

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

47 UNITS PROVIDED (THIS SITE)

LEGAL DESCRIPTION

Parcel: 0419102107
Tax Description
Section 10 Township 19 Range 04 Quarter 22 PARCEL A OF BLA 2016-12-21-5007 DESC AS THAT POR OF N 223 FT OF NW EXC E 2010 FT THEREOF EXC N 66 FT OF W 445 FT THEREOF & EXC FROM REMAINDER W 30 FT FOR MERIDIAN ST & N 30 FT FOR 112TH ST & EXC POR C/D TO STATE OF WASH BY APN 051200303 APPROV BY CY OF PUYALLUP BY SUP CT 05-2-05421-1 DESC AS FOLL BEG AT NE COR OF SD PROP TH S 01 DEG 18 MIN 42 SEC N 193 FT TH N 88 DEG 21 MIN 48 SEC W 264.0 FT TH N 00 DEG 13 MIN 12 SEC E 14.38 FT TH N 54 DEG 31 MIN 35 SEC N 170.46 FT TO BEG OF 464.50 FT RAD CURVE CONCAVE TO SW WHOSE RAD BEARS S 36 DEG 22 MIN 25 SEC N TH ALG ARC OF SD CURVE 104.90 FT THRU C/A OF 25 DEG 21 MIN 08 SEC TO N LI OF ABOVE DESC PARCEL TH S 88 DEG 21 MIN 48 SEC E 368.91 FT TH N 1 DEG 35 MIN 24 SEC E 36 FT TO SLY LI OF 34TH AVE SE TH S 88 DEG 21 MIN 48 SEC E 134.18 FT TO POB TOG/WN THAT POR OF 34TH AVE SE LY 30 FT S OF N LI OF NW BEING MORE PARTICULARLY DESC AS FOLL BEG AT A PT ON N LI OF SD SEC 60.84 FT N OF ELY MAR OF 3RD AV SE TH N 88 DEG 21 MIN 48 SEC N 134.18 FT SD PT BEING 415 FT E OF NW COR OF SD SEC TH S 01 DEG 35 MIN 26 SEC N 30 FT TH S 88 DEG 21 MIN 48 SEC E 134.31 FT TH N 01 DEG 18 MIN 42 SEC E 30 FT TO POB EXC THAT POR OF NW OF NW DESC AS FOLL COM AT A PT WHICH LIES 2010 FT N OF E LI OF NW & 223 FT S OF N LI OF SD SEC TH N 88 DEG 21 MIN 48 SEC N 102.84 FT TO POB & BEG OF A NON TANG CURVE CONCAVE TO NE HAVING A RAD OF 462 FT FROM WHICH RAD PT BEARS N 25 DEG 14 MIN 51 SEC E TH NLY 80.91 FT ALG SD CURVE THRU A C/A OF 10 DEG 02 MIN 28 SEC TH N 54 DEG 31 MIN 35 SEC N 212.13 FT TH N 88 DEG 21 MIN 48 SEC W 193.51 FT TO BEG OF A NON TANG CURVE CONCAVE TO SW HAVING A RAD OF 464.5 FT FROM WHICH RAD PT BEARS S 22 DEG 26 MIN 03 SEC N TH SELLY 104.4 FT ALG SD CURVE THRU A C/A OF 12 DEG 56 MIN 21 SEC TH S 54 DEG 31 MIN 35 SEC E 170.46 FT TH S 00 DEG 13 MIN 12 SEC N 14.38 FT TH S 88 DEG 21 MIN 48 SEC E 166.25 FT TO POB EASE OF REC OUT OF 2-040 DEG 2008-0555 JJ 1/4/08 JJ DC00500580 02/10/11 JP
Parcel: 0419106026
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2014-12-30-5003 EASE OF REC OUT OF 04-14-10-2-116 SEG 2020-0304 JP 02/12/20 JP
Parcel: 0419106021
Section 10 Township 19 Range 04 Quarter 22 TRACT A OF SP 2014-12-30-5003 (STORMWATER POND) EASE OF REC OUT OF 04-14-10-2-116 SEG 2020-0304 JP 02/12/20 JP

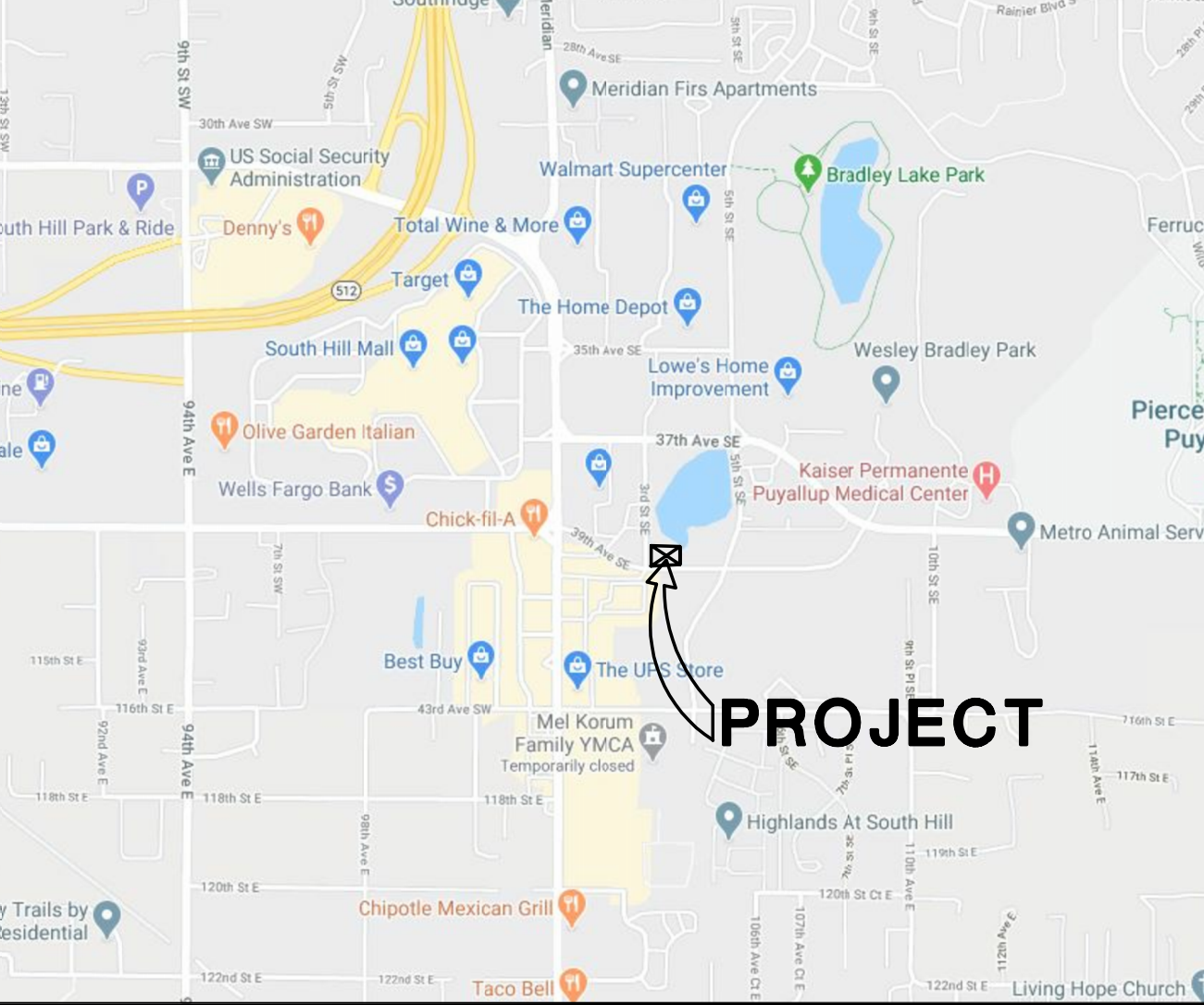
PROJECT NOTES

ZONING:	UCX
PARCEL NO.:	0419102107, 0419106026 & 0419106021
SITE AREA:	31.231 ACRES (136,030 SQ. FT.)
PROPOSED DENSITY:	(x8) = 24 UNITS MIN. (x22) = 68 UNITS MAX
BUILDING FOOTPRINT AREA:	17,086 SQ. FT. (TOTAL) (12.56%) (APPROX)
LANDSCAPE/STORM POND AREA:	71,986 SQ. FT. (52.92%)
WALKS AND DRIVES:	46,958.00 SQ. FT. (34.52%)
TOTAL IMPERVIOUS AREA:	64,044.0 SQ. FT. (47.08%)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) + (4 GUEST)
PARKING PROVIDED:	77 (4-ADA INCLUSIVE)
F.A.R.	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT "PER IBC" (PROPOSED +/-45FT)
LOT COVERAGE:	12.56%
FLOOR AREAS:	
1st FLOOR:	17,086 SQ. FT.
2nd FLOOR:	17,086 SQ. FT.
3rd FLOOR:	17,086 SQ. FT.
4th FLOOR:	17,086 SQ. FT.
TOTAL FLOOR AREA:	68,344 SQ. FT.
UNIT COUNT:	
1 BEDRM/1 BA.	1,075 SQ. FT. 34
2 BEDRM/2 BA.	1,500 SQ. FT. 8
TOTAL	53,925 SQ. FT. 47

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 DOG PARK
- 13 PEDESTRIAN PLAZA
- 14 -
- 15 -
- 16 -
- 17 -
- 18 -

VICINITY MAP



DOS LAGOS APARTMENTS
MIXED USE DEVELOPMENT
APARTMENT & COMMERCIAL

PUYALLUP, WA 98374

T H E

RONHOVDE

ARCHITECTS

L L C

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4344 REGISTERED
ARCHITECT
JAMES J. RONHOVDE
STATE OF WASHINGTON

10		
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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 'D'		
JOB NO.:	2020.25	SHEET NO.
DRAWN BY:	LVS	A0.1
CHECKED BY:	TJR	
DATE:	07-02-21	