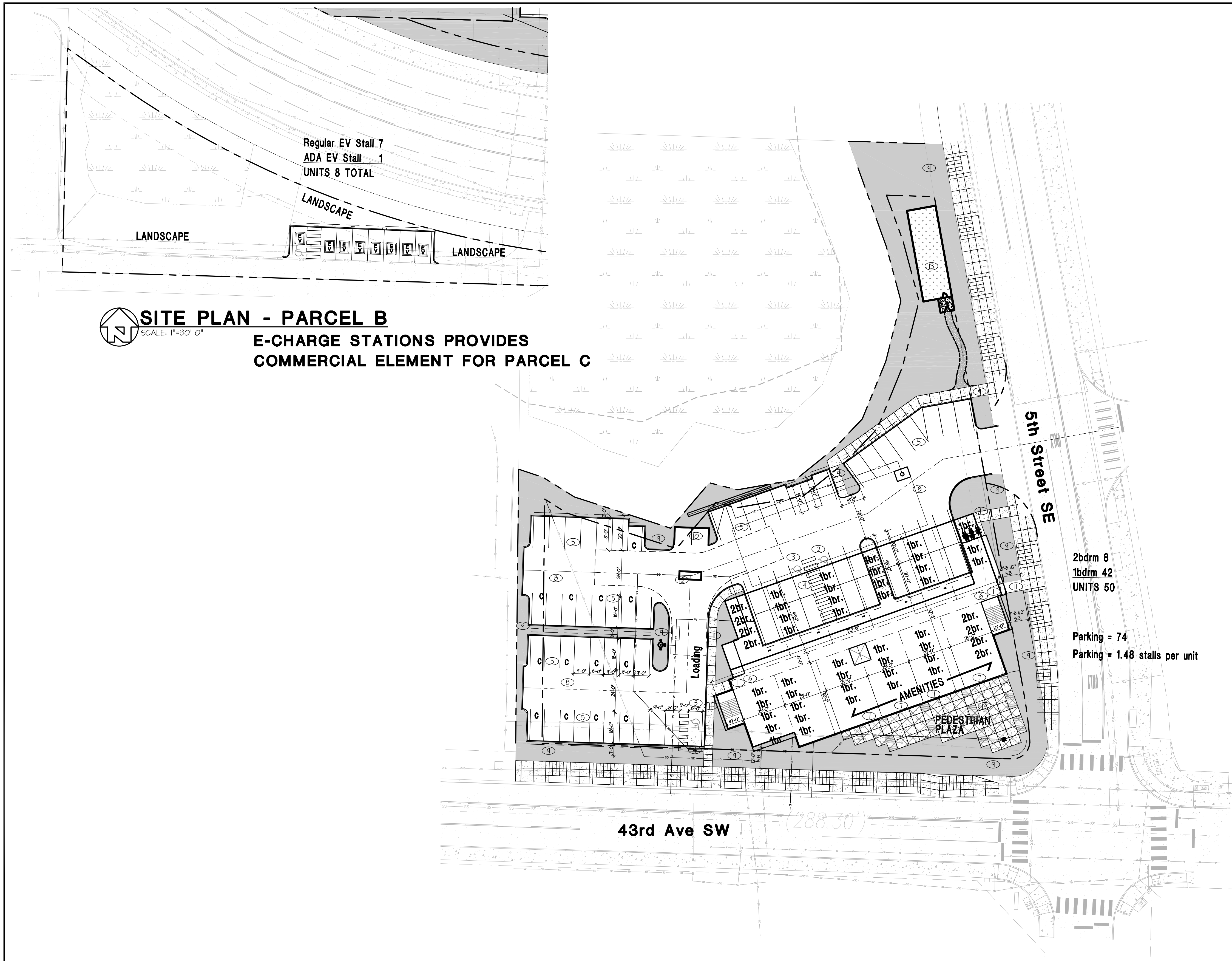




SITE PLAN - PARCEL B
SCALE: 1"=30'-0"
E-CHARGE STATIONS PROVIDES COMMERCIAL ELEMENT FOR PARCEL C

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	0419102118	4.76 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	0.934 ACRES	1.51	20.66
PARCEL E	0419106028	1.84 ACRES	15.12	41.58 > 43
PARCEL F	0419106024	0.73 ACRES	0.584	1.606
PARCEL G	0419103111	1.82 ACRES	14.56	40.04
TOTAL		12.36 ACRES		

50 UNITS PROVIDED (THIS SITE)

CONTIGUOUS PARCELS	LOT A	104.72 (x.25 = 26.18)	
	LOT B	4.4 (x.25 = 1.10)	
	LOT C	50.00	
	C TOTAL	=	71.28
CONTIGUOUS PARCELS	LOT D	68.71	= 50.42
	LOT E	41.58	= 41.58
	D/E TOTAL	=	42

PROJECT NOTES

ZONING:	UCX	
PARCEL NO.:	0419102118, 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) (24.00%) (APPROX)	
LANDSCAPE/METLAND AREA:	281,914 SQ. FT. (88.64%)	
WALKS AND DRIVES:	21,785.4 SQ. FT. (6.85%)	
TOTAL IMPERVIOUS AREA:	35,970 SQ. FT. (11.24%)	
TYPE OF CONSTRUCTION:	V-A SPRINKLED	
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) = 50	
PARKING PROVIDED:	74 (3-ADA INCLUSIVE) +BEV 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:	4140 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

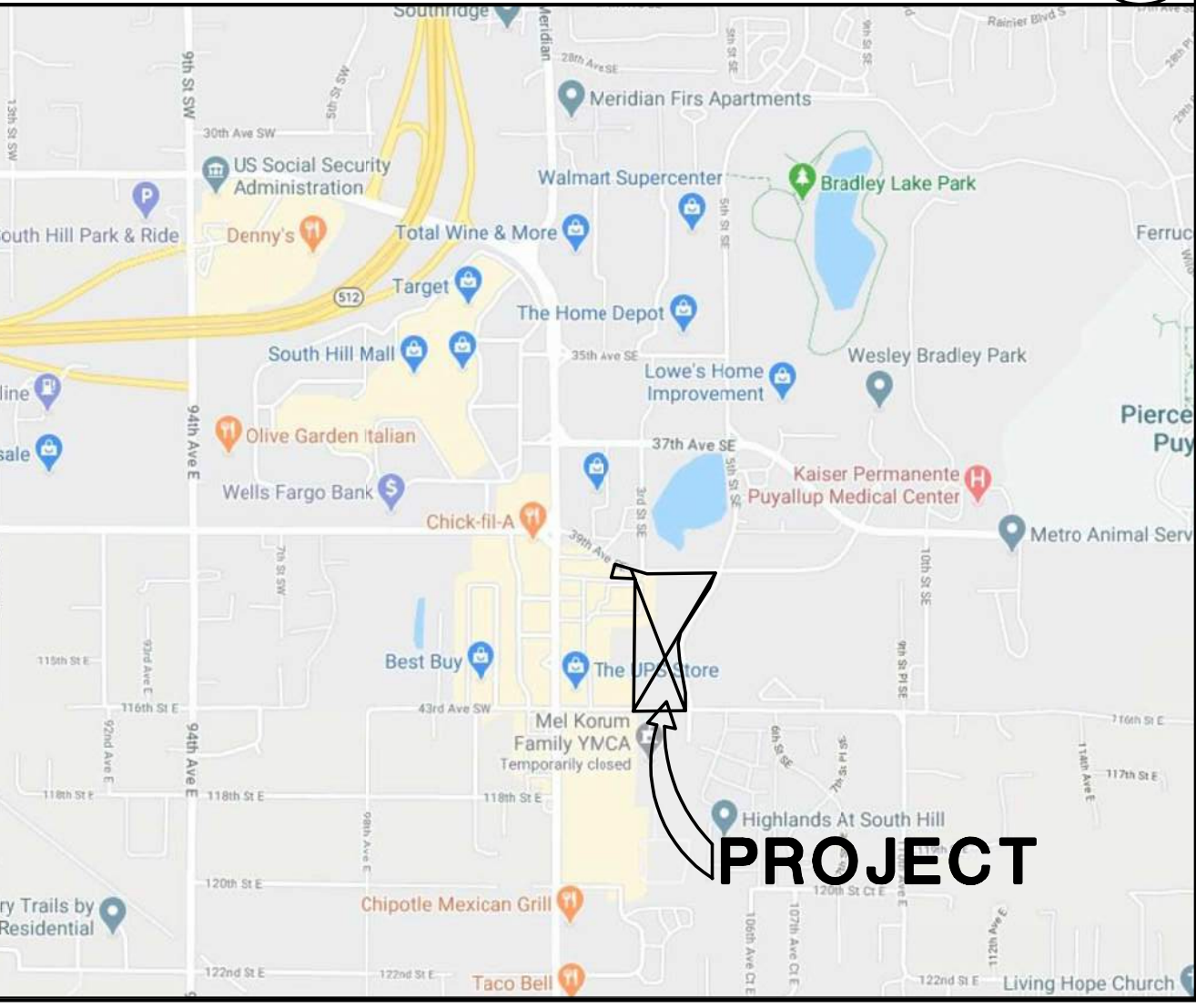
Parcel: 0419102118
Section 10 Township 19 Range 04 Quarter 22 Lot 4 of B.L.A. 2019-01-31-5004 DESC AS THAT POR OF L 2 OF L L 81-11-20-0245 A RE-RECORD OF L L 81-03-25-0125 LY 1/4 OF 5TH ST SE AS CYD TO CY OF RLY PER ETN 1123858 & 4031671 EXC 5 358.1 FT THEREOF ALSO EXC THAT POR APPROP PER P CO SUP CT 05-2-051141-3 EASE OF REC OUT OF 2-100 & 2-071 SE6 2014-0144 DX10/10/19DX

Parcel: 0419106031
Section 10 Township 19 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 19 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 19 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

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 854-5500 ■ FAX (206) 854-5501
ronhovdearchitects.com

4344 REGISTERED ARCHITECT
STATE OF WASHINGTON

PROJECT:

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

10		
9		
8		
7		
6		
5		
4		
3		
2		
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