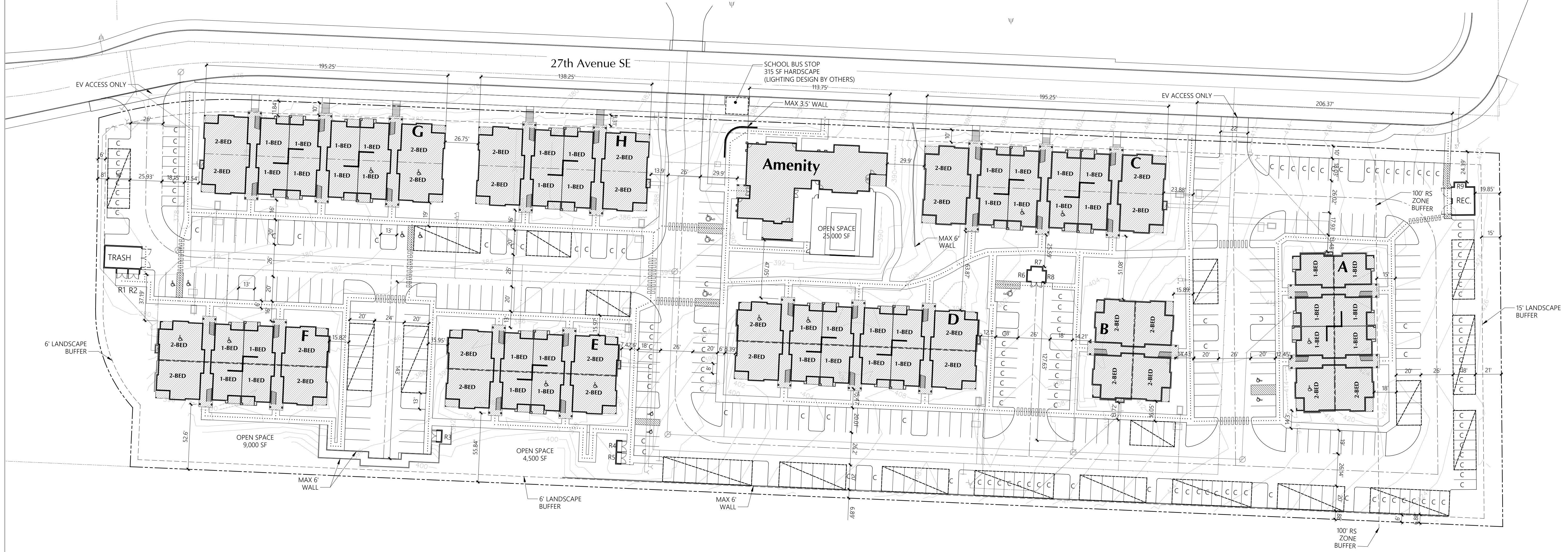
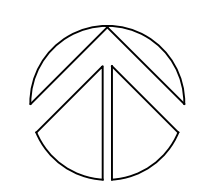


Sunset Garden Senior Living Apartments



No EV parking calculations included in parking summary. Provide EV parking to meet Section 429 of the 2018 IBC WA Amendment. Page A2 - Site Plan



SITE PLAN 236 UNITS 1" = 40'

SITE INFORMATION

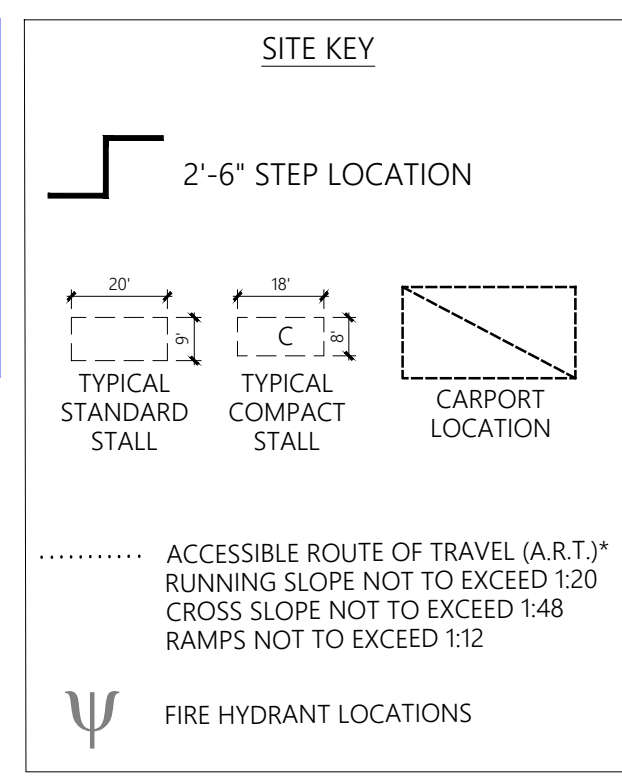
SITE ADDRESS: 202 27th Ave SE, Puyallup, WA
PARCEL #: 419036006
SITE AREA: 339,107 SF (7.785 Acres)
ZONE: RM-CORE
SETBACKS: NORTH/FRONT: 10 FT setback to buildings
WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer
SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer
EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer
BUILDING HEIGHT: 50' Max
DENSITY: Min 16 units per acre (125 units) no Max density
LOT COVERAGE: Max 90%
LANDSCAPE AREA: Min 10% of net lot area (33,910 SF)
OPEN SPACE: 10% of net lot area (33,910 SF) 38,500 SF provided
PRIVATE OPEN SPACE: 60 SF per ground floor unit 10' x 6' per upper story unit
PARKING: 1.5 PARKING SPACES PER UNIT Required Parking: 354 Stalls Provided Parking: 354 Stalls
EASEMENTS: no existing easements on site

Table with 2 columns: Parking Stalls Required, and 2 columns: Standard Stalls, Compact Stalls, Parallel Stalls, Carport Stalls, Attached Garage Stalls, Detached Garage Stalls, Accessible Standard Stalls, Accessible Van Stalls, Accessible Parallel Stalls, Accessible Carport Stalls, Accessible Garage Stalls, Tandem Stalls, Tandem Garage Stalls, Subtotal, Aprons, Total Parking Stalls Provided.

UNIT COUNT
1 BED 137 (58%)
2 BED 99 (42%)
TOTAL 236

Incomplete site plan. Please refer to the CoP Site Plan Standards (available to download in the permitting portal). Revise the site plan to include items 1-3 and items A-X of the City's Site Plan Standards. Since the building permit cannot be issued until civil construction permit is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals and fees. [SITE PLAN, sheet A2]

Refer to the PRMNC20240278 corrections and address for all site plans associated with the Bradley Heights Apartments. [SITE PLAN, sheet A2]



- SITE NOTES
1) TYPICAL SIDEWALK WIDTH IS 6'
2) A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1

CITY OF PUYALLUP Planning Division Approved Site Plan (253) 864-4165 MINIMUM SETBACK REQUIREMENTS Front Yard: 10 ft Rear Yard: 0 ft Interior Side Yard: Left: 0 ft Right: 0 ft Street Side Yard: N/A Zoning District: RM-CORE Permit #: PRMU20240282 Additional Conditions/Comments

Staff: RNBrown Date: 05/07/2024 Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.