

**DOS LAGOS APARTMENTS**  
 MIXED USE DEVELOPMENT  
 APARTMENT & COMMERCIAL  
 PUYALLUP, WA 98374

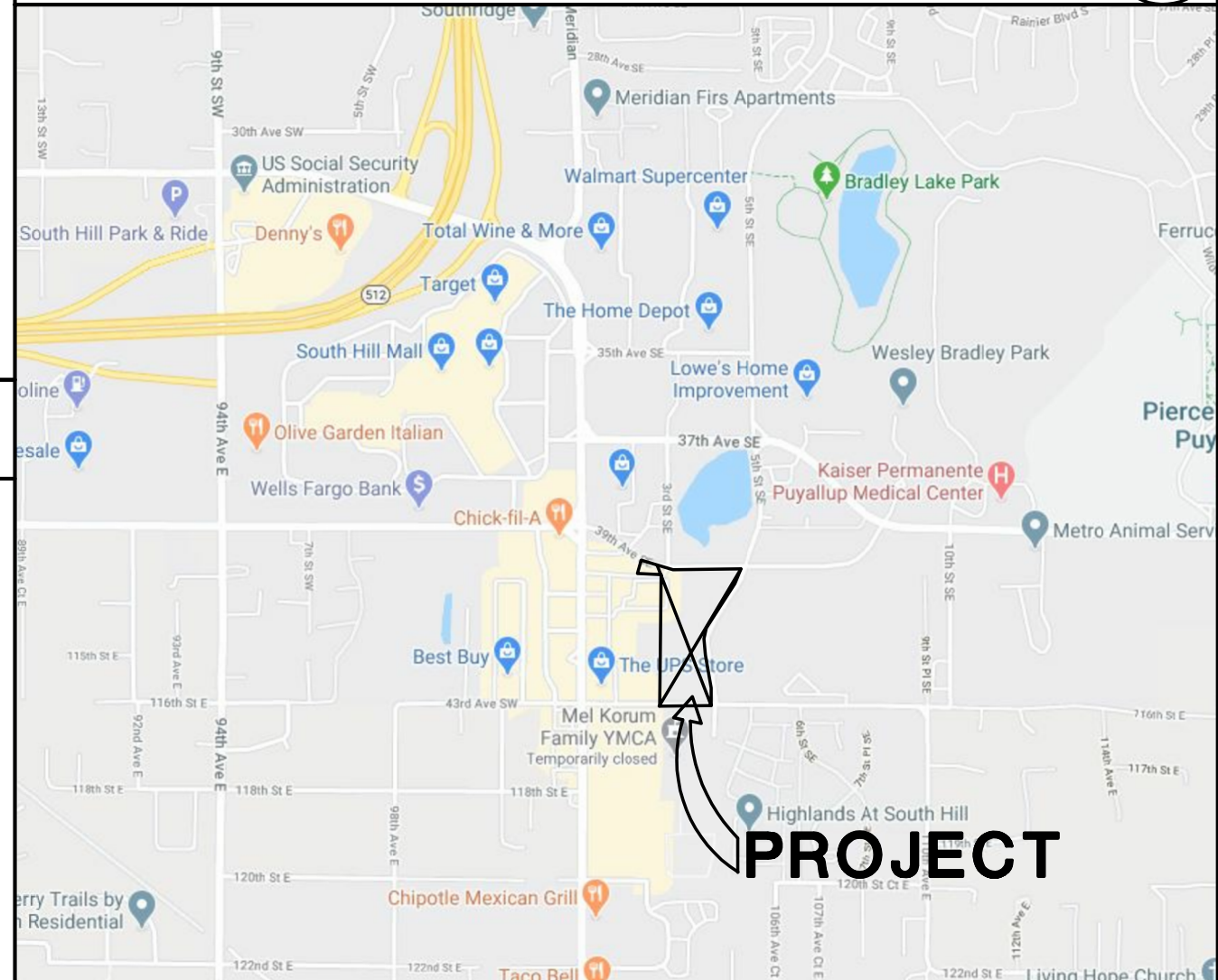
**PROJECT NOTES**

ZONING: UCX  
 PARCEL NO.: 041910218, 041910603, 041910604 & 0419106030  
 SITE AREA: 315,283 SQ. FT. (7.24 ACRES)  
 PROPOSED DENSITY: (X8) = 58 UNITS MIN. (X22) = 111 UNITS MAX (CONTIGUOUS DENSITY WITH PARCEL AB & C)  
 BUILDING FOOTPRINT AREA: 142,241 SQ. FT. (TOTAL) (24.00%) (APPROX)  
 LANDSCAPE/NETLAND AREA: 280,414 SQ. FT. (88.64%)  
 WALKS AND DRIVES: 24,785.4 SQ. FT. (6.85%)  
 TOTAL IMPERVIOUS AREA: 35,910 SQ. FT. (11.24%)  
 TYPE OF CONSTRUCTION: V-A SPRINKLED  
 PARKING REQUIRED: 1 STALL PER UNIT (RESIDENTIAL) + (4 GUEST)  
 COMMERCIAL 1/300  
 50 x 11 = 50  
 3 GUEST = 3  
 NO COMM = 0  
 REQUIRED = 53 (10% E-STALLS NON, 10% FUTURE) (5% ADA ONE TO BE VAN STALL)  
 PARKING PROVIDED: 51 (5-ADA INCLUSIVE) (12 E-STALLS INCLUSIVE) (TO HAVE 6 FUTURE STALLS READY)  
 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: 14,895 SQ. FT.  
 3rd FLOOR: 14,895 SQ. FT.  
 4th FLOOR: 14,895 SQ. FT.  
 5th FLOOR: 14,895 SQ. FT.  
 TOTAL FLOOR AREA: 65,860 SQ. FT.  
 UNIT COUNT:  
 1 BEDRM/1 BA: 1,075 SQ. FT. 42  
 2 BEDRM/2 BA: 1,500 SQ. FT. 8  
 TOTAL: 51,750 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 -

**VICINITY MAP**



NO.	DATE	DESCRIPTION
10		
9		
8		
7	9/21/24	LAND USE RESUB #3
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. #5
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

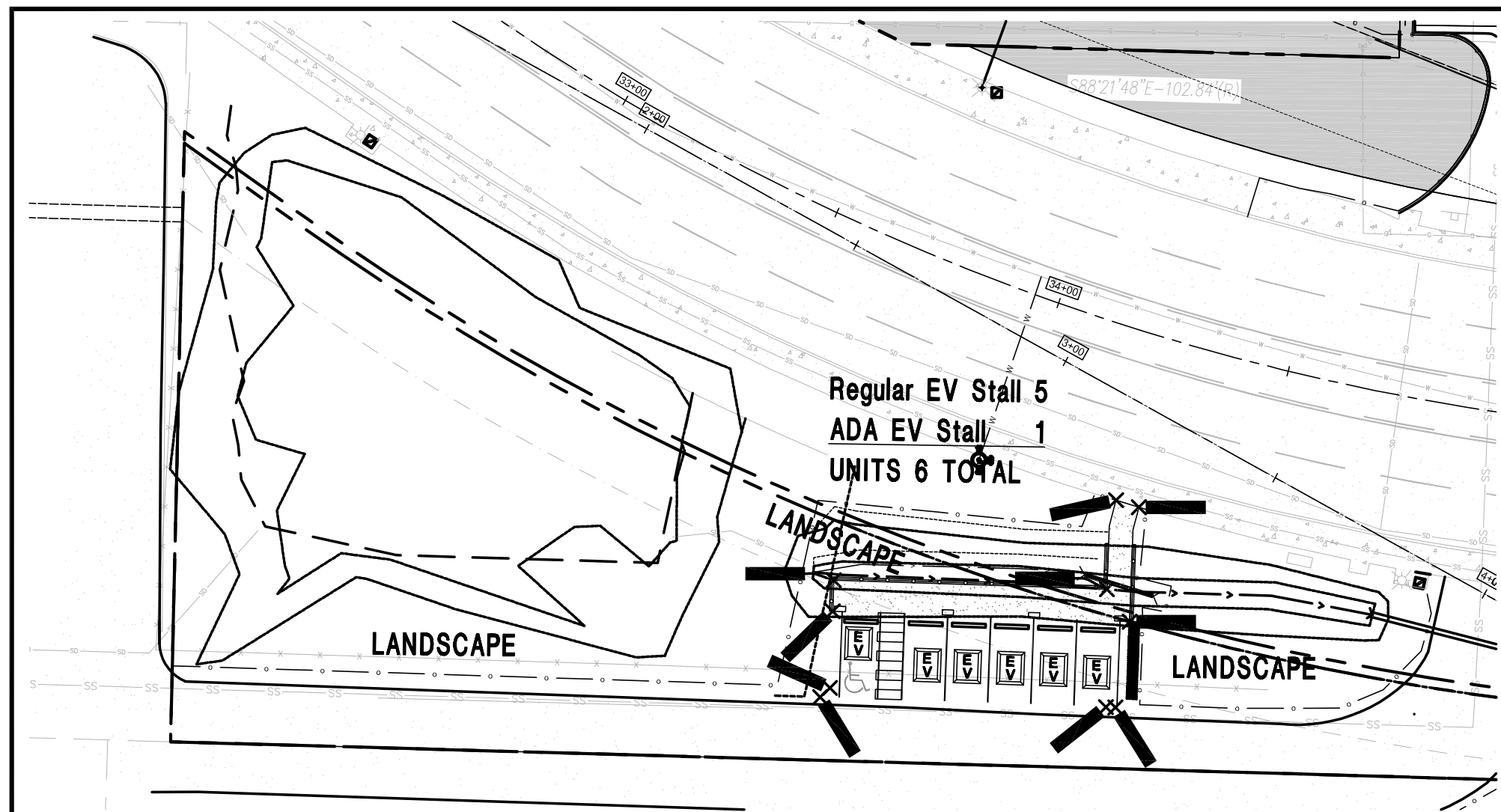
REVISIONS

SHEET CONTENTS:  
**SITE PLAN**

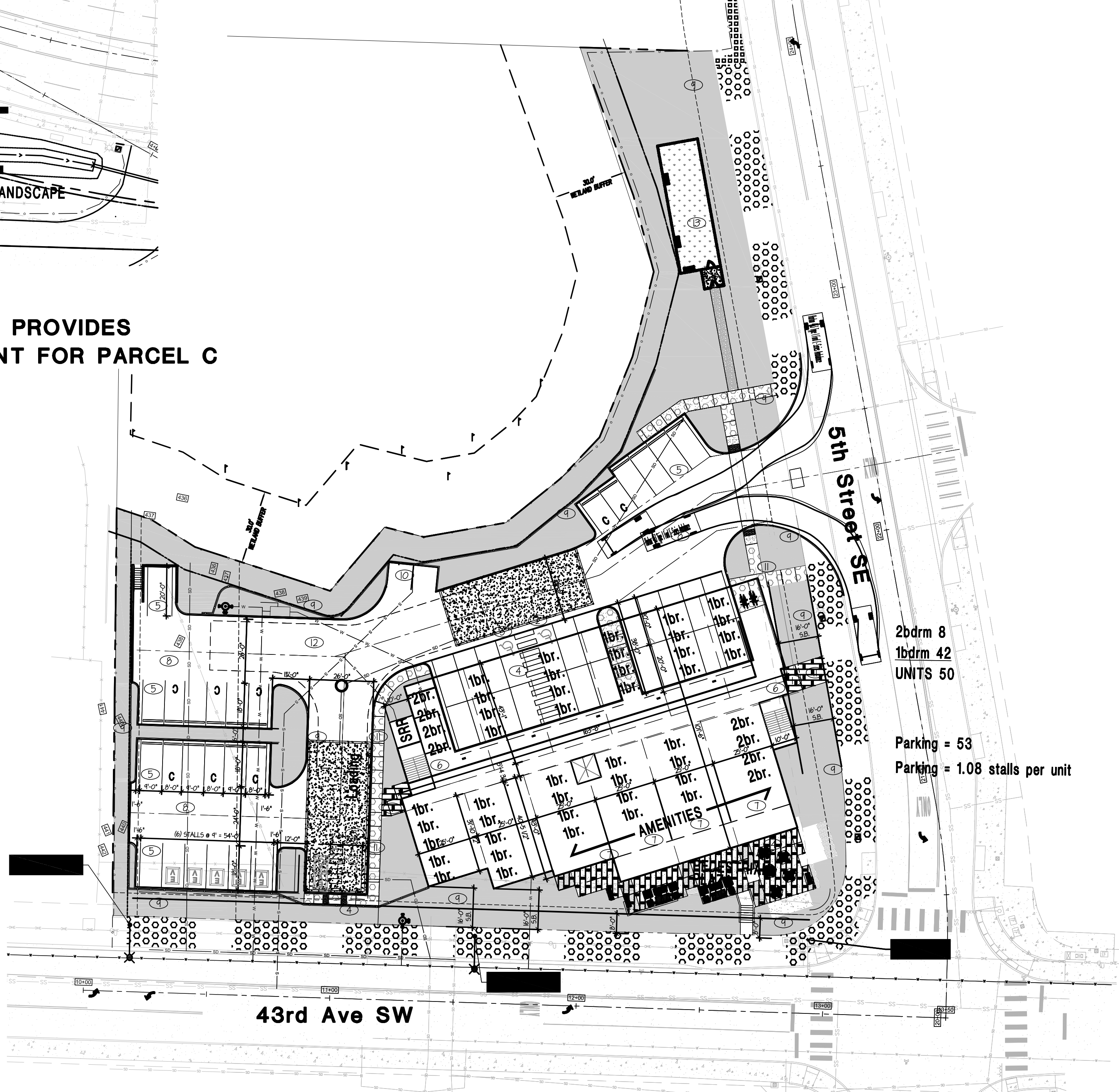
PARCEL 'C'

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

**A0.1**



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



**50 UNITS PROVIDED (THIS SITE)**

**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	4.16 ACRES	38.08	104.72
PARCEL B	0419106025	0.20 ACRES	1.6	4.4
PARCEL C	0419106030	1.33 ACRES	10.64	24.26 > 50
PARCEL D	0419102107	2.123 ACRES	24.98	68.71
PARCEL E	0419106028	1.89 ACRES	15.12	41.58 > 43
PARCEL F	0419106021	0.713 ACRES	0.584	1.606
PARCEL G	0419103111	1.82 ACRES	14.56	40.04
TOTAL		12.36 ACRES		

CONTIGUOUS PARCELS

LOT A	104.72 (x.25 = 26.18)
LOT B	4.4 (x.25 = 1.10)
LOT C	50.00
<b>C TOTAL</b>	<b>11.28</b>

CONTIGUOUS PARCELS

LOT D	68.71	=	50.42
LOT E	41.58	=	41.58
<b>D/E TOTAL</b>		=	<b>92</b>

**LEGAL DESCRIPTION**

Parcel: 041910218  
 Section 10 Township 19 Range 04 Quarter 22 Lot 4 OF BLA 2013-01-31-5004 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 IN OF 5TH ST SE AS CTD TO CY OF PUY PER ETN 1123858 & 4031167 EXG S 358.7 FT THEREOF ALSO EXG THAT POR APPROX PER P CO SUP C/T 05-2-05141-3 EASE OF REG OUT OF 2-100 & 2-071 SE6 2014-044 D1X101/183X

Parcel: 0419106031  
 Section 10 Township 19 Range 04 Quarter 22 TR A - (PROTECTED NETLAND) OF SP 2014-12-30-5005 EASE OF REG OUT OF 04-19-10-2-115 SEG 2020-0308 JP 02/12/20 JP

Parcel: 0419106024  
 Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2014-12-30-5002 EASE OF REG OUT OF 04-19-10-2-115 SEG 2020-0308 JP 02/12/20 JP

Parcel: 0419106030  
 Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2014-12-30-5005 EASE OF REG OUT OF 04-19-10-2-115 SEG 2020-0311 JP 02/12/20 JP