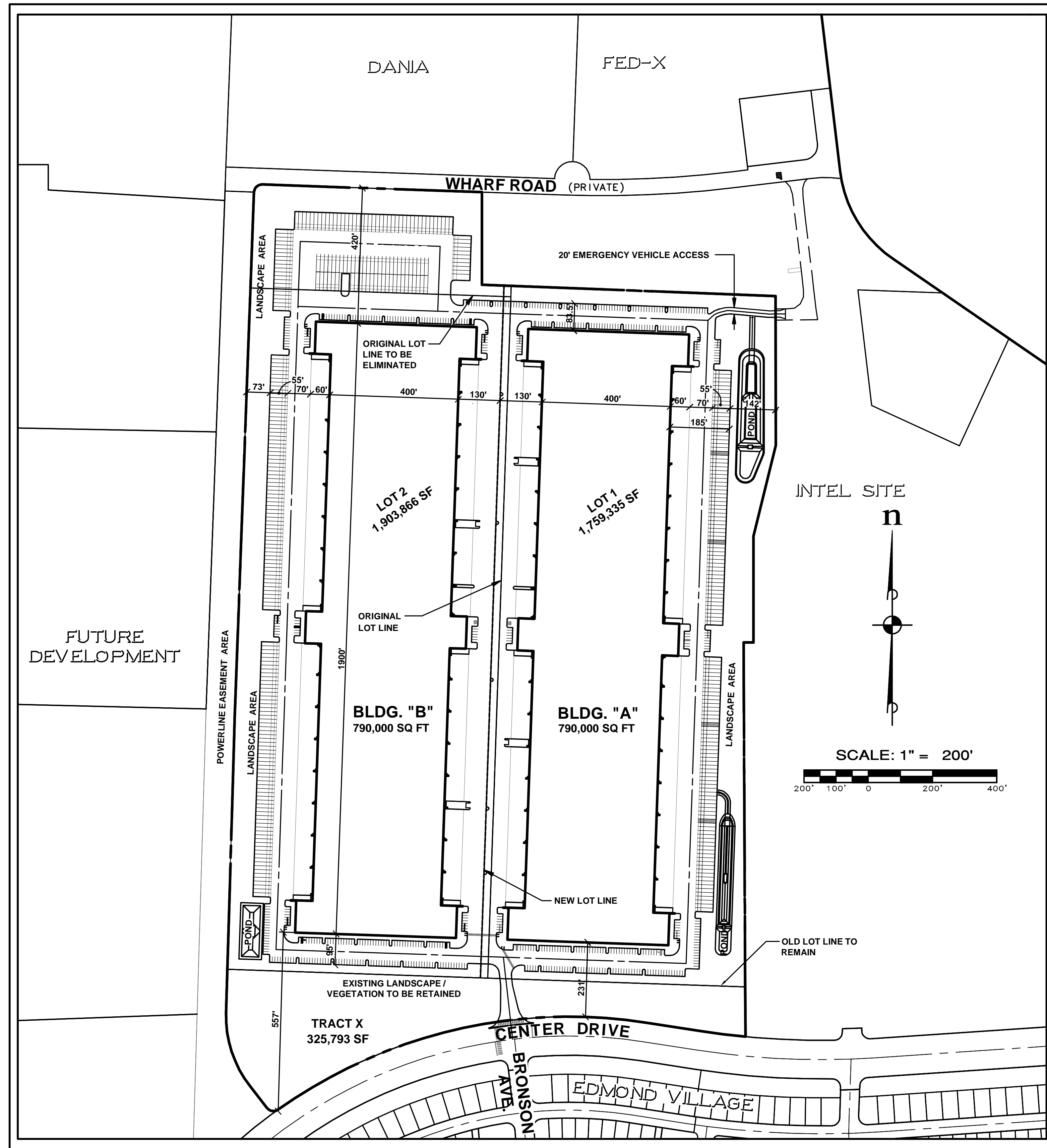


A PORTION OF SECTION 33, TWP. 19 N., RGE. 1 E., W.M.
DUPONT CORPORATE PARK



PRELIMINARY SITE PLAN
 SCALE: 1" = 200'

OWNER / DEVELOPER

ESM CONSULTING ENGINEERS, LLC
 33915 1ST WAY SOUTH #200
 FEDERAL WAY, WA 98003
 CONTACT: ROY BENNION

PLANNER / ENGINEER / SURVEYOR / LANDSCAPE

ESM CONSULTING ENGINEERS, LLC
 33915 1ST WAY SOUTH, STE. 200
 FEDERAL WAY, WA 98003
 PHONE: 253-838-6113
 CONTACTS: MCCAELA DAFFERN, ERIC ABBOTT, MIKE BOWEN, LEANNE KUHLMAN

ARCHITECT

CRAFT ARCHITECTS, PLLC
 1932 FIRST AVENUE, SUITE 408
 SEATTLE, WA 98101
 PHONE: 206-720-7001
 CONTACT: KATHY CRAFT-REICH

TRAFFIC ENGINEER

HEFFRON TRANSPORTATION, INC.
 6544 NE 61ST STREET
 SEATTLE, WA 98115
 PHONE: 206-523-3939
 CONTACT: MARNI HEFFRON

SITE DATA

SITE ADDRESS: 2700 TO 2800 CENTER DR.
 PARCEL NUMBER: 011923-4027, -4028, -4029, 011926-1026
 SITE AREA: 91.57 AC
 ZONING: MRP-MANUFACTURING/RESEARCH PARK
 JURISDICTION: CITY OF DUPONT

DEVELOPMENT STANDARDS

DESIGNATED USE: MRP - MANUFACTURING/RESEARCH PARK DISTRICT
 EXISTING USE: VACANT LAND
 PROPOSED USE: WAREHOUSE/OFFICE FACILITY
 MIN. LOT AREA: NONE
 MAX. LOT COVERAGE: NONE
 MAX. BUILDING HEIGHT: 40'

BUILDING SETBACKS:

FRONT 25'
 SIDE 15'
 REAR 15'

REQUIRED LANDSCAPING: 20% OF ENTIRE SITE AREA (18.31 AC)
 REQUIRED PARKING: 0.3 - 1 STALL/(NUMBER OF EMPLOYEES WORKING AT MAXIMUM SHIFT)*

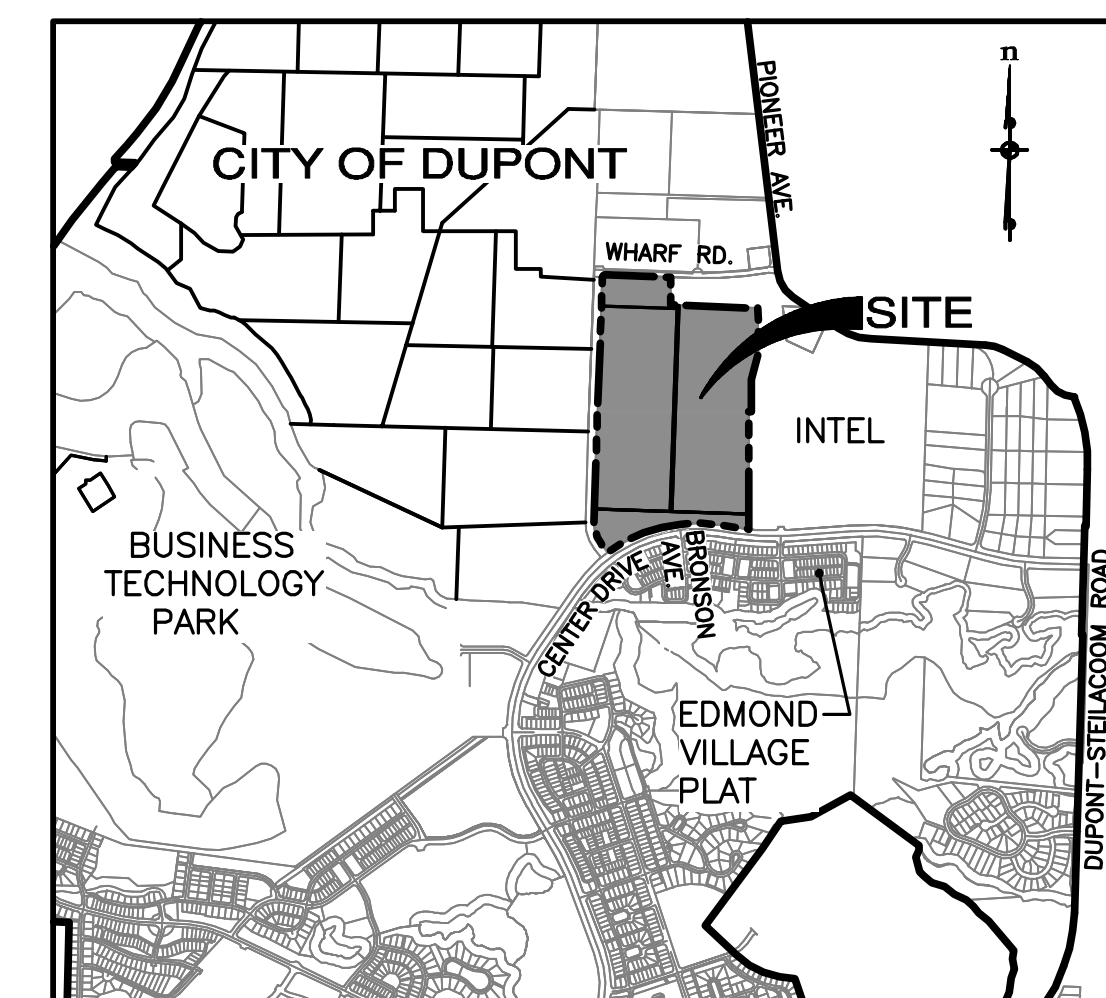
* NUMBER OF EMPLOYEES WORKING AT MAXIMUM SHIFT CALCULATED AS 20 EMPLOYEES/AC PURSUANT TO THE DUPONT COMPREHENSIVE PLAN, P-11.

UTILITY PROVIDERS

SEWER: PIERCE COUNTY
 WATER: CITY OF DUPONT
 POWER: PSE
 GAS: PSE
 TELEPHONE: QWEST
 CABLE: COMCAST

SHEET INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1	CV-1	COVER SHEET
2	ST-1	PRELIMINARY SITE PLAN
3	UT-1	COMPOSITE UTILITY & GRADING PLAN
4	UT-2	COMPOSITE UTILITY & GRADING PLAN
5	UT-3	COMPOSITE UTILITY & GRADING PLAN
6	L-1	PRELIMINARY LANDSCAPE PLAN
7	L-2	PRELIMINARY LANDSCAPE DETAIL
8	L-3	PRELIMINARY LANDSCAPE NOTES
9	L-4	PRELIMINARY PLANT LEGEND
10	L-5	PRELIMINARY TREE RETENTION DETAIL
11	EN-1	VISUAL IMPACT EXHIBIT
12	EN-2	VEHICLE CIRCULATION ANALYSIS (WB-50)
13	A4.1	EXTERIOR ELEVATIONS W/CONCEPT MATERIAL BOARD
14	LT-1	LIGHTING CALCULATIONS
15-34	IR-1-IR-20	PRILIMINARY IRRIGATION PLAN SET



Vicinity Map
 SCALE: 1" = 2000'

OVERALL SITE STATISTICS:

STORMWATER FACILITIES AREA: 67,771 SF / 1.56 AC.
 TOTAL BUILDING AREA: 1,580,000 SF / 36.27 AC.
 TOTAL PARK/DRIVE AREA: 1,473,172 SF / 33.82 AC.
 TOTAL LANDSCAPE AREA: 868,051 SF / 19.93 AC. (21.76%)
 TOTAL DEVELOPMENT AREA: 3,988,994 SF / 91.57 AC.

LOT 1

BUILDING "A" AREA: 790,000 SF
 PARKING/DRIVE/SIDEWALK AREA: 656,647 SF
 LANDSCAPE AREA: 253,119 SF
 STORMWATER FACILITIES AREA: 55,521 SF
 EMERGENCY VEHICLE ACCESS: 4,048 SF
 TOTAL LOT AREA: 1,759,335 SF

PROVIDED PARKING

TRUCK PARKING STALLS (55'X12'): 128
 TOTAL CAR PARKING STALLS (8.25'X18'): 309
 HOV STALLS: 18
 ACCESSIBLE PARKING STALLS: 8 (7 CARS + 1 VAN)

LOT 2

BUILDING "B" AREA: 790,000 SF
 PARKING/DRIVE/SIDEWALK AREA: 804,940 SF
 LANDSCAPE AREA: 296,676 SF
 STORMWATER FACILITIES AREA: 12,250 SF
 TOTAL LOT AREA: 1,903,866 SF

PROVIDED PARKING

TRUCK PARKING STALLS (55'X12'): 260
 TOTAL CAR PARKING STALLS (8.25'X18'): 266
 HOV STALLS: 15
 ACCESSIBLE PARKING STALLS: 8 (7 CARS + 1 VAN)

TRACT X

LANDSCAPE AREA: 318,256 SF
 INGRESS/EGRESS EASEMENT AREA: 7,537 SF
 TOTAL LOT AREA: 325,793 SF

DATUM: PIERCE COUNTY

VERTICAL DATUM IS BASED ON FILE NO. 15-104 NATIONAL GEODETIC VERTICAL DATUM, 1929.
 HORIZONTAL DATUM IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH (NAD 83).

B.M.

HDA-5, ELEVATION = 218.69 R.R. SPIKE IN TWIN 30" FIRS 40' SOUTH OF C/L OF STELACOOM-DUPONT ROAD, AND 70' WEST OF C/L OF 7th STREET.

T.B.M.

P.K. NAIL WITH E.S.M. CONTROL FLASHER ATOP CURB LOCATED AT CENTERLINE MCNEIL STREET STATION 536+89.87, 20.40' RT., ELEVATION=241.88' FIELD TOPOGRAPHY COMPLETED ON JANUARY 2008.

REVISIONS

NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33915 1st Way South #200
 Federal Way, WA 98003
 (206) 838-6113
 (206) 815-6114
 (206) 874-1905
 www.esmcivil.com
 Civil Engineering Public Works
 Land Surveying Project Management
 Landscape Architecture

DUPONT CORPORATE PARK LLC
DUPONT CORPORATE PARK
 COVER SHEET
 CITY OF DUPONT

JOB NO.: 1317-001-008
 DWG. NAME: CV-01
 DESIGNED BY: ESA
 DRAWN BY: VK
 CHECKED BY:
 DATE: 2008-02-21
 DATE OF PRINT:
CV-1
 1 OF 34 SHEETS

File: \\server\ENR\ESM-jobs\1317\001\008\008\008\008\CV-01.DWG
 Plotted by: Roy Bennion
 Date: 2/23/08 10:32 AM