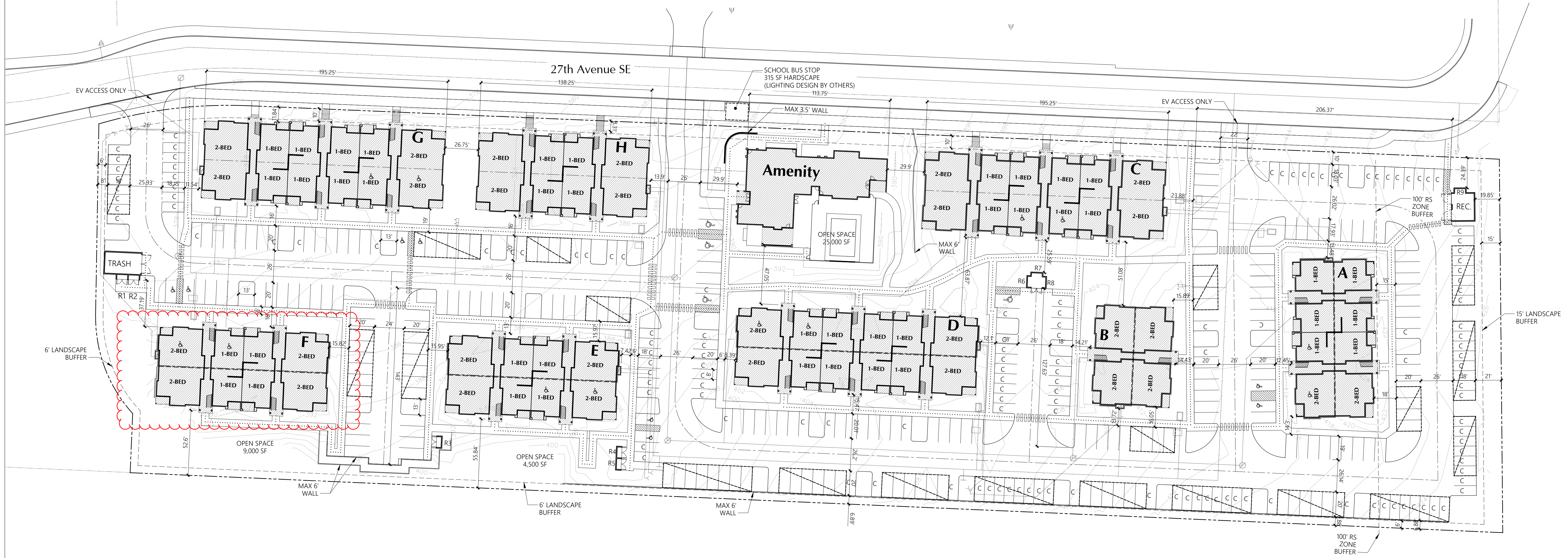
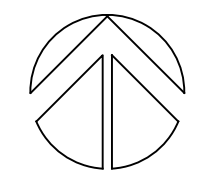


Sunset Garden Senior Living Apartments



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

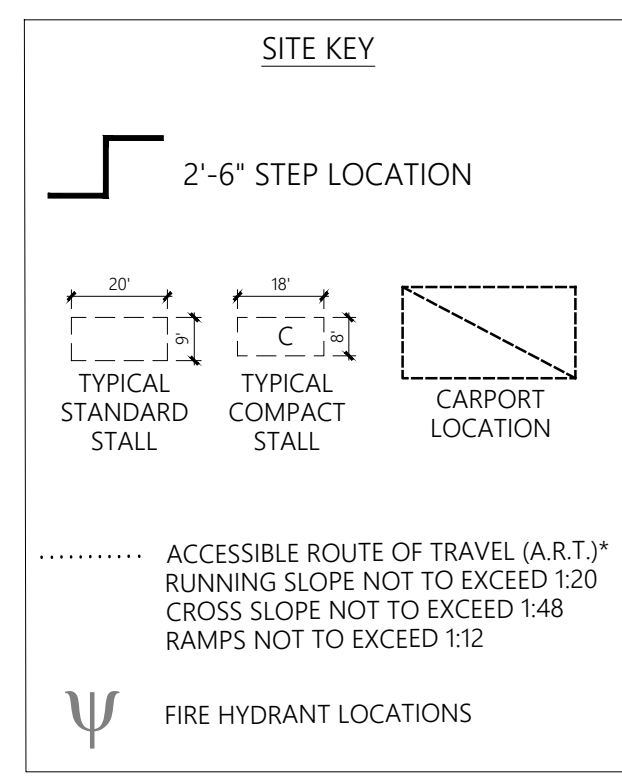
PARKING SUMMARY		
Parking Stalls Required		354
Standard Stalls		118
Compact Stalls	41.5%	100
Parallel Stalls		0
Carport Stalls		124
Attached Garage Stalls		0
Detached Garage Stalls		0
Accessible Standard Stalls		6
Accessible Van Stalls		5
Accessible Parallel Stalls		0
Accessible Carport Stalls		1
Accessible Garage Stalls		0
Tandem Stalls		0
Tandem Garage Stalls		0
Subtotal	354	1.50 Stalls / D.U.
Aprons		0
Total Parking Stalls Provided	354	1.50 Stalls / D.U.

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 PRNC20240278 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 #: PRMU20240281
 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.