

10.16.24

DUPONT, WASHINGTON
INLAND GROUP
AFFINITY AT DUPONT
ENTITLEMENT SET



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

VICINITY MAP: Locator



LANDSCAPE
LYON LANDSCAPE ARCHITECTS
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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

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 CARPORT SPACES PROVIDED (2 ACCESSIBLE INCLUDED)
40 GARAGE SPACES PROVIDED (2 ACCESSIBLE INCLUDED)

254 TOTAL SPACES PROVIDED
(1.49 SPACES PER UNIT)

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

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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