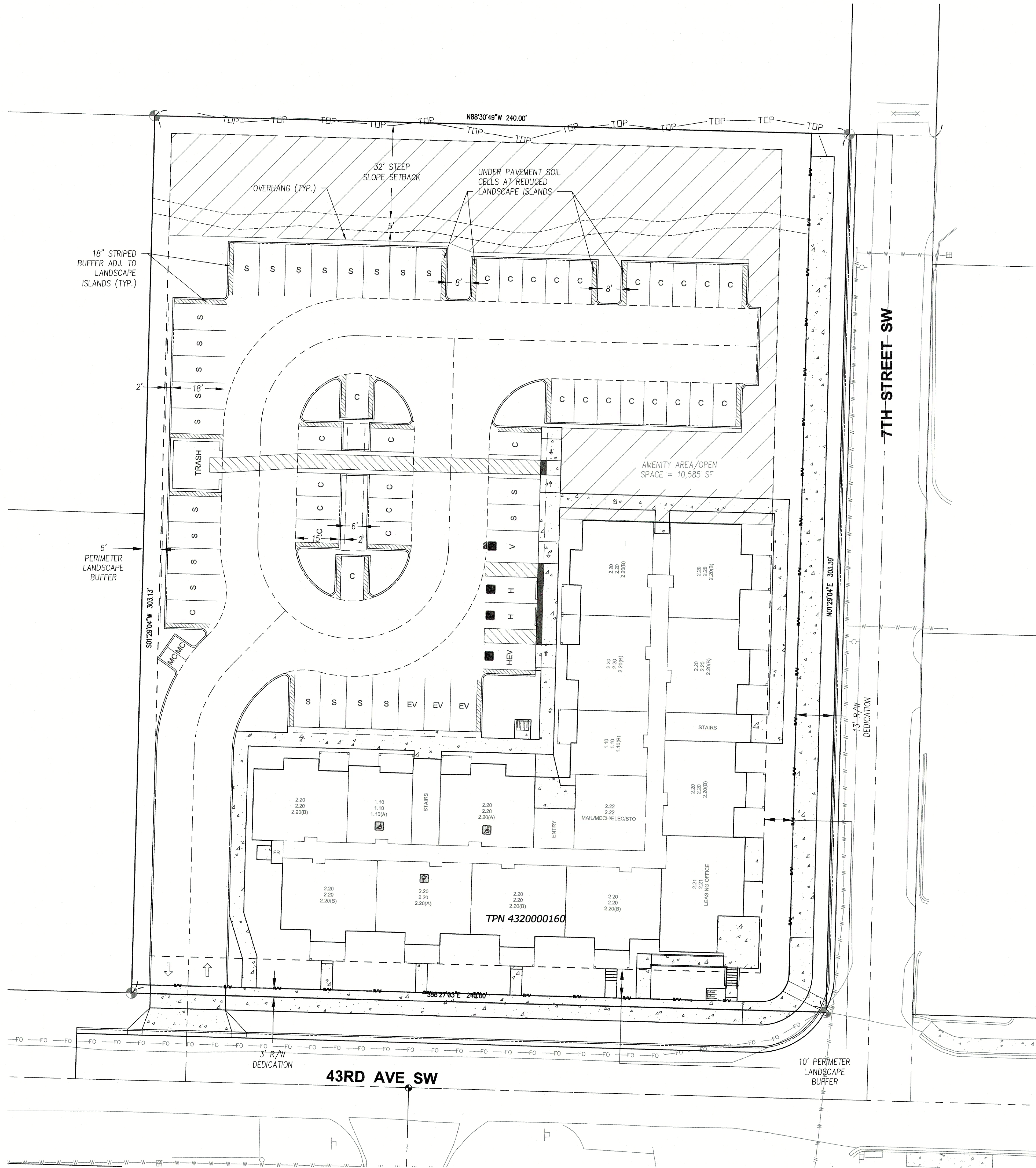
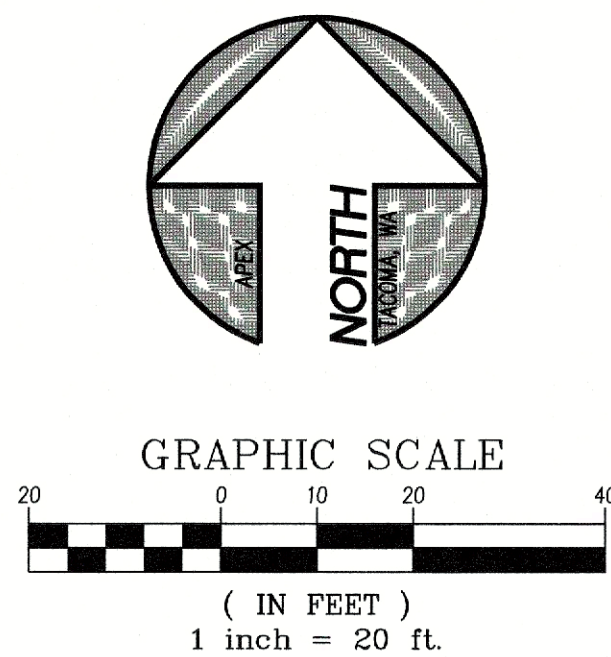


43RD AVENUE MULTI-FAMILY

PRELIMINARY SITE PLAN

A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SITE DATA

SITE AREA : 72,782+/- SF. (1.67+/- ACRES)
PARCEL NUMBERS : 432000-016-0
EXISTING ZONING : RM-CORE
PROPOSED USE : MULTI-FAMILY APARTMENTS
NUMBER OF BUILDINGS : 1
NUMBER OF UNITS : 41

1 BEDROOM = 8
2 BEDROOM = 26
3 BEDROOM = 6
NUMBER OF PARKING REQUIRED : 62 (1.5 SPACES PER UNIT)
NUMBER OF PARKING PROVIDED : 62

30 COMPACT SPACE
23 STANDARD SPACE
2 STANDARD HANDICAP
1 STANDARD HANDICAP VAN ACCESSIBLE
1 STANDARD HANDICAP ELECTRIC VEHICLE
3 STANDARD ELECTRIC VEHICLE
2 MOTORCYCLE SPACES

BOUNDARY & TOPOGRAPHY : SURVEY WAS PERFORMED BY HUITT-ZOLLARS AND
SUPPLIED TO APEX ENGINEERING LLC BY THE CLIENT

R/W DEDICATION : 4,647+/- SF.

26' FIRE LANE : 545+/- LF. 13,726+/- SF.

NET ACREAGE : 51,426+/- SF. (1.18+/- ACRES)

OPEN SPACE CALC. : 51,426 SF. X 10% = 5,143+/- SF.

OPEN SPACE/AMENITY AREA SHOWN : 10,585+/- SF. (20.6%)

MAX. BUILDING HEIGHT : 50 FEET

43RD AVENUE MULTI-FAMILY
PRELIMINARY SITE PLAN

DUL INVESTMENTS LLC

P.O. BOX 26446

FEDERAL WAY, WA 98001

ATTN: DAVID LITOWITZ (253) 988-8815

TITLE CLIENT



Know what's below.
Call 811 before you dig.
DigsafeWA.com

DATE SEALED 5-2-25



PROJECT MANAGER
G. JELLISON

DESIGN QJ

DRAWN RBE

CHECKED QJ

SEC 9 T 19 N R 4 E

DATE 01/16/25

SHEET 1 OF 1

FILE NO 35043-01

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