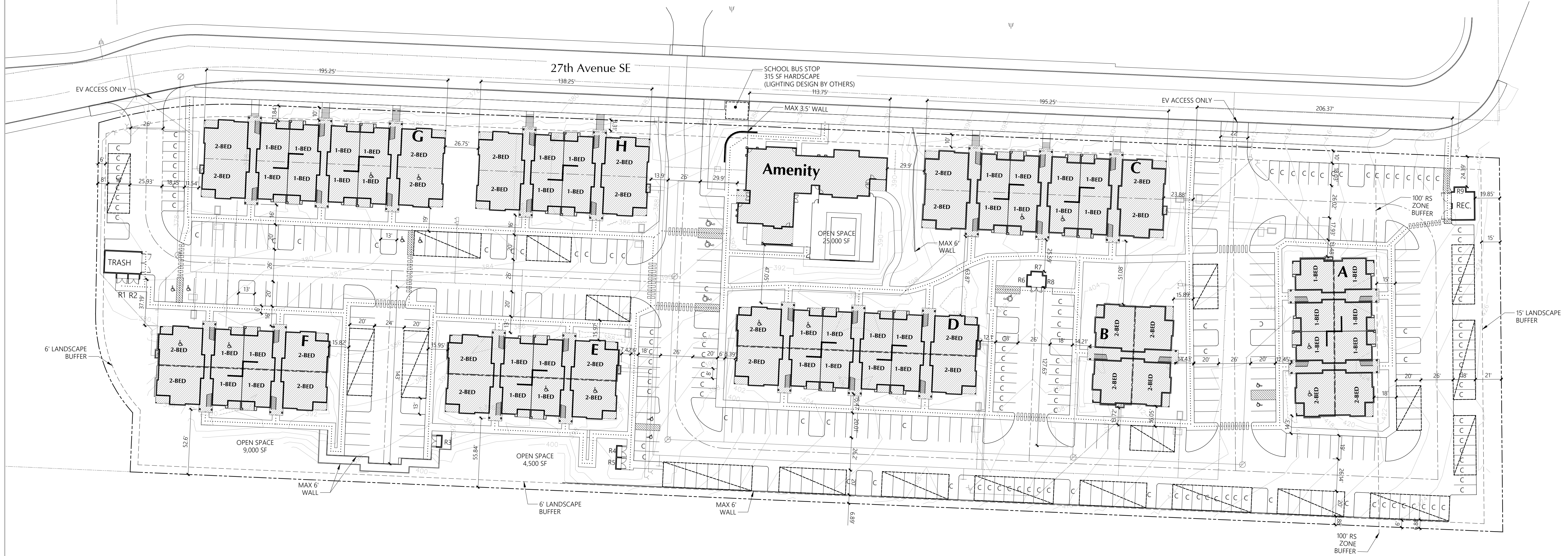


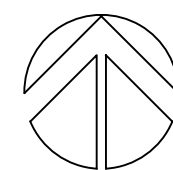
CITY OF PUYALLUP  
Planning Division Approved Site Plan  
(253) 864-4165  
MINIMUM SETBACK REQUIREMENTS  
Front Yard: 10 ft Rear Yard: 0 ft  
Interior Side Yard: Left: 0 ft Right: 0 ft  
Street Side Yard: N/A  
Zoning District: RM-CORE  
Permit #: PRMU20240279  
Additional Conditions/Comments

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.

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'

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]

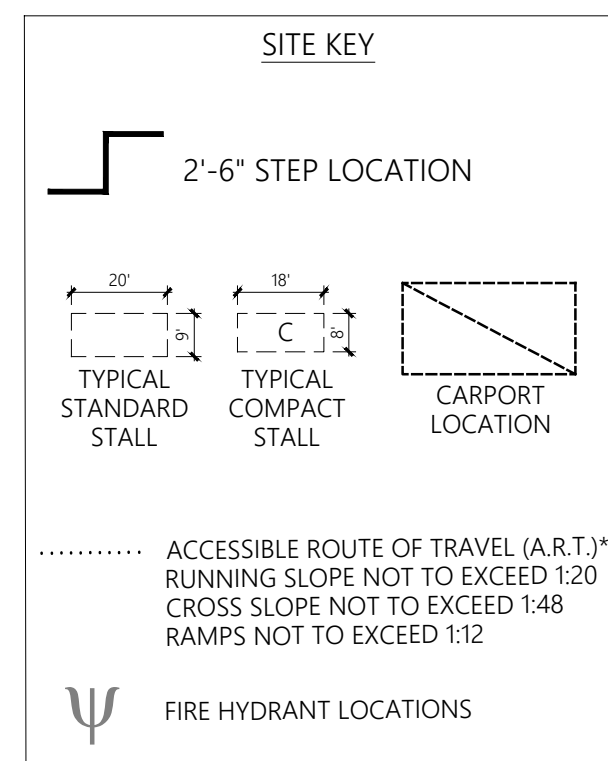
Refer to the PRCNC20240278 corrections and address for all site plans associated with the Bradley Heights Apartments. [SITE PLAN, sheet A2]

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

PARKING SUMMARY table with columns for Parking Stalls Required, Standard Stalls, Compact Stalls, etc., and Total Parking Stalls Provided (354).

UNIT COUNT table showing 1 BED (137, 58%) and 2 BED (99, 42%) for a TOTAL of 236 units.



- 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