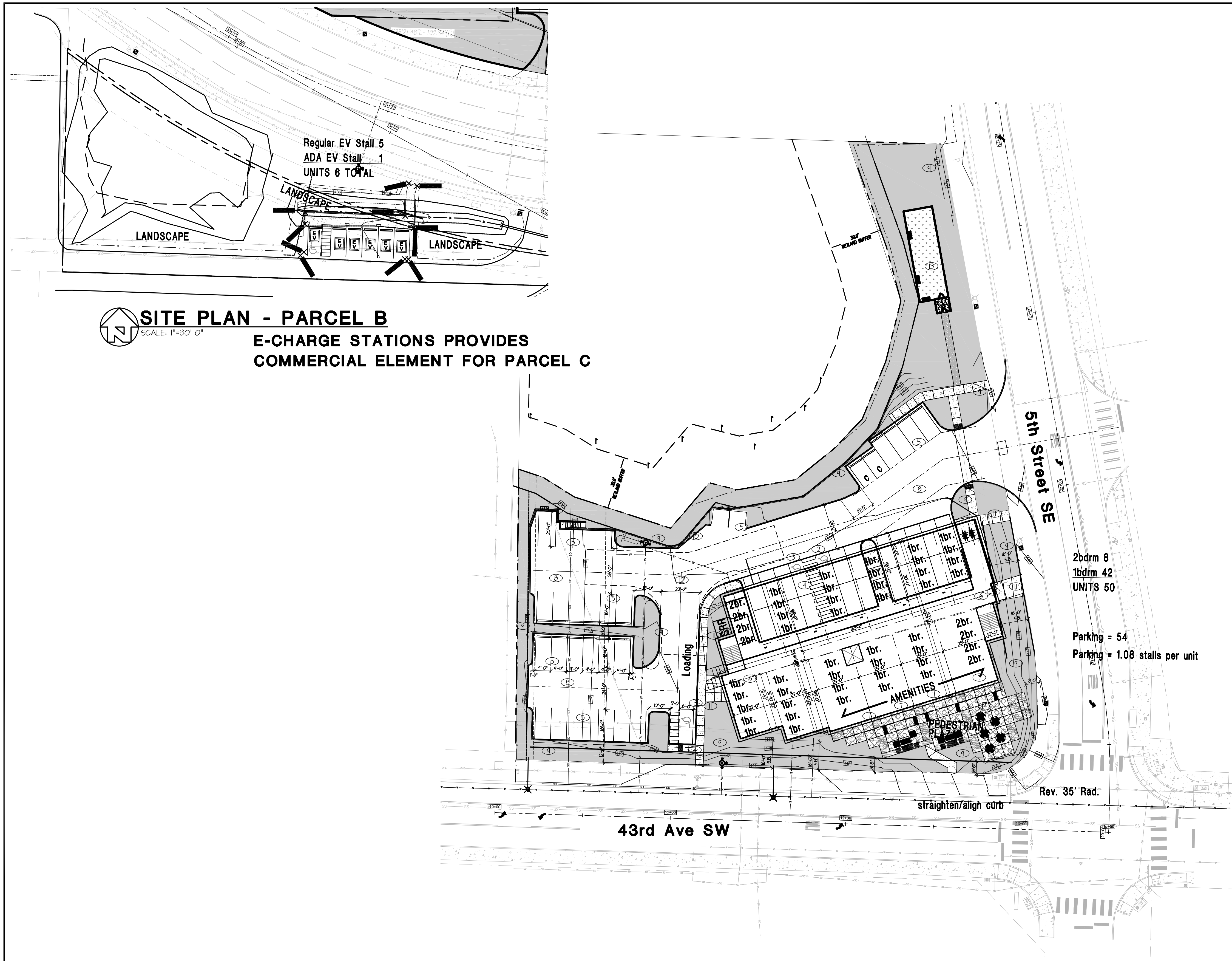




SITE PLAN - PARCEL B
SCALE: 1"=30'-0"
**E-CHARGE STATIONS PROVIDES
COMMERCIAL ELEMENT FOR PARCEL C**

SITE PLAN - PARCEL C
SCALE: 1"=30'-0"

PARCELS & DENSITY

PARCEL LABEL	PARCEL NUMBER	ACRES PER PARCEL	X(8) LOW DENSITY	X(22) MAX DENSITY
PARCEL A	0419102118	4.76 ACRES	38.08	104.72
PARCEL B	0419106025	0.20 ACRES	1.6	4.4
PARCEL C	0419106030 0419106031	1.33 ACRES 0.934 ACRES	10.64 1.51	24.26 20.66
PARCEL D	0419102107 0419106026 0419106027	3.123 ACRES	24.48	68.71
PARCEL E	0419106028 0419106029	1.84 ACRES 0.73 ACRES	15.12 0.584	41.58 1.606
PARCEL F	0419103111	1.82 ACRES	14.56	40.04
TOTAL		12.36 ACRES		

50 UNITS PROVIDED (THIS SITE)

CONTIGUOUS PARCELS		LOT A	104.72 (x.25 = 26.18)	
		LOT B	4.4 (x.25 = 1.10)	
		LOT C	50.00	
		C TOTAL	= 71.28	
CONTIGUOUS PARCELS		LOT D	68.71	= 50.42
		LOT E	41.58	= 41.58
		D/E TOTAL	= 42	

PROJECT NOTES

ZONING:	UCX	
PARCEL NO.:	0419102118, 0419106031, 0419106024 & 0419106030	
SITE AREA:	315,283 SQ. FT. (7.24 ACRES)	
PROPOSED DENSITY:	(x8) = 58 UNITS MIN. (X22) = 71 UNITS MAX (CONTIGUOUS DENSITY WITH PARCEL AB & C)	
BUILDING FOOTPRINT AREA:	14,050 SQ. FT. (TOTAL) (04.46%) (APPROX.)	
LANDSCAPE/METLAND AREA:	26,7398.1 SQ. FT. (84.81%)	
WALKS AND DRIVES:	21,785.4 SQ. FT. (6.89%)	
TOTAL IMPERVIOUS AREA:	47,884.30 SQ. FT. (15.19%)	
TYPE OF CONSTRUCTION:	V-A SPRINKLED	
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) = 50	
PARKING PROVIDED:	50 (3-ADA INCLUSIVE) +6 EV STALLS AT PARCEL B	
F.A.R.:	NO LIMIT FOR RESIDENTIAL	
HEIGHT:	NO LIMIT "PER IBC" (PROPOSED +/-45FT)	
LOT COVERAGE:	04.46%	
approx. FLOOR AREAS:		
1st FLOOR:	4140 SQ. FT.	
2nd FLOOR:	14,185 SQ. FT.	
3rd FLOOR:	14,185 SQ. FT.	
4th FLOOR:	14,185 SQ. FT.	
5th FLOOR:	14,185 SQ. FT.	
TOTAL FLOOR AREA:	65,880 SQ. FT.	
UNIT COUNT:		
1 BEDRM/1 BA.	1,075 SQ. FT.	42
2 BEDRM/2 BA.	1,500 SQ. FT.	8
TOTAL	57,150 SQ. FT.	50

KEYNOTES

- ① MAIN ENTRANCE
- ② ADA VAN-STALL
- ③ ADA STALL
- ④ ADA STALL SIGN
- ⑤ PARKING LOT STRIPING
- ⑥ APARTMENT CORRIDOR ENTRY
- ⑦ AMENITIES TO PATIO PLAZA ENTRY
- ⑧ ASPHALT DRIVE TYPICAL
- ⑨ LANDSCAPE (SHOWN SHADED)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ CONCRETE SIDEWALK
- ⑫ FIRE TRUCK TURN-A-ROUND
- ⑬ DOG PARK
- ⑭ PEDESTRIAN PLAZA
- ⑮ -

LEGAL DESCRIPTION

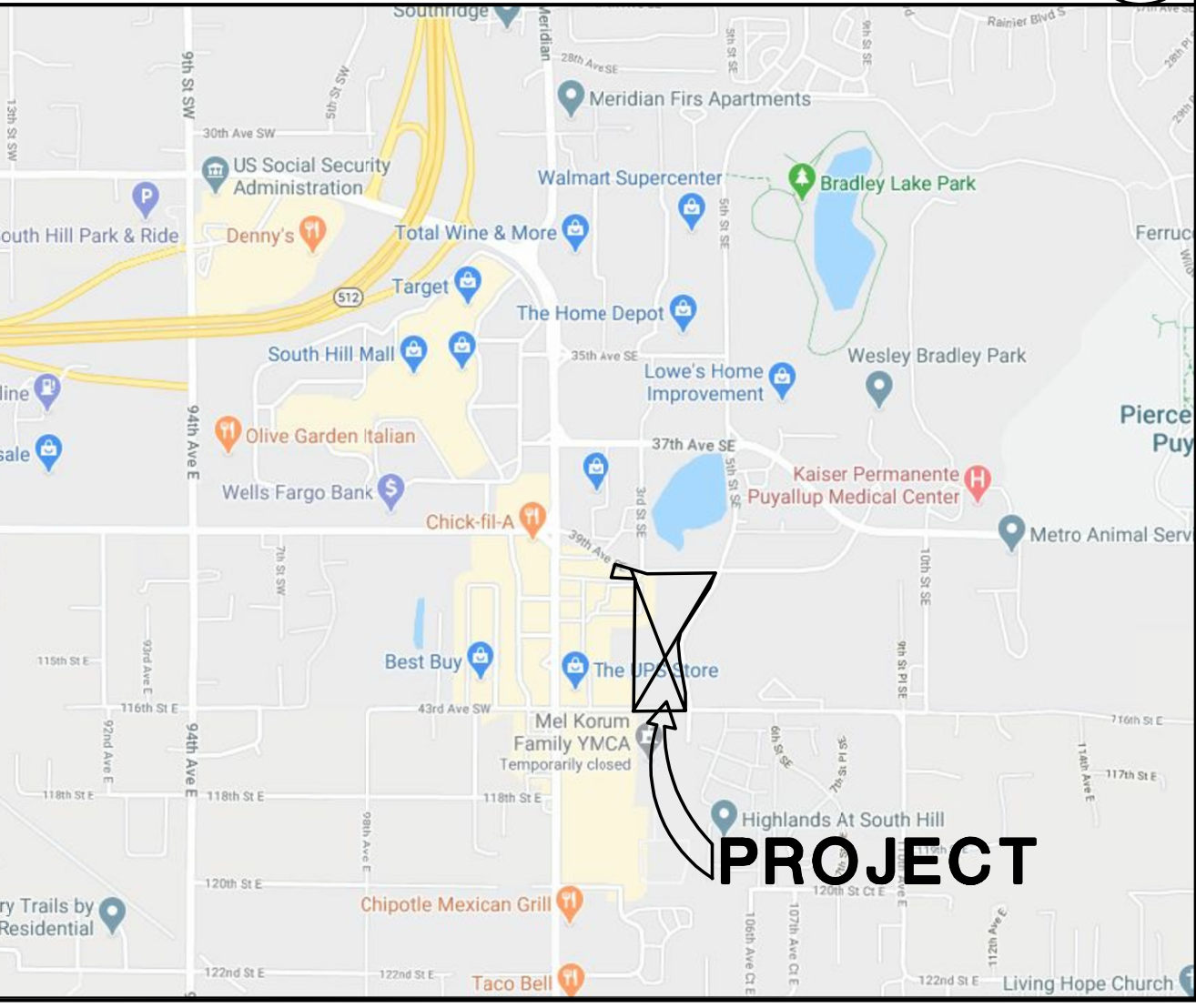
Parcel: 0419102118
Section 10 Township 19 Range 04 Quarter 22 LOT 4 OF BLA 2019-01-31-5004 DESC AS THAT POR OF L 2 OF L L 81-11-20-0245 A RE-RECORD OF L L 81-03-25-0125 LY N OF 5TH ST SE AS CYD TO CY OF RLY PER ETN 1123858 & 4031671 EXC 5 358.1 FT THEREOF ALSO EXC THAT POR APPROP PER P CO SUP CT 05-2-051141-3 EASE OF REC OUT OF 2-100 & 2-071 SE6 2014-0144 DX10/10/19DX

Parcel: 0419106031
Section 10 Township 19 Range 04 Quarter 22 TR A - (PROTECTED WETLAND) OF SP 2019-12-30-5005 EASE OF REC OUT OF 04-14-10-2-114 SE6 2020-0311 JP 02/12/20 JP

Parcel: 0419106024
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5002 EASE OF REC OUT OF 04-14-10-2-115 SE6 2020-0308 JP 02/12/20 JP

Parcel: 0419106030
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5005 EASE OF REC OUT OF 04-14-10-2-114 SE6 2020-0311 JP 02/12/20 JP

VICINITY MAP



T H E

RONHOVDE

ARCHITECTS

L L C

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(206) 854-5500 ■ FAX (206) 854-5501
ronhovdearchitects.com

4344 REGISTERED ARCHITECT
STATE OF WASHINGTON

DOS LAGOS APARTMENTS

MIXED USE DEVELOPMENT

APARTMENT & COMMERCIAL

PUYALLUP, WA 98374

PROJECT:

NO.

DATE

DESCRIPTION

10		
9		
8		
7		
6		
5		
4		
3	8/25/23	DR-SEPA-SITE PLAN REVIEW RESUB. #2
2	12-28-22	DR-SEPA-SITE PLAN REVIEW RESUB.
1	7-2-2021	DESIGN REVIEW-SEPA-SITE PLAN REVIEW
NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:

SITE PLAN

PARCEL 'C'

JOB NO.: 2020.25

DRAWN BY: LK6

CHECKED BY: TJR

DATE: 07-02-21

SHEET NO. A0.1