

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

47 UNITS PROVIDED (THIS SITE)

PROJECT NOTES

ZONING: UCX
 PARCEL NO.: 0419102107, 0419106026 & 0419106021
 SITE AREA: 3.1231 ACRES (136,030 SQ. FT.)
 PROPOSED DENSITY: (x8) = 24 UNITS MIN. (x22) = 60 UNITS MAX
 BUILDING FOOTPRINT AREA: 11,006 SQ. FT. (TOTAL) (12,568) (APPROX)
 LANDSCAPE/STORM POND AREA: 10,043 SQ. FT. (9,539)
 WALKS AND DRIVES: 48,850.43 SQ. FT. (35,418)
 TOTAL IMPERVIOUS AREA: 65,931.0 SQ. FT. (48,478)
 TYPE OF CONSTRUCTION: V-A SPRINKLED
 PARKING REQUIRED:
 1 STALL PER UNIT (RESIDENTIAL) + (4 GUEST)
 COMMERCIAL 1/300
 41 x 1 = 41
 4 GUEST = 4
 1000/300 = 3.33 - OR 4
 TOTAL STALLS REQ'D = 55 (10% E-STALLS NOW, 10% FUTURE) (5% ADA ONE TO BE VAN STALL)
 PARKING PROVIDED: 68 (4-ADA INCLUSIVE) (8 E-STALLS INCLUSIVE) (TO HAVE 8 FUTURE STALLS READY)
 F.A.R.: NO LIMIT FOR RESIDENTIAL
 HEIGHT: NO LIMIT "PER IBC" (PROPOSED +/- 45FT)
 LOT COVERAGE: 12.56%
 FLOOR AREAS:
 1st FLOOR: 11,006 SQ. FT.
 2nd FLOOR: 11,006 SQ. FT.
 3rd FLOOR: 11,006 SQ. FT.
 4th FLOOR: 11,006 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: 53,425 SQ. FT. 47

2bdrm 8
 1bdrm 39
 UNITS 47
 Parking = 78
 Parking = 5 for Comm.
 Parking = 1.51 stalls per unit
 commercial 1,100 sq. ft.

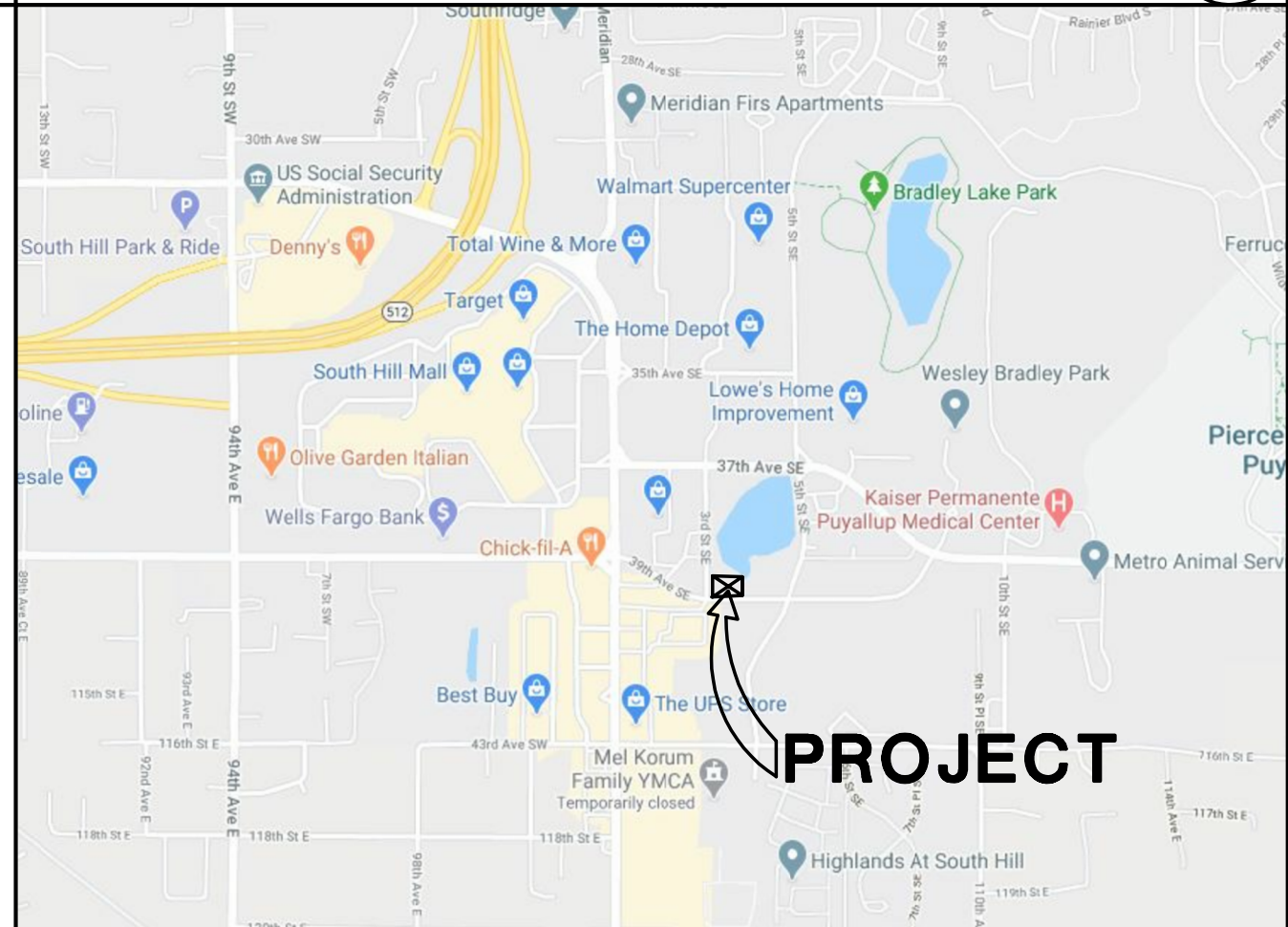
KEYNOTES

- 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 -

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 N4 EXC E 2010 FT THEREOF EXC N 66 FT OF N 445 FT THEREOF & EXG FROM REMAINDER N 30 FT FOR MERIDIAN ST & N 30 FT FOR 112TH ST & EXG POR CYD TO STATE OF WASH BY APN 05120303 APPROX BY CY OF PUYALLUP BY SUP CT 05-2-05421-DESC AS FOLL BEG AT NE COR OF SD PROP TH S 01 DEG 18 MIN 42 SEC IN 143 FT TH N 88 DEG 21 MIN 48 SEC IN 204.01 FT TH N 00 DEG 13 MIN 12 SEC E 14.38 FT TH N 54 DEG 31 MIN 35 SEC IN 110.46 FT TO BEG OF 464.50 FT RAD CURVE CONCAVE TO SW WHOSE RAD BEARS S 36 DEG 22 MIN 25 SEC IN TH ALG ARC OF SD CURVE 104.40 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 368.94 FT TH N 1 DEG 35 MIN 24 SEC E 36 FT TO SLY LI OF 39TH AVE SE TH S 88 DEG 21 MIN 48 SEC E 134.18 FT TO POB TOG/M THAT POR OF 39TH AV SE LY 30 FT S OF N LI OF N4 BEING MORE PARTICULARLY DESC AS FOLL BEG AT A PT ON N LI OF SD SEC 60.84 FT IN OF ELY MAR OF 3RD AV SE TH N 88 DEG 21 MIN 48 SEC IN 134.18 FT SD PT BEING 445 FT E OF NW COR OF SD SEC TH S 01 DEG 35 MIN 28 SEC IN 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 N4 DESC AS FOLL COM AT A PT WHICH LIES 2010 FT IN OF E LI OF N4 & 223 FT S OF N LI OF SD SEC TH N 88 DEG 21 MIN 48 SEC IN 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 N4LY 80.41 FT ALG SD CURVE THRU A C/A OF 10 DEG 02 MIN 28 SEC TH N 54 DEG 31 MIN 35 SEC IN 212.73 FT TH N 88 DEG 21 MIN 48 SEC IN 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 IN TH SELY 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 110.46 FT TH S 00 DEG 13 MIN 12 SEC IN 14.38 FT TH S 88 DEG 21 MIN 48 SEC E 166.25 FT TO POB EASE OF REG. OUT OF 2-040 SEG 2008-0555 JJ 1/9/08.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 REG OUT OF 04-19-10-2-116 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 REG OUT OF 04-19-10-2-116 SEG 2020-0304 JP 02/12/20 JP

VICINITY MAP



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 ronhovdearchitects.com
 4344 REGISTERED ARCHITECT

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

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 'D'
 JOB NO.: 2020.25 SHEET NO.
 DRAWN BY: LK6
 CHECKED BY: TJR
 DATE: 07-02-21 **A0.1**