

## SITE PLAN

1" = 40'

236 UNITS

### SITE INFORMATION

SITE ADDRESS: 206 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               | 125   |
| Compact Stalls                | 41.5% |
| Parallel Stalls               | 0     |
| Carport Stalls                | 117   |
| Attached Garage Stalls        | 0     |
| Detached Garage Stalls        | 0     |
| Accessible Standard Stalls    | 6     |
| Accessible Van Stalls         | 4     |
| Accessible Parallel Stalls    | 0     |
| Accessible Carport Stalls     | 2     |
| Accessible Garage Stalls      | 9     |
| Tandem Stalls                 | 0     |
| Tandem Garage Stalls          | 0     |
| Subtotal                      | 353   |
| Aprons                        | 0     |
| Total Parking Stalls Provided | 353   |

### UNIT COUNT

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

### EV STALL COUNT

Electric Vehicle Charging stations  
Provided: 36 Stalls (10% of provided parking)  
Required: 0 Stalls ^

Future Electric Vehicle Stall Infrastructure  
Provided: 36 Stalls (10% of provided parking)  
Required: 36 Stalls (10% of provided parking) ^

Electrical panels sized to accommodate 72 EV Stalls  
(20% of provided parking) ^

^ Requirements from section 429 of 2018 IBC  
Washington State Amendment.

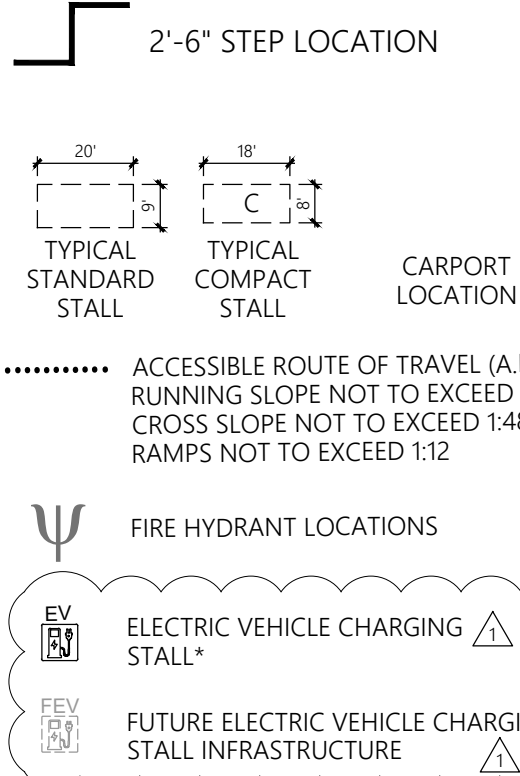
### PERMIT BLDG NAME PUYALLUP ADDRESS

|           |                         |
|-----------|-------------------------|
| A         | 206 27TH AVE SE, BLDG J |
| B         | 206 27TH AVE SE, BLDG H |
| C         | 206 27TH AVE SE, BLDG G |
| D         | 206 27TH AVE SE, BLDG E |
| E         | 206 27TH AVE SE, BLDG C |
| F         | 206 27TH AVE SE, BLDG A |
| G         | 206 27TH AVE SE, BLDG B |
| H         | 206 27TH AVE SE, BLDG D |
| CLUBHOUSE | 206 27TH AVE SE, BLDG F |

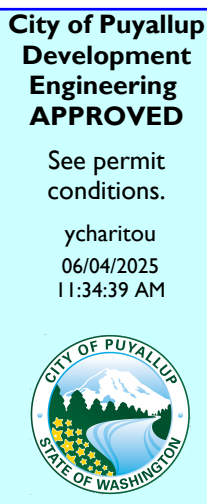
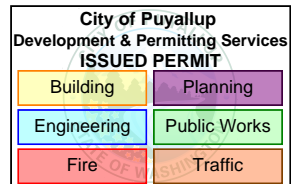
### SITE NOTES

- TYPICAL SIDEWALK WIDTH IS 6'
- A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1
- SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS
- SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION
- POOL TO BE UNDER SEPARATE PERMIT
- ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.

### SITE KEY



\* Future electric vehicle stalls shall provide conduit from the electrical panel to either a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a wheel stop.



Refer to the approved civil plans permitted under civil construction permit PRCCP20240845 for all civil site preparation and utility infrastructure.

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: 0 ft Right: 0 ft  
Street Side Yard: N/A  
Zoning District: RM-CORE  
Permit #: PRMU20240281 - Bldg F  
Additional Conditions/Comments

Staff: RNBrown  
Date: 05/30/2025  
Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.

### Revisions

| No. | Date    | Description                       |
|-----|---------|-----------------------------------|
| 1   | 8-30-24 | Owner Changes/ Permit Corrections |
| 2   | 4-24-25 | Permit Corrections                |

|                       |         |
|-----------------------|---------|
| Initial Publish Date: |         |
| Date Plotted:         | 5-6-25  |
| Job No.:              | 23-06   |
| Drawn By:             | APT/HDM |
| Sheet No.:            |         |