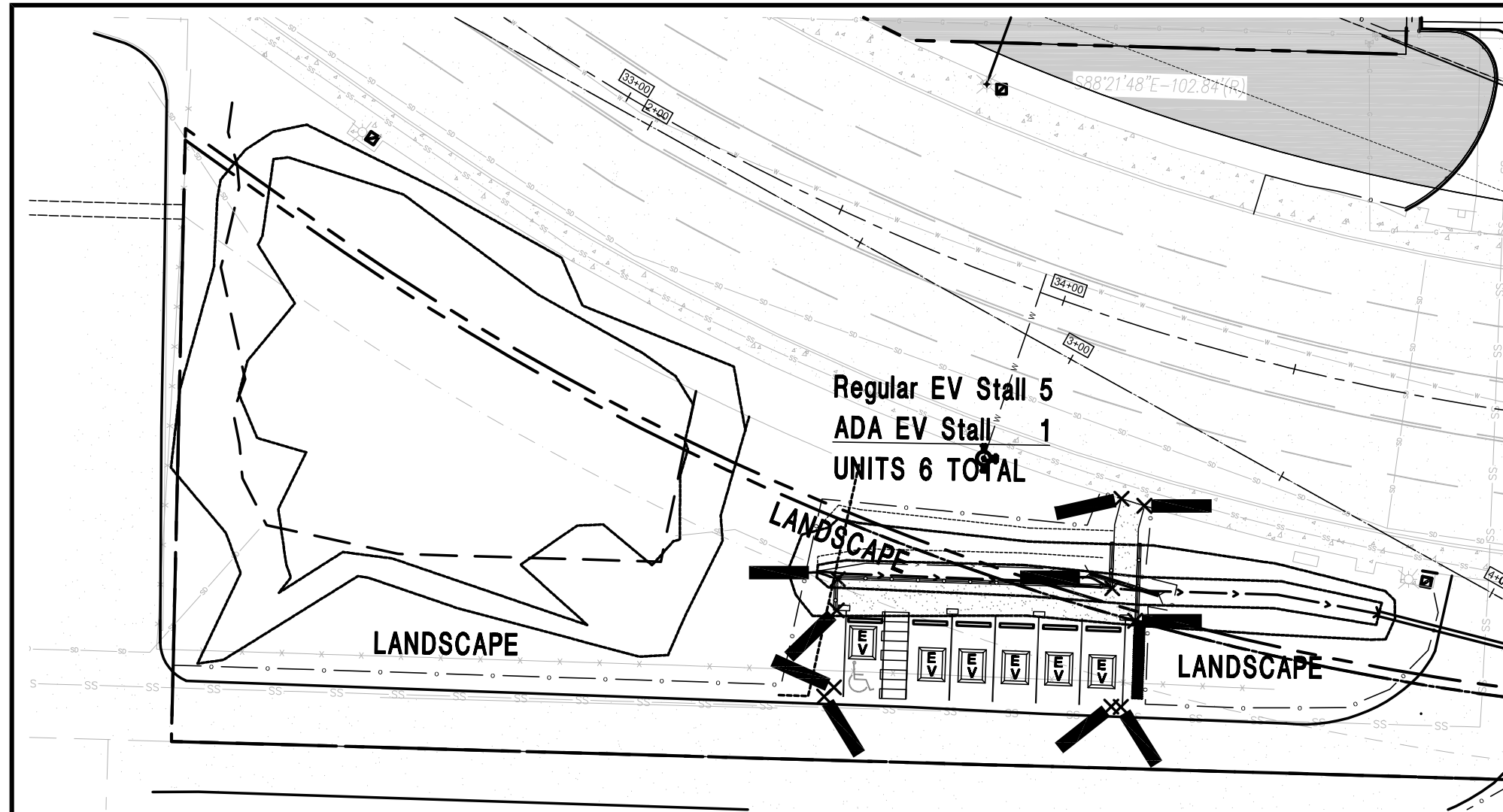
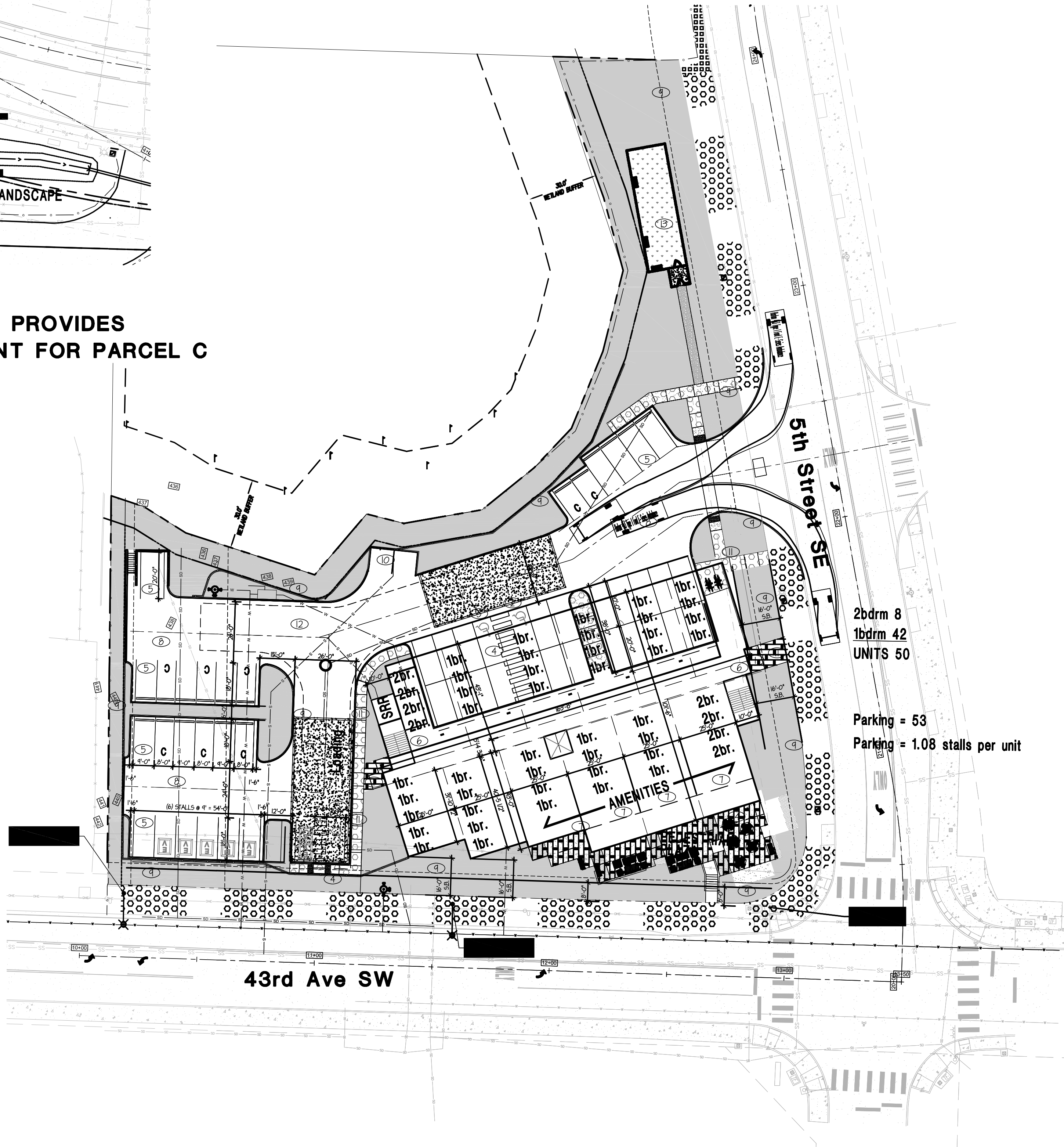




SITE PLAN - PARCEL B
E-CHARGE STATIONS PROVIDES
COMMERCIAL ELEMENT FOR PARCEL C



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	041910218	4.76 ACRES	38.08	104.12
PARCEL B	0419106025	0.20 ACRES	1.6	4.4
PARCEL C	0419106030	1.33 ACRES	10.64	24.26
PARCEL D	0419106031	0.934 ACRES	1.51	20.66
PARCEL E	0419106024	1.84 ACRES	15.12	41.58
PARCEL F	0419106030	0.73 ACRES	0.584	1.606
TOTAL	041910311	12.36 ACRES	14.56	40.04

50 UNITS PROVIDED (THIS SITE)

CONTIGUOUS PARCELS	LOT A	104.12 (X25 = 2618)
	LOT B	4.4 (X25 = 110)
	LOT C	50.00
	C TOTAL	17.28

CONTIGUOUS PARCELS	LOT D	68.71	=	50.42
	LOT E	41.58	=	41.58
	D/E TOTAL		=	42

PROJECT NOTES

ZONING:	UCX	
PARCEL NO.:	041910218, 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:	+14,247 SQ. FT. (TOTAL) (24.06%) (APPROX) _____	
LANDSCAPE/METLAND AREA:	-281,414 SQ. FT. (89.64%) _____	
WALKS AND DRIVES:	-21,785.4 SQ. FT. (6.89%) _____	
TOTAL IMPERVIOUS AREA:	35,910 SQ. FT. (11.24%)	
TYPE OF CONSTRUCTION:	V-A SPRINKLED	
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) = 50	
PARKING PROVIDED:	74 (3-ADA INCLUSIVE) +8EV STALLS AT PARCEL B	
F.A.R.:	NO LIMIT FOR RESIDENTIAL	
HEIGHT:	NO LIMIT "PER IBC" (PROPOSED +/-45FT)	
LOT COVERAGE:	65%	
approx. FLOOR AREAS:		
1st FLOOR:	9140 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

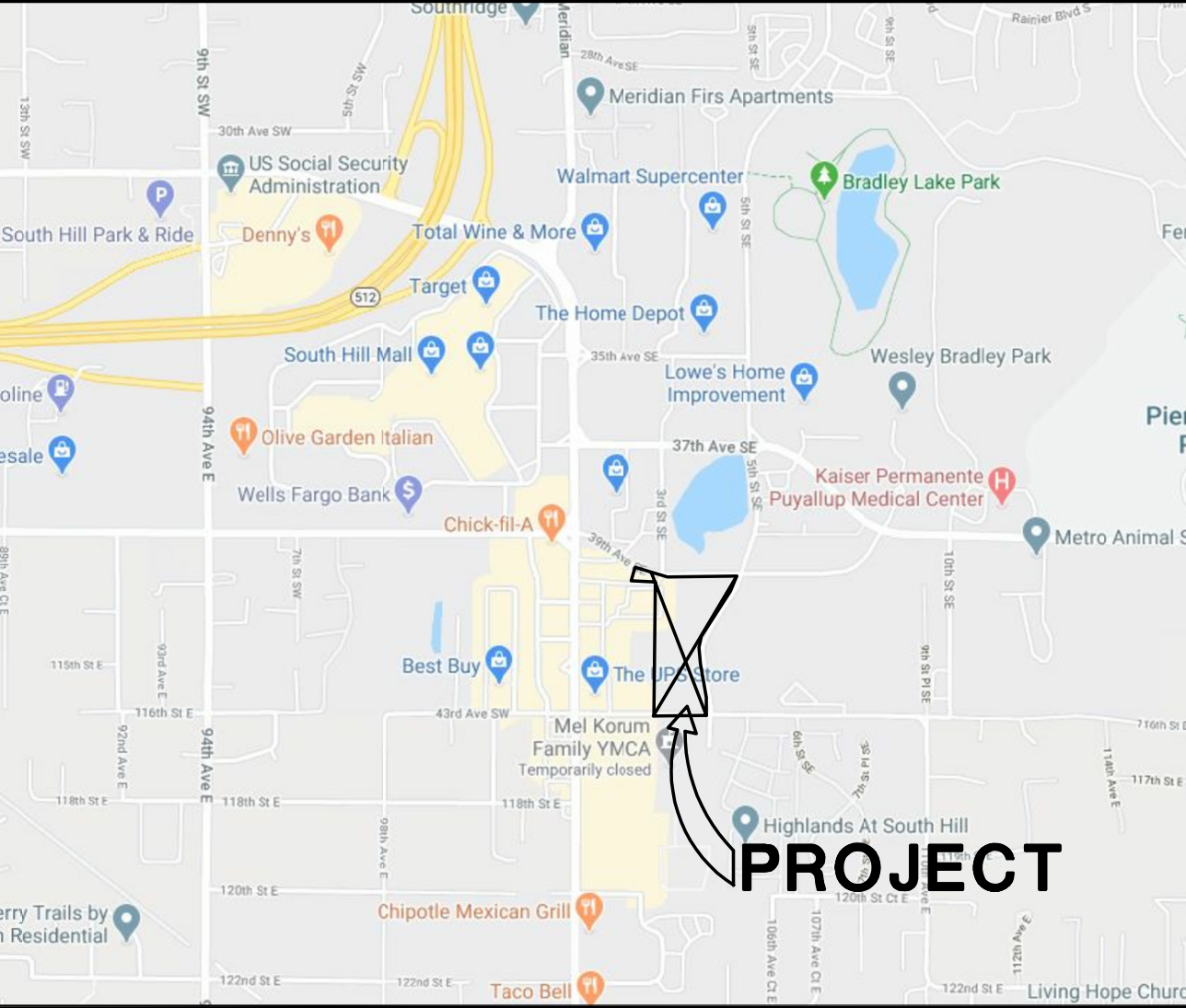
Parcel: 041910218
Section 10 Township 14 Range 04 Quarter 22 LOT 4 OF BLA 2019-01-31-5004 DESC AS THAT POR OF L 2 OF L L 81-11-20-0245 A RE-RECORD OF L L 81-03-25-0125 LY 1/4 OF 5TH ST SE AS CYD TO CY OF RLY PER ETN 1123858 & 4031671 EXC 5 358.1 FT THEREOF ALSO EXC THAT POR APPROX PER P CO SUP CT 05-2-051141-3 EASE OF REC OUT OF 2-100 & 2-071 SE6 2014-0141 DX10/10/19DX

Parcel: 0419106031
Section 10 Township 14 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 14 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 14 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:

10		
9		
8		
7		
6	4-12-24	LAND USE RESUB #2
5	12/28/23	DR Site and Elev Resub. #5
4	12/6/23	DR EXT. ELEVATION RESUB. #3
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