

**SITE PLAN** 

236 UNITS

## SITE INFORMATION

ZONE:

SITE ADDRESS: <sup>→</sup> Puyallup, WA

PARCEL #: 419036006 SITE AREA: 339,107 SF (7.785 Acres)

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

RM-CORE

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	G SUMMAR	RY	
Parking Stalls Required	354		
Standard Stalls	125		
Compact Stalls 41.5%	99		
Parallel Stalls	0		
Carport Stalls	117		
Attached Garage Stalls	0		
Detached Garage Stalls	0		
Accessible Standard Stalls	6		
Accessible Van Stalls	4	$\left(\begin{array}{c} \\ \\ 2 \end{array}\right)$	
Accessible Parallel Stalls	( 0	-	
Accessible Carport Stalls	2	$\sqrt{2}$	
Accessible Garage Stalls	0,		
Tandem Stalls	0		
Tandem Garage Stalls	0		
Subtotal	353	1.50	Stalls / D.U.
Aprons	0		
Total Parking Stalls Provided	353	1.50	Stalls / D.U.

JNIT COUN	NT	
BED		
2 BED	99 (42%)	
ΓΟΤΑL	236	
Provi	icle Charging stations ded: 36 Stalls (10% of provided parking)	
uture Elect Provi	ired: 0 Stalls^ cric Vehicle Stall Infrastructure ided: 36 Stalls (10%of provided parking) ired: 36 Stalls (10% of provided parking)^	
	nnels sized to accommodate 72 EV Stalls vided parking)^	
	nents from section 429 of 2018 IBC at State Amendment.	

<b>△ PUYALLUP ADDRESS</b>		
206 27TH AVE SE, BLDG J		
206 27TH AVE SE, BLDG H		
206 27TH AVE SE, BLDG G		
206 27TH AVE SE, BLDG E		
206 27TH AVE SE, BLDG C		
206 27TH AVE SE, BLDG A		
206 27TH AVE SE, BLDG B		
206 27TH AVE SE, BLDG D		
206 27TH AVE SE, BLDG F		

Multiple Site Plans were submitted. The Building inspector must be provided with the Site Plan that has the Planning Department's stamp during inspection.

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

3) SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS TYPICAL TYPICAL STANDARD COMPACT 4) SEE CIVIL SITE PLAN PERMIT DRAWINGS STALL STALL FOR SPECIFIC UTILITY, ROAD AND

GRADING INFORMATION ••••• ACCESSIBLE ROUTE OF TRAVEL (A.R.T.)\* RUNNING SLOPE NOT TO EXCEED 1:20 CROSS SLOPE NOT TO EXCEED 1:48 5) POOL TO BE UNDER SEPARATE PERMIT RAMPS NOT TO EXCEED 1:12 6) ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE FIRE HYDRANT LOCATIONS CIVIL PLAN SET FOR SITE WALL DETAILS.

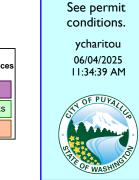
> ELECTRIC VEHICLE CHARGING 1 STALL\* FUTURE ELECTRIC VEHICLE CHARGING STALL INFRASTRUCTURE

CARPORT

LOCATION

\* 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.

City of Puyallup elopment & Permitting Serv ISSUED PERMIT Building Engineering Public Works Fire Traffic



City of Puyallup

Development

Engineering APPROVED

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: Left: 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 Date Plotted: 5-6-25 Drawn By:

25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208

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Building C RMU20240281

PR

**Bradley** 

Heights **Apartments** 

Puyallup,

Timberlane

**Partners** 

Revisions

8-30-24 Owner Changes/

2 4-24-25 Permit Corrections

Permit Corrections

No. Date Description

Job No.: 23-06 APT/HDM Sheet No.:

Initial Publish Date: