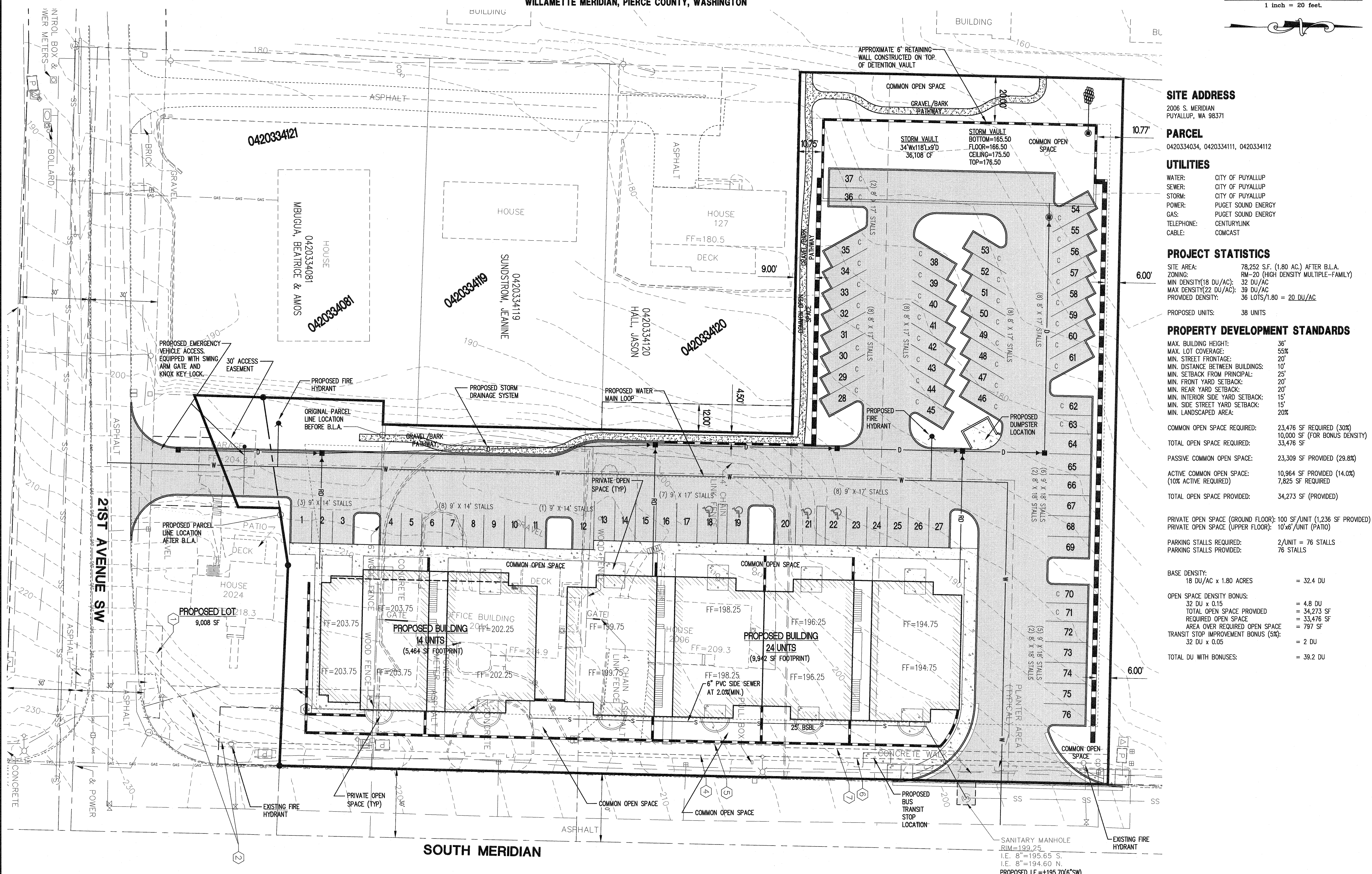
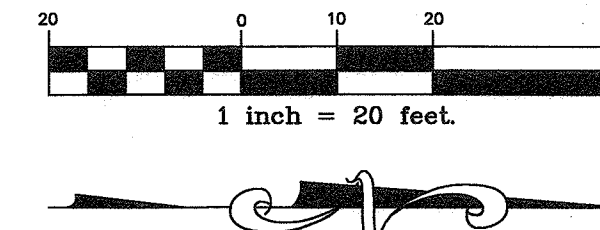


# HUNTINGTON PLACE APARTMENTS

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 20 N., RANGE 4 E.  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



### SITE ADDRESS

2006 S. MERIDIAN  
PUYALLUP, WA 98371

### PARCEL

0420334034, 0420334111, 0420334112

### UTILITIES

WATER: CITY OF PUYALLUP  
SEWER: CITY OF PUYALLUP  
STORM: CITY OF PUYALLUP  
POWER: PUGET SOUND ENERGY  
GAS: PUGET SOUND ENERGY  
TELEPHONE: CENTURYLINK  
CABLE: COMCAST

### PROJECT STATISTICS

SITE AREA: 78,252 S.F. (1.80 AC.) AFTER B.L.A.  
ZONING: RM-20 (HIGH DENSITY MULTIPLE-FAMILY)  
MIN DENSITY(18 DU/AC): 32 DU/AC  
MAX DENSITY(22 DU/AC): 39 DU/AC  
PROVIDED DENSITY: 36 LOTS/1.80 = 20 DU/AC

PROPOSED UNITS: 38 UNITS

### PROPERTY DEVELOPMENT STANDARDS

MAX. BUILDING HEIGHT: 36'  
MAX. LOT COVERAGE: 55%  
MIN. STREET FRONTAGE: 20'  
MIN. DISTANCE BETWEEN BUILDINGS: 10'  
MIN. SETBACK FROM PRINCIPAL: 25'  
MIN. FRONT YARD SETBACK: 20'  
MIN. REAR YARD SETBACK: 20'  
MIN. INTERIOR SIDE YARD SETBACK: 15'  
MIN. SIDE STREET YARD SETBACK: 15'  
MIN. LANDSCAPED AREA: 20%

COMMON OPEN SPACE REQUIRED: 23,476 SF REQUIRED (30%)  
TOTAL OPEN SPACE REQUIRED: 10,000 SF (FOR BONUS DENSITY)  
33,476 SF

PASSIVE COMMON OPEN SPACE: 23,309 SF PROVIDED (29.8%)

ACTIVE COMMON OPEN SPACE: 10,964 SF PROVIDED (14.0%)  
(10% ACTIVE REQUIRED)  
7,825 SF REQUIRED

TOTAL OPEN SPACE PROVIDED: 34,273 SF (PROVIDED)

PRIVATE OPEN SPACE (GROUND FLOOR): 100 SF/UNIT (1,236 SF PROVIDED)  
PRIVATE OPEN SPACE (UPPER FLOOR): 10'x6'/UNIT (PATIO)

PARKING STALLS REQUIRED: 2/UNIT = 76 STALLS  
PARKING STALLS PROVIDED: 76 STALLS

BASE DENSITY:  
18 DU/AC x 1.80 ACRES = 32.4 DU

OPEN SPACE DENSITY BONUS:  
32 DU x 0.15 = 4.8 DU  
TOTAL OPEN SPACE PROVIDED = 34,273 SF  
REQUIRED OPEN SPACE = 33,476 SF  
AREA OVER REQUIRED OPEN SPACE = 797 SF  
TRANSIT STOP IMPROVEMENT BONUS (5%):  
32 DU x 0.05 = 2 DU

TOTAL DU WITH BONUSES: = 39.2 DU

PRELIMINARY

**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
P.O. Box: (253) 848-4282  
P.O. Box: (253) 848-4276  
P.O. Box: (253) 848-4276  
Puyallup, WA 98372  
ceservices@cesanwinc.com

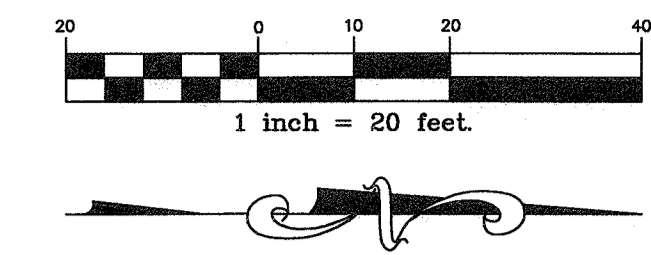
**HUNTINGTON PLACE APTS.**  
PRELIMINARY SITE PLAN  
MOTU-HP HOLDINGS LLC

Project: Client: MOTU-HP HOLDINGS LLC  
Designed: CAD  
Drawn: PAS  
Checked: CAD  
Scale: 1"=20'  
Date: 09.02.16  
Job No.: 05138.2  
Sheet No.: **SP**  
1 of 1 Sheets



# HUNTINGTON PLACE APARTMENTS

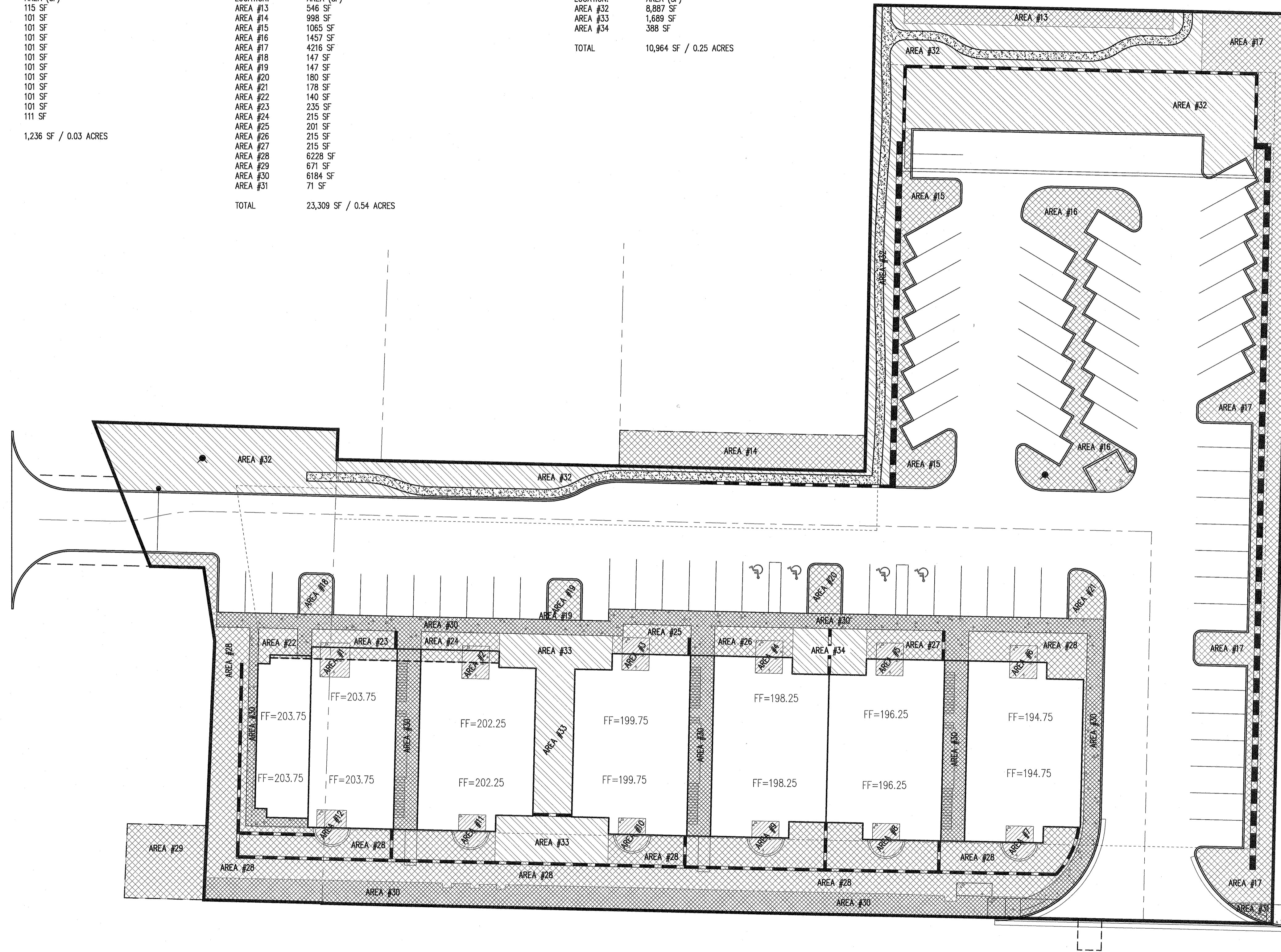
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WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



PRIVATE OPEN SPACE AREA	
LOCATION:	AREA (SF)
AREA #1	115 SF
AREA #2	101 SF
AREA #3	101 SF
AREA #4	101 SF
AREA #5	101 SF
AREA #6	101 SF
AREA #7	101 SF
AREA #8	101 SF
AREA #9	101 SF
AREA #10	101 SF
AREA #11	111 SF
AREA #12	111 SF
<b>TOTAL:</b>	<b>1,236 SF / 0.03 ACRES</b>

PASSIVE COMMON OPEN SPACE AREA	
LOCATION:	AREA (SF)
AREA #13	546 SF
AREA #14	998 SF
AREA #15	1065 SF
AREA #16	1457 SF
AREA #17	4216 SF
AREA #18	147 SF
AREA #19	147 SF
AREA #20	180 SF
AREA #21	178 SF
AREA #22	140 SF
AREA #23	235 SF
AREA #24	215 SF
AREA #25	201 SF
AREA #26	215 SF
AREA #27	215 SF
AREA #28	6228 SF
AREA #29	671 SF
AREA #30	6184 SF
AREA #31	71 SF
<b>TOTAL</b>	<b>23,309 SF / 0.54 ACRES</b>

ACTIVE COMMON OPEN SPACE AREA	
LOCATION:	AREA (SF)
AREA #32	8,887 SF
AREA #33	1,689 SF
AREA #34	388 SF
<b>TOTAL</b>	<b>10,964 SF / 0.25 ACRES</b>



### SITE ADDRESS

2006 S. MERIDIAN  
PUYALLUP, WA 98371

### PARCEL

0420334034, 0420334111, 0420334112

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PUYALLUP, WA 98372  
ceservices@cesnwinco.com

Project: **HUNTINGTON PLACE APTS.**  
**PRELIMINARY SITE PLAN - AREAS**

Client: **MOTU-HP HOLDINGS LLC**

Designed: CAD  
Drawn: PAS  
Checked: CAD

Scale: 1"=20'  
Date: 10/21/16  
Job No.: 05138.2

Sheet No.: **AREAS**  
1 of 1 Sheets