

LAND USE SUMMARY

P/N: 0419036002 & 0419036003

TAX DESCRIPTION:
0419036002: Section 03 Township 19 Range 04 Quarter 21 : L 2 OF S P 81-01-07-0262 OUT OF 04-19-03-2-023 SEG R-0362 TJ/SO EMS
0419036003: Section 03 Township 19 Range 04 Quarter 21 : L 3 OF S P 81-01-07-0262 OUT OF 04-19-03-2-023 SEG R-0362 TJ/SO EMS

JURISDICTION: PUYALLUP

ZONING DESIGNATION: RM-20 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL
DESIGNATION: N.Y.D.

WIND ZONE: N.Y.D.

PARCEL AREA: 116,828 SF / 2.682 AC (COMBINED)

SURROUNDING PARCELS: RM-20 TO THE EAST, WEST, AND SOUTH. RM-10 TO THE NORTH

USE: TOWNHOMES (PERMITTED)
MINIMUM LOT AREA: 4,000 SF PER BUILDING
MINIMUM DISTANCE BETWEEN BUILDINGS: 10 FT
MINIMUM LOT WIDTH: 40 FT
MINIMUM LOT DEPTH: 70 FT
MINIMUM SETBACKS: FRONT 20 FT, REAR 20 FT, SIDE 5 or 15 FT
MAXIMUM HEIGHT: 36 FT
MAXIMUM FLOOR AREA RATIO: 3
MINIMUM DENSITY: 14 du/ac (38 UNITS)
MAXIMUM DENSITY: 16 du/ac (43 UNITS)

VEHICLE PARKING ANALYSIS
REQUIRED: 2 STALLS PER UNIT
ON-SITE VEHICLE STALLS PROVIDED : 2+

COMPACT MAX : 50 PERCENT
COMPACT STALLS PROVIDED: 0

ACCESSIBLE STALLS REQ'D: N/A
ACCESSIBLE STALLS PROVIDED: N/A

WAC 51-50-0427 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE:
REQUIRED: 5 PERCENT = N/A

OVERALL SITE LANDSCAPING ANALYSIS
MINIMUM: 20% (116,828 SF x 0.2 = 23,366 SF)
EXISTING SITE AREA: 116,828 SF / 2.682 AC

SITE AREA: 116,828 SF / 2.682 AC

OPEN SPACE
COMMON OPEN SPACE: SEE DIAGRAM AND CALCULATIONS ON SHEET AS1.2

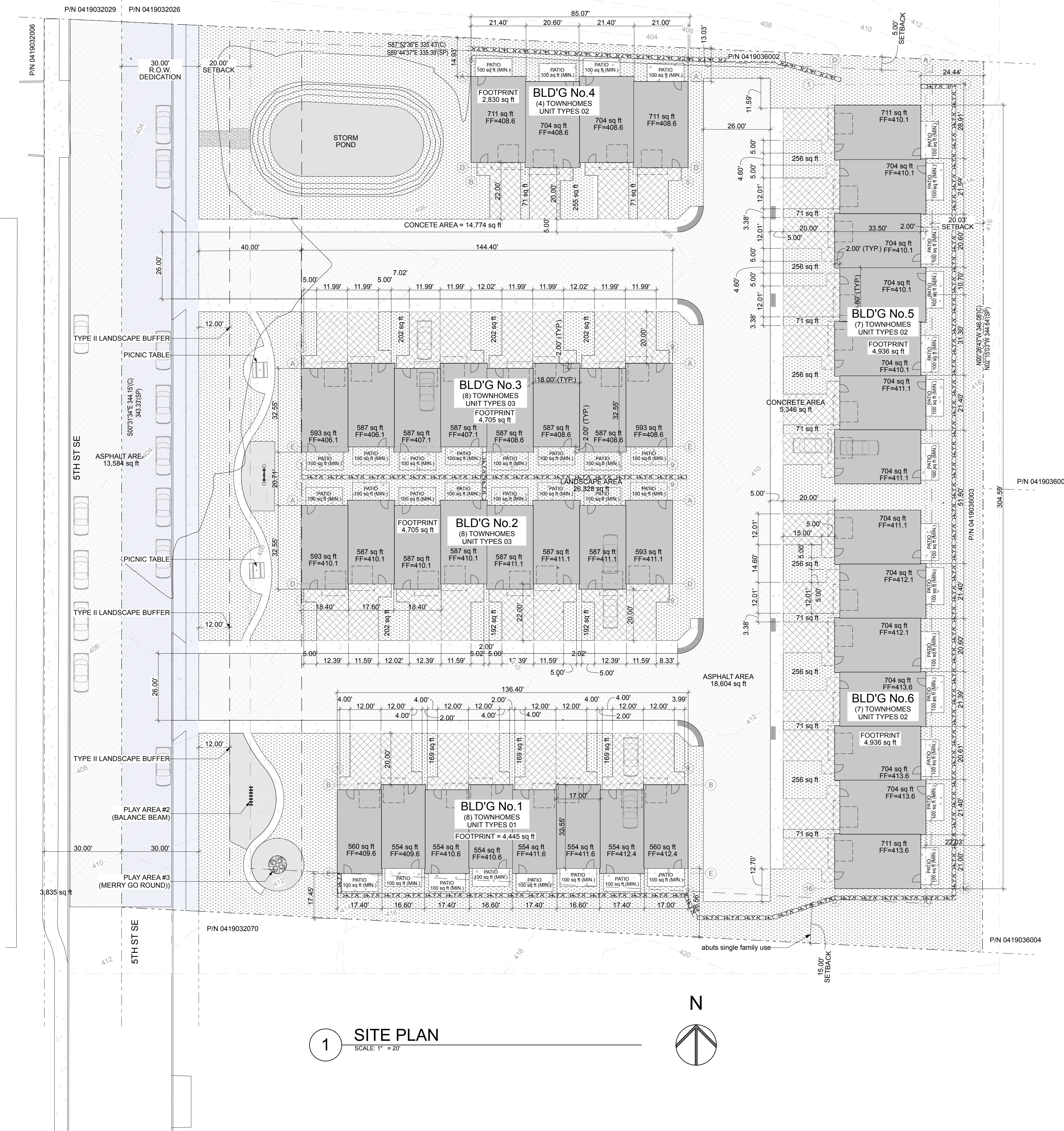
MINIMUM PRIVATE OPEN SPACE PER GROUND UNIT: 100 SF
PROVIDED PRIVATE OPEN SPACE: 100 sq ft ++ PER UNIT

MINIMUM PRIVATE OPEN SPACE PER UPPER UNIT: 10'x6'
PROVIDED PRIVATE OPEN SPACE PER UPPER UNIT: NOT APPLICABLE

LOT COVERAGE
SEE DIAGRAM AND CALCULATIONS ON SHEET AS1.1

IMPERVIOUS SURFACE
SEE DIAGRAM AND CALCULATIONS ON SHEET AS1.1

AMENITY SPACE
SEE DIAGRAM AND CALCULATIONS ON SHEET AS1.2



1 SITE PLAN
SCALE: 1" = 20'

S9

SYNTHESIS 9, LLC
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TACOMA, WA 98403

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BRADBURY PLACE TOWNHOMES SITE PLAN XXX 5TH ST SE PUYALLUP WA

REVISIONS

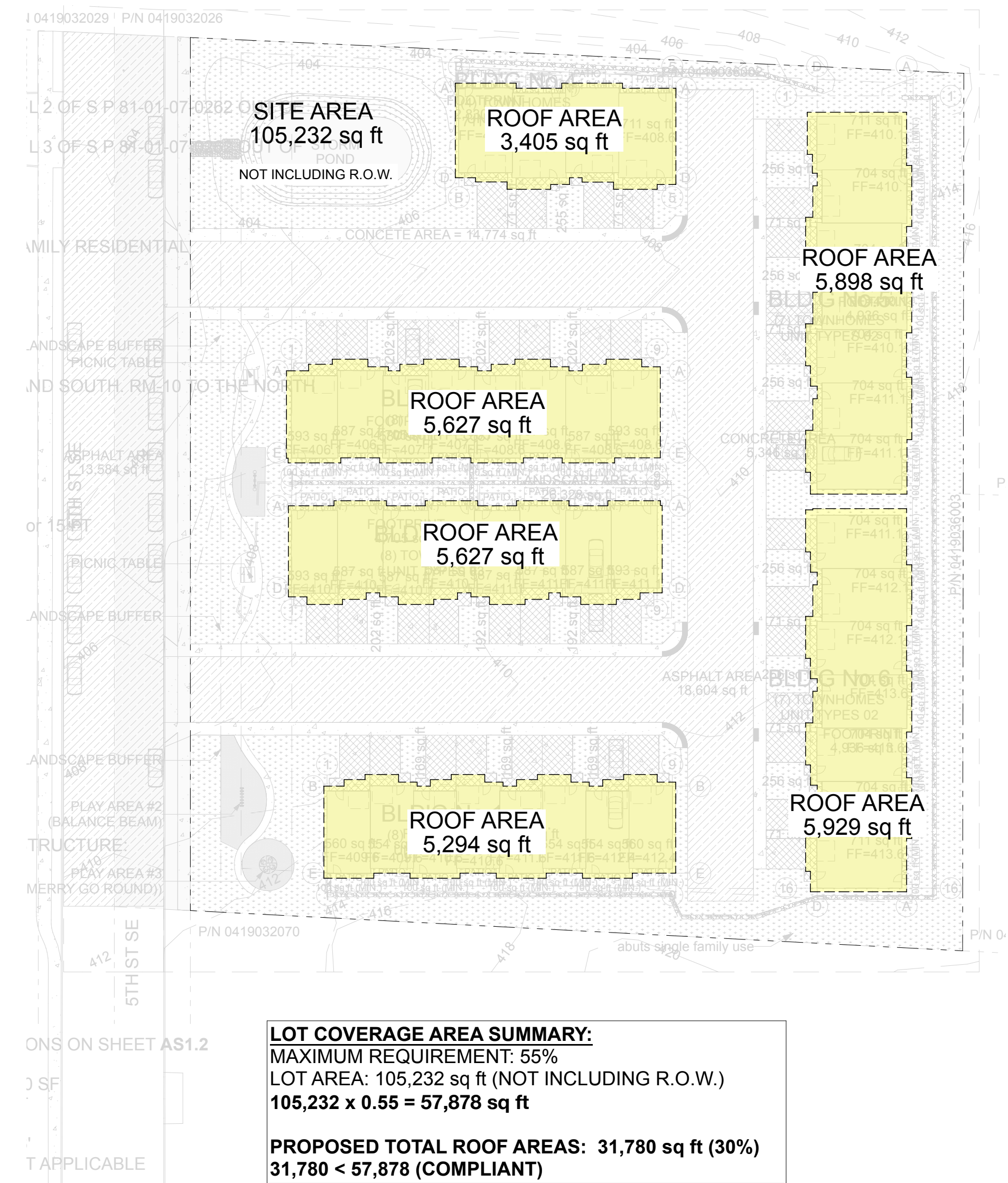
REVISIONS

DRAWN BY: CM / BL
CHECKED BY: BL
DATE: 24.06.05
TITLE: SITE PLAN
PROJECT #: 2104
SHEET: AS1.0

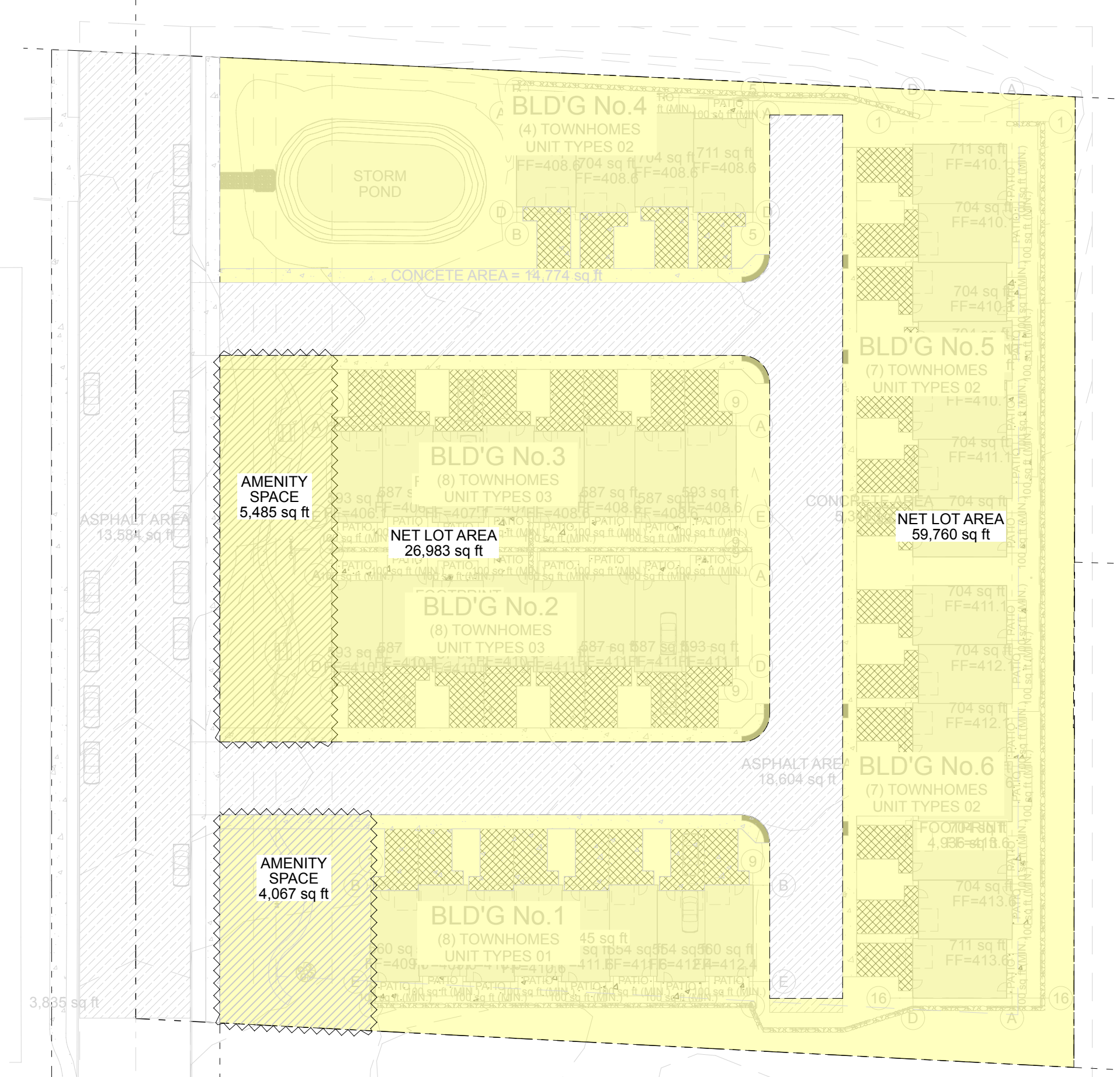
DESIGN REVIEW RE-SUBMITTAL | REVISION No.2 | 24.06.05



2 IMPERVIOUS AREA DIAGRAM
SCALE: 1" = 40'



1 LOT COVERAGE DIAGRAM
SCALE: 1" = 40'

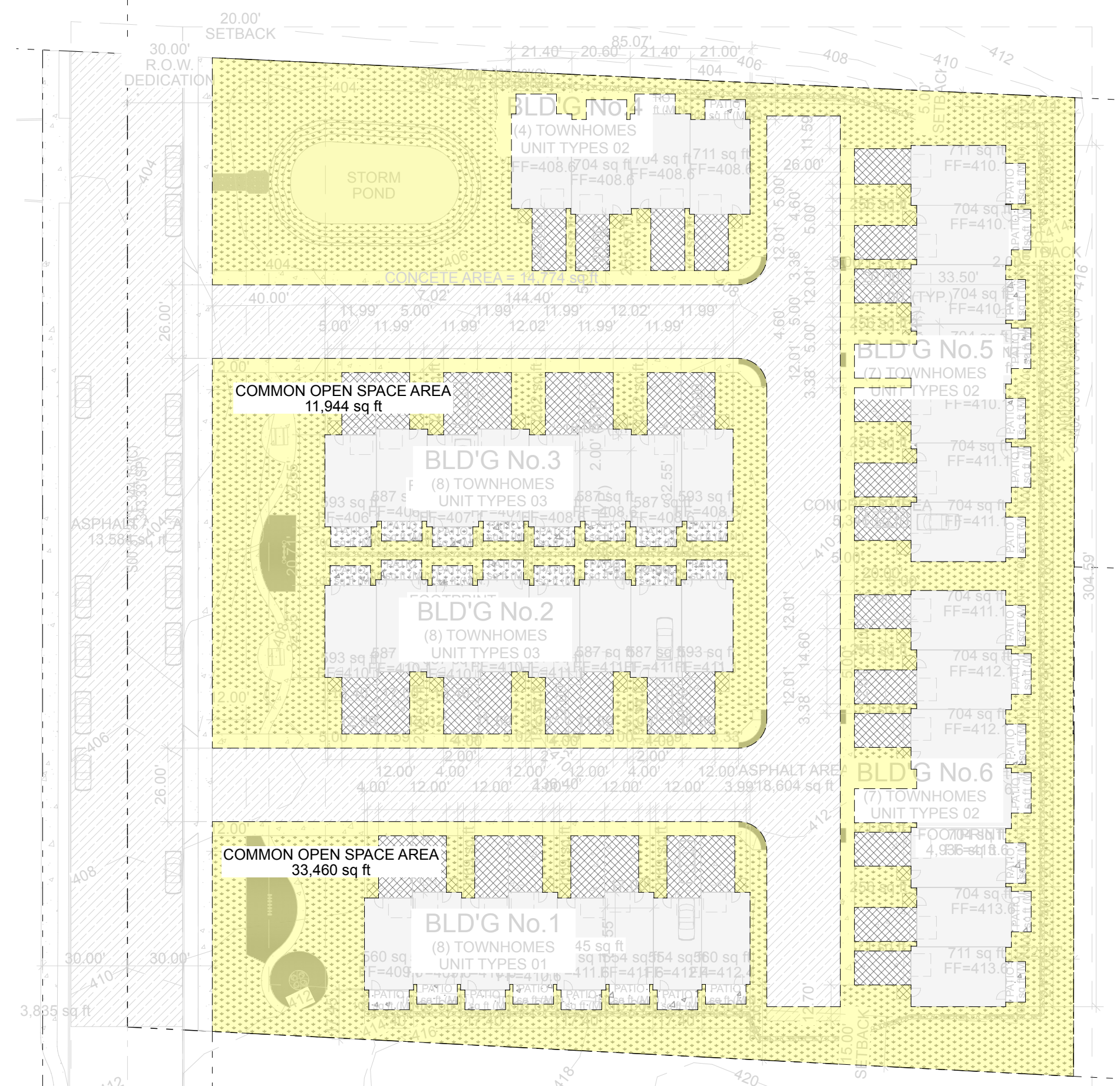


NET LOT AREA & AMENITY SPACE SUMMARY:
MINIMUM REQUIREMENT: 10% OF NET LOT AREA
NET LOT AREA: 26,983 + 59,760 = 86,743 sq ft
86,743 x 0.10 = 8,674 sq ft

OPEN SPACE AREAS: 5,485 + 4,067 = 9,552 sq ft
TOTAL: 9,552 sq ft (11%)

OPEN SPACE 9,552 > 8,674 (COMPLIANT)

1 **SITE AMENITY SPACE**
SCALE: 1" = 40'



COMMON OPEN SPACE SUMMARY:
MINIMUM REQUIREMENT: 30%
LOT AREA: 116,828 sq ft
116,828 x 0.30 = 35,048 sq ft

OPEN SPACE AREAS: 33,460 + 11,944
TOTAL: 45,404 sq ft (39%)

OPEN SPACE 45,404 > 35,048 (COMPLIANT)

2 **COMMON OPEN SPACE DIAGRAM**
SCALE: 1" = 40'

REVISIONS

DRAWN BY: CM / BL
CHECKED BY: BL
DATE: 24.06.05
TITLE: SITE AREA DIAGRAMS
PROJECT #: 2104
SHEET: