

10.16.24
DUPONT, WASHINGTON
INLAND GROUP
AFFINITY AT DUPONT
ENTITLEMENT SET



PROJECT ADDRESS
Section 34, Township 19 North, Range 1 East, W.M.,
on Pierce County
Tax Parcel No. 0119341007

VICINITY MAP: Locator



DEVELOPER
AFFINITY AT DUPONT,LLC
120 WEST CATALDO AVE., STE 100
SPOKANE, WA 99201
ROBERT KETNER
robertk@inlandconstruction.com

ARCHITECT/ENGINEER
Cushing Terrell
1201 WESTERN AVE, STE 700
SEATTLE, WA 98101
206.690.6093
Contact: ISAURA PEREZ
isauraperez@cushingterrell.com

CIVIL
LDC CORP
321 CLEVELAND AVE SE, SUITE 209
TUMWATER, WA 98501
360.634.2064
Contact: RICK WEEDEN
rweeden@ldccorp.com

LANDSCAPE
LYON LANDSCAPE ARCHITECTS
2111 SOUTH C STREET
TACOMA, WA 98402
253.209.4053
Contact: MOGHAN LYON
moghan@lyonla.com

MEP
LYON LANDSCAPE ARCHITECTS
2111 SOUTH C STREET
TACOMA, WA 98402
253.209.4053
Contact: MOGHAN LYON
moghan@lyonla.com

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PROJECT INFORMATION

ZONING:
MASTER PLAN, COMPLETE COMMUNITY OVERLAY (CCO), R-5
RESIDENTIAL

DMC 25.20.020(7) MAXIMUM DENSITY ALLOWABLE (7.15 DWELLING UNITS PER ACRE WITH 30% DENSITY BONUS):
313 DWELLING UNITS WITHIN MASTER PLAN AREA (73 RESTRICTED TO 53)
PROPOSED: 170 55+ MULTIFAMILY
TOTAL SITE AREA: 335,658 SF (7.71 ACRES)

LANDSCAPE

REQUIRED TOTAL LANDSCAPE AREAS: 100,697 SF (30%)
PROPOSED TOTAL LANDSCAPE AREAS: 143,277 SF

OPEN SPACE

REQUIRED OPEN SPACE: 50,348 SF (335,658 X 15%)
PROPOSED OPEN SPACE: 101,771 SF (30%)

DMC 25.20.060 CCO DISTRICT RESTRICTIONS

1. LAND USES (DMC 25.20.060.1)
ALLOWABLE: MULTIFAMILY
PROPOSED USE: 55+ MULTIFAMILY RESIDENTIAL W/ CLUBHOUSE, POOL, PARKING, GARAGES, CARPORTS, AND SITE AMENITIES
2. LOCATION AND SIZE LIMIT (DMC 25.20.060.2)
ALLOWED: NOT TO EXCEED 150 UNITS PER BUILDING
PROPOSED: APPROVED CODE AMENDMENT TO ALLOW FOR 170 UNITS
3. HEIGHTS (DMC 25.20.060.3)
ALLOWABLE: 75 FT MAX ALLOWABLE
PROPOSED: 53 FT

4. SETBACKS (DMC 25.20.060.4)
SIDE/ REAR YARD = 10 FT
MARSHALL CIRCLE = 15 FT

5. DESIGN STANDARDS ((DMC 25.20.060.5, DMC 25.65))
SUBJECT TO MULTIFAMILY DESIGN REGULATIONS AND GUIDELINES OF DMC 25.65 - SEE NARRATIVE AND EXTERIOR ELEVATIONS FOR COMPLIANCE

6. PEDESTRIAN AMENITIES (DMC 25.20.060.6)
BUILDINGS SHALL HAVE A DIRECT, PAVED PEDESTRIAN CONNECTION FROM THE FRONT ENTRANCE TO THE NEARBY STREET SIDEWALK - SEE SITE PLAN FOR COMPLIANCE

7. LOT AREA (DMC 25.20.060.7):
ALLOWED: NO MINIMUM
PROPOSED: 7.71 ACRES

8. LOT COVERAGE (DMC 25.20.060.8)
APARTMENT FOOTPRINT (HEIGHT: 53'-0"): 51,215 SF X 1 BLDGS = 51,215 SF

POOL HOUSE : FOOTPRINT (HEIGHT: 28'-4"): 5,266 SF X 1 BLDG = 5,266 SF

GARAGE (8) FOOTPRINT (HEIGHT: 14'-0"): 2,137 SF X 5 BLDGS = 10,685 SF

CARPORT FOOTPRINT (HEIGHT: 9'-6"): 1,296 SF X 5 STRUCT = 6,480 SF

TOTAL BUILDING COVERAGE: 73,646 SF

9. BLOCK LENGTH
INTERNAL BLOCK LENGTHS SHALL BE LIMITED TO 600 FEET

10. MASTER PLAN APPROVAL
A MASTER PLAN WAS APPROVED FOR THE AREA OF THE PROPOSAL, AND INCLUDED IN THE PROPOSAL, AS REQUIRED (PLNG2022-014).

DMC 25.95 - OFF-STREET PARKING
REQUIRED: 0.5 SPACES PER UNIT
TOTAL REQUIRED: 85 STALLS
185 STANDARD SPACES PROVIDED (13 ACCESSIBLE INCLUDED)
29 CARPOT SPACES PROVIDED (2 ACCESSIBLE INCLUDED)
40 GARAGE SPACES PROVIDED (2 ACCESSIBLE INCLUDED)

UNIT MATRIX
(8) STUDIO
(40) 1 BED / 1 BATH
(24) PREMIUM 1 BED / 1 BATH
(8) 2 BED / 1 BATH
(58) 2 BED / 2 BATH
(32) PREMIUM 2 BED / 2 BATH

TOTAL UNIT COUNT = 170
TRASH: INTERNAL

DUPONT, WASHINGTON
INLAND GROUP

AFFINITY AT DUPONT

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ENTITLEMENT SET
10.16.24
PROJ# IG_WADUAF_APT
DESIGNED BY [LAST NAME]
DRAWN BY [LAST NAME]
REVIEWED BY [LAST NAME]
REVISED
A 10.16.24
REQUEST FOR
INFORMATION
CORRECTIONS

11/16/24 - Inland Mark-Ups -
Post Code Amend to
Allow 170 Units

COVER SHEET,
GENERAL
INFORMATION

G001E