

A PART OF PARCEL NUMBER 6021590090, LOT 9, SECTION 04, TOWNSHIP 19N, RANGE 04 E, QUARTER 43 OF THE SOUTH HILL MALL PH II BSP SW OF SE 4-19-04E, CITY OF PUYALLUP, COUNTY OF PIERCE, AND STATE OF WASHINGTON.

HOMWOOD SUITES

3500 S. MERIDIAN

PUYALLUP, WA 98373

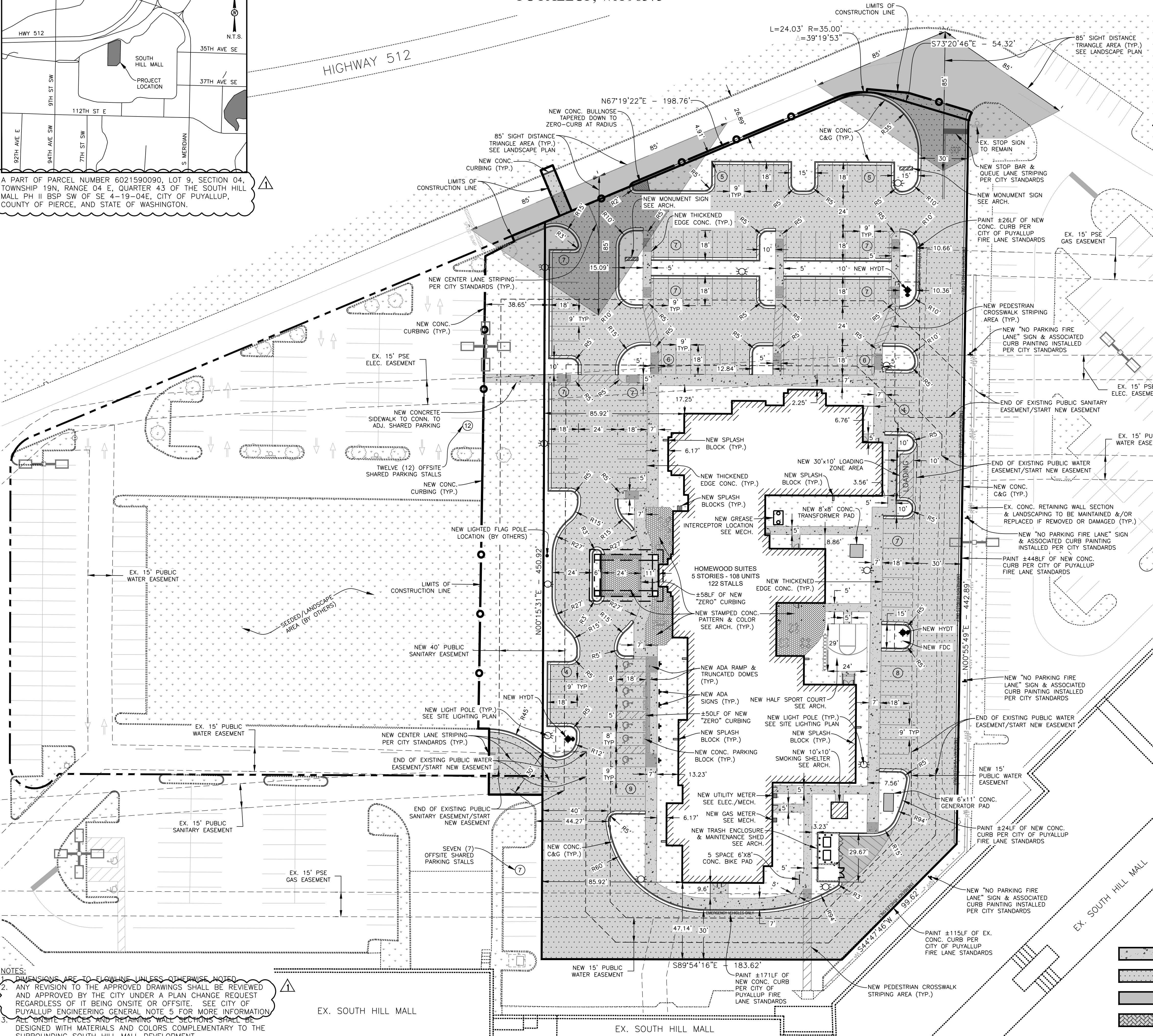
OWNER
HERITAGE INN & SUITES OF PUYALLUP, LLC
4500 36TH AVE. S, SUITE 200
FARGO, ND 58104
PH: 701-235-4077
JEFF@DAKOTALG.COM

CIVIL ENGINEER
LOWRY ENGINEERING
1111 WESTRAC DR., SUITE 108
FARGO, ND 58103
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JLOWRY@LOWRYENG.COM

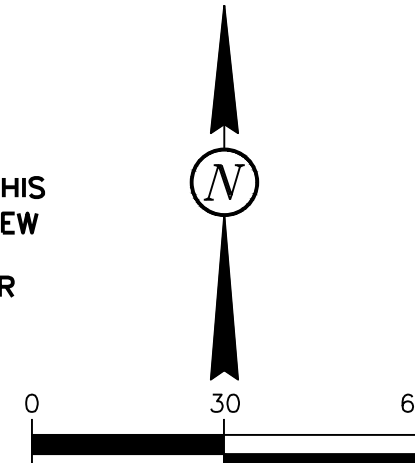
SITE STATISTICS		
SITE COVERAGE		
ITEM	AREA (SF)	AREA (%)
BUILDING FOOTPRINT *	24,776	19.8
SITE IMPERVIOUS	102,381	81.8
SITE PERVIOUS	22,844	18.2
GROSS FLOOR AREA	103,879	83.0
TOTAL SITE AREA	125,225	100
MAXIMUM BUILDING HEIGHT 73' - 1 1/8" (5 STORIES)		
FLOOR AREA RATIO 0.83		
ZONING: CCX - COMMUNITY COMMERCIAL MIXED USE		
PARKING REQUIRED:		
1 SPACE PER EACH SLEEPING UNIT	108	
1 SPACE PER EACH 2 EMPLOYEES ON LARGEST SHIFT		
1 EMPLOYEE PER 10 UNITS DIVIDED BY 2	6	
1 SPACE PER 90 SF OF MEETING/BANQUET ROOMS		
1 MEETING ROOM (740 SF) DIVIDED BY 90 SF	8	
TOTAL REQUIRED	122 MAX. / 104 MIN.	
PARKING PROVIDED:		
STANDARD STALLS (9' X 18')	97	
ADA STALLS (8' X 18')	6	
SHARED OFF-SITE PARKING (9' X 18')	19	
TOTAL PROVIDED	122	

* BUILDING COVERAGE INCLUDES FIRST FLOOR FOOTPRINT.

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LP-1	PLANTING PLAN
LP-2	PLANTING SPECIFICATIONS AND DETAILS



- CITY COMMENTS - 07-13-21**
- ADDED LEGAL DESCRIPTION BELOW THE VICINITY MAP
 - REVISED PLAN APPROVAL NOTE PER CoP ENGINEERING GENERAL NOTE 5
 - ADDED PLAN SHEETS FOR THE ADA RAMP IMPROVEMENTS PIECE
 - ADDED CoP APPROVAL STAMPS
- CITY & WATER COMMENTS - 11-05-21**
- REMOVED THE OFFSITE ADA IMPROVEMENTS PLAN SHEETS FROM THIS SET FOR SEPARATE APPLICATION/REVIEW
 - ADDED PLAN SHEETS FOR THE STORMWATER PRODUCT MANUFACTURER DETAILS



CALL BEFORE YOU DIG
ONE CALL - WASHINGTON
1-800-424-5555 or 811

<p>APPROVED</p> <p>BY: <i>[Signature]</i></p> <p>CITY OF PUYALLUP ENGINEERING SERVICES DATE: 11/15/2021</p> <p>NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.</p> <p>THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.</p> <p>FIELD CONDITIONS MAY DICTATE CHANGES TO THE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.</p>	<p>FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED</p> <p>BY: <i>[Signature]</i></p> <p>CITY OF PUYALLUP FIRE CODE OFFICIAL DATE: 11/15/2021</p> <p>NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.</p> <p>THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.</p> <p>FIELD CONDITIONS MAY DICTATE CHANGES TO THE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.</p>
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NOTES:

- DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
- ANY REVISION TO THE APPROVED DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CITY UNDER A PLAN CHANGE REQUEST REGARDLESS OF IT BEING ONSITE OR OFFSITE. SEE CITY OF PUYALLUP ENGINEERING GENERAL NOTE 5 FOR MORE INFORMATION
- ALL ONSITE FENCES AND RETAINING WALL SECTIONS SHALL BE DESIGNED WITH MATERIALS AND COLORS COMPLEMENTARY TO THE SURROUNDING SOUTH HILL MALL DEVELOPMENT.

- 4" CONCRETE SIDEWALK
- 3" ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT
- PAVER PATIO OR DECORATIVE CONCRETE

LOWRY
ENGINEERING
1111 WESTRAC DRIVE - SUITE 108
FARGO, NORTH DAKOTA 58103

REVISIONS

07-15-21	CITY COMMENTS
11-05-21	CITY & FRUITLAND MUTUAL WATER COMMENTS

HOMWOOD SUITES
3500 S. MERIDIAN
SOUTH HILL MALL
PUYALLUP, WA 98373



LE JOB # 18009.1
PROJECT DATE: 11/05/2021
CHECKED BY: JML
DRAWN BY: DMM
APPROVED BY: JML
SHEET: 1 OF 23

OVERALL SITE PLAN
C-1

11/05/21 09:07:18AM J.Lowry Shared Files\Projects - 2018\18009.1 - Puyallup, WA\Drawings\18009.1 - Project\Design\18009.1_C.dwg