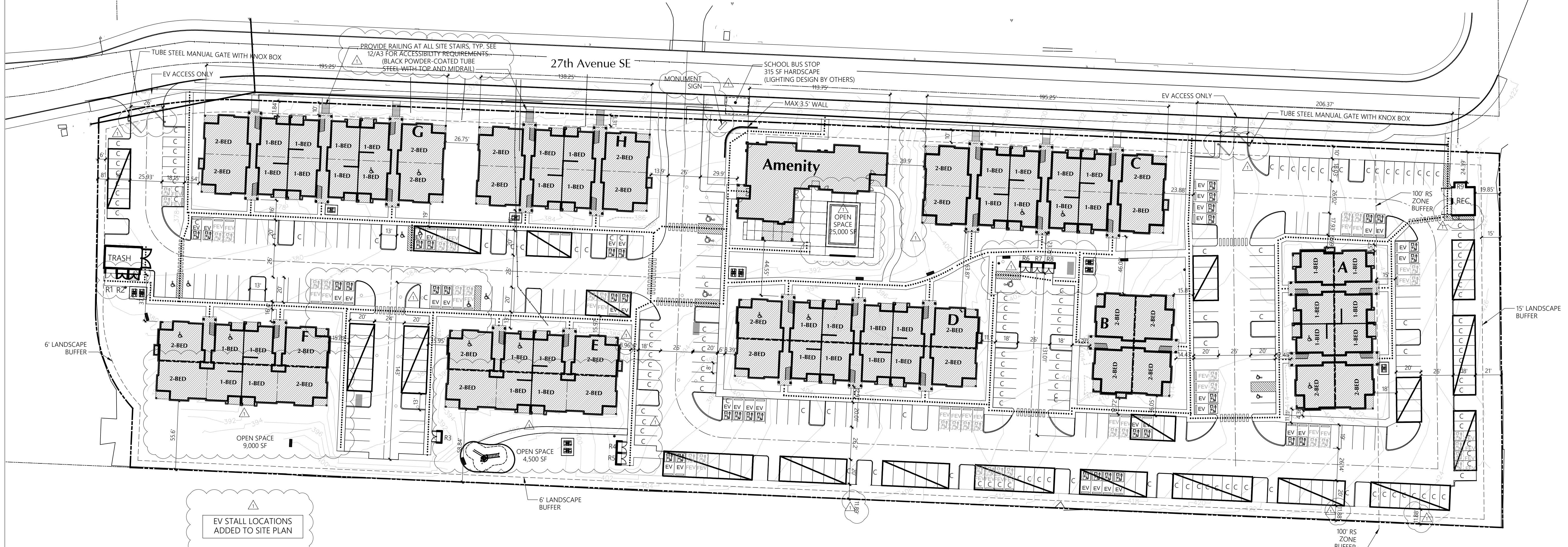
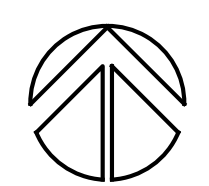


### Sunset Garden Senior Living Apartments



EV STALL LOCATIONS  
ADDED TO SITE PLAN

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

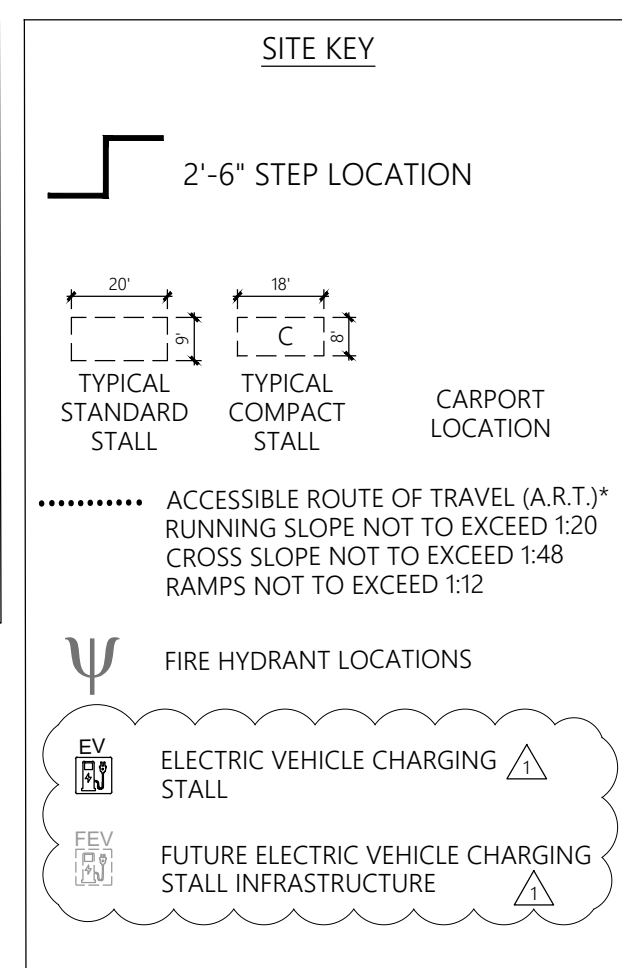
PARKING SUMMARY	
Parking Stalls Required	354
Standard Stalls	124
Compact Stalls	41.5% 98
Parallel Stalls	0
Carport Stalls	118
Attached Garage Stalls	0
Detached Garage Stalls	0
Accessible Standard Stalls	6
Accessible Van Stalls	5
Accessible Parallel Stalls	0
Accessible Carport Stalls	1
Accessible Garage Stalls	0
Tandem Stalls	0
Tandem Garage Stalls	0
Subtotal	352 1.49 Stalls / D.U.
Aprons	0
<b>Total Parking Stalls Provided</b>	<b>352 1.49 Stalls / D.U.</b>

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

**EV STALL COUNT**  
 Total Electric Vehicle  
 Charging stations: **36 Stalls**  
 Total Future Electric  
 Vehicle Stall Infrastructure: **36 Stalls**

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 permits are 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 PRMU20240285 drawings AND site plans associated with the Bradley Heights Apartments (SITE PLAN, sheet A2) SEPARATE PERMIT

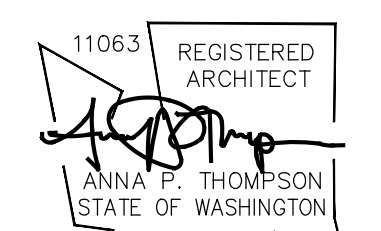


**CITY OF PUYALLUP**  
 Planning Division Approved Site Plan  
 (253) 864-4165  
 MINIMUM SETBACK REQUIREMENTS  
 Front Yard: 10 ft Rear Yard: 0 ft  
 Interior Side Yard: Left: 0 ft Right: 0 ft  
 Street Side Yard: N/A  
 Zoning District: RM-CORE  
 Permit #: PRMU20240285  
 Additional Conditions/Comments

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.

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### Site Plan

#### A 236-Unit Apartment Project

**Bradley Heights Apartments**  
 Puyallup, Wa

**Timberlane Partners**

Revisions		
No.	Date	Description
1	8-30-24	Owner Changes/ Permit Corrections

Initial Publish Date:  
 Date Plotted: 2-18-25  
 Job No.: 23-06  
 Drawn By: APT/HDM  
 Sheet No.: