

SITE PLAN - PARCEL E

SCALE: 1"=30'-0"

45 UNITS PROVIDED (THIS SITE)

PROJECT NOTES

ZONING:	UCX
PARCEL NO.:	0419106028 & 0419106029
SITE AREA:	1.96 ACRES (85,483 SQ. FT.) *FOR THIS PORTION OF DEVELOPMENT*
PROPOSED DENSITY:	(x8) = 15 UNITS MIN. (x22) = 41 UNITS MAX
BUILDING FOOTPRINT AREA:	14,291 SQ. FT. (TOTAL) (16.13%) (APPROX.)
LANDSCAPE AREA/STORM POND:	31,580.04 SQ. FT. (36.94%)
WALKS AND DRIVES:	39,865.96 SQ. FT. (46.33 %)
TOTAL IMPERVIOUS AREA:	55,902.96 SQ. FT. (63.06 %)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) +
PARKING PROVIDED:	68 (3-ADA INCLUSIVE)
F.A.R.	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT *PER IBC* (PROPOSED +/-45FT)
LOT COVERAGE:	80%
FLOOR AREAS:	
1st FLOOR:	14,291 SQ. FT.
2nd FLOOR:	14,291 SQ. FT.
3rd FLOOR:	14,291 SQ. FT.
4th FLOOR:	14,291 SQ. FT.
5th FLOOR:	14,291 SQ. FT.
TOTAL FLOOR AREA:	71,485 SQ. FT.
UNIT COUNT:	
1 BEDRM./1 BA.	1,075 SQ. FT. 40
2 BEDRM./2 BA.	1,500 SQ. FT. 5
TOTAL	50,500 SQ. FT. 45
FIRE SPRINKLER SYSTEM:	NFPA 13
FIRE ALARM SYSTEM:	NFPA 72 (TOTAL COVERAGE)

KEYNOTES

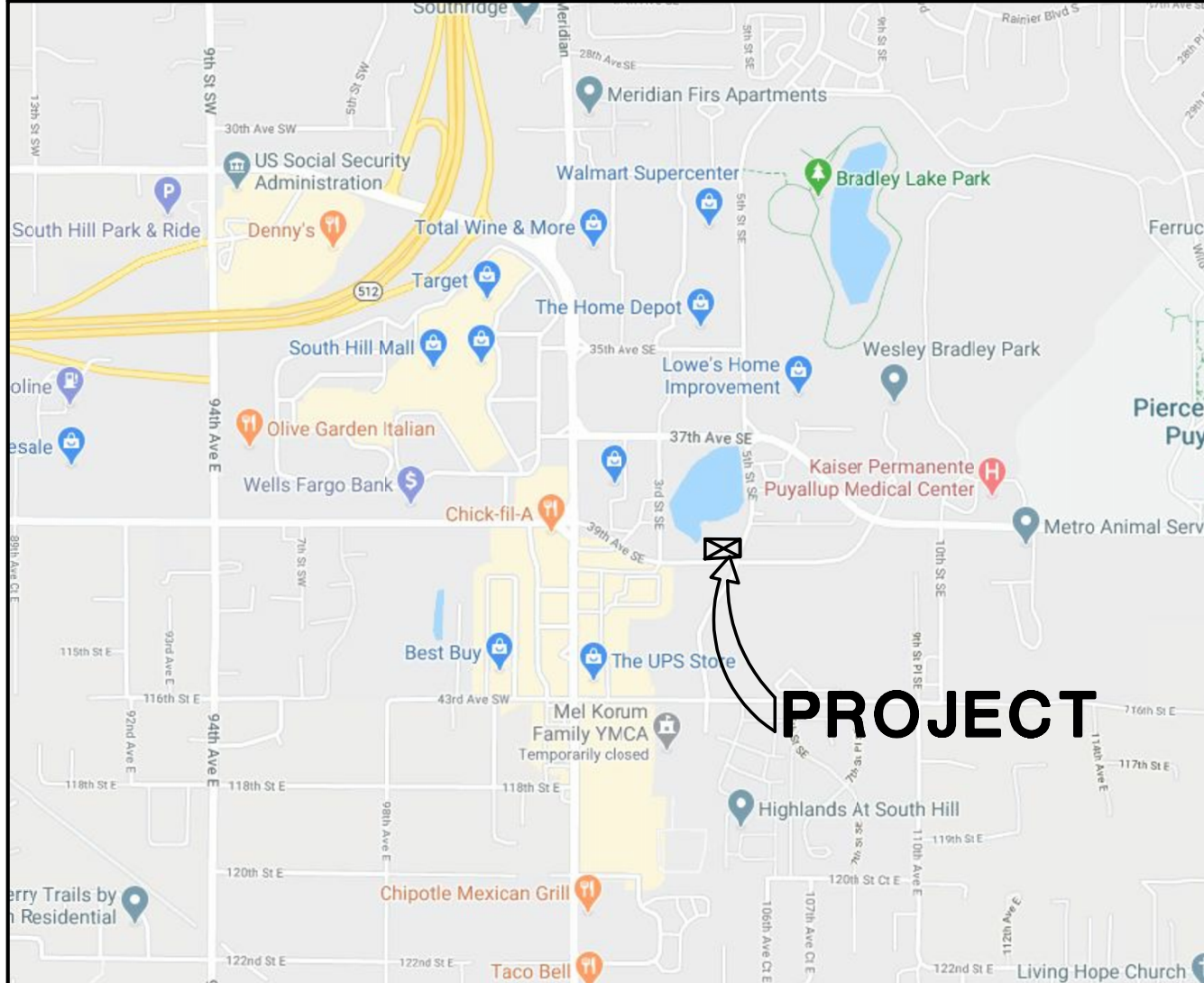
- ① MAIN ENTRANCE
- ② ADA VAN-STALL
- ③ ADA STALL
- ④ ADA STALL SIGN
- ⑤ PARKING LOT STRIPING
- ⑥ APARTMENT CORRIDOR ENTRY
- ⑦ AMENITIES TO PATIO PLAZA ENTRY
- ⑧ ASPHALT DRIVE TYPICAL
- ⑨ LANDSCAPE (SHOWN SHADED)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ CONCRETE SIDEWALK
- ⑫ -
- ⑬ PEDESTRIAN - PLAZA
- ⑭ SPRINKLER RISER ROOM
- ⑮ -
- ⑯ -
- ⑰ -
- ⑱ -

LEGAL DESCRIPTION

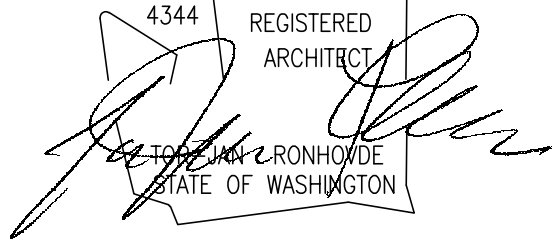
Parcel: 0419106028
Section 10 Township 14 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5004 EASE OF REG. OUT OF 04-19-10-2-117 SE6 2020-0310 JP 02/12/20 JP

Parcel: 0419106029
Section 10 Township 14 Range 04 Quarter 22 TR A - (STORMWATER POND) OF SP 2019-12-30-5004 EASE OF REG. OUT OF 04-19-10-2-117 SE6 2020-0310 JP 02/12/20 JP

VICINITY MAP



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**DOS LAGOS APARTMENTS
MIXED USE DEVELOPMENT
APARTMENT & COMMERCIAL**

PUYALLUP, WA 98374

PROJECT:

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 'E'

JOB NO.: 2020.25
DRAWN BY: LVS
CHECKED BY: TJR
DATE: 07-02-21

SHEET NO.

A0.1