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102, 108 E. PIONEER  
 PUYALLUP, WA 98371  
 PARCEL #: 0420273257, 0420273238  
 33,106 SQ FT (0.76 AC)

ZONING LIMITS:

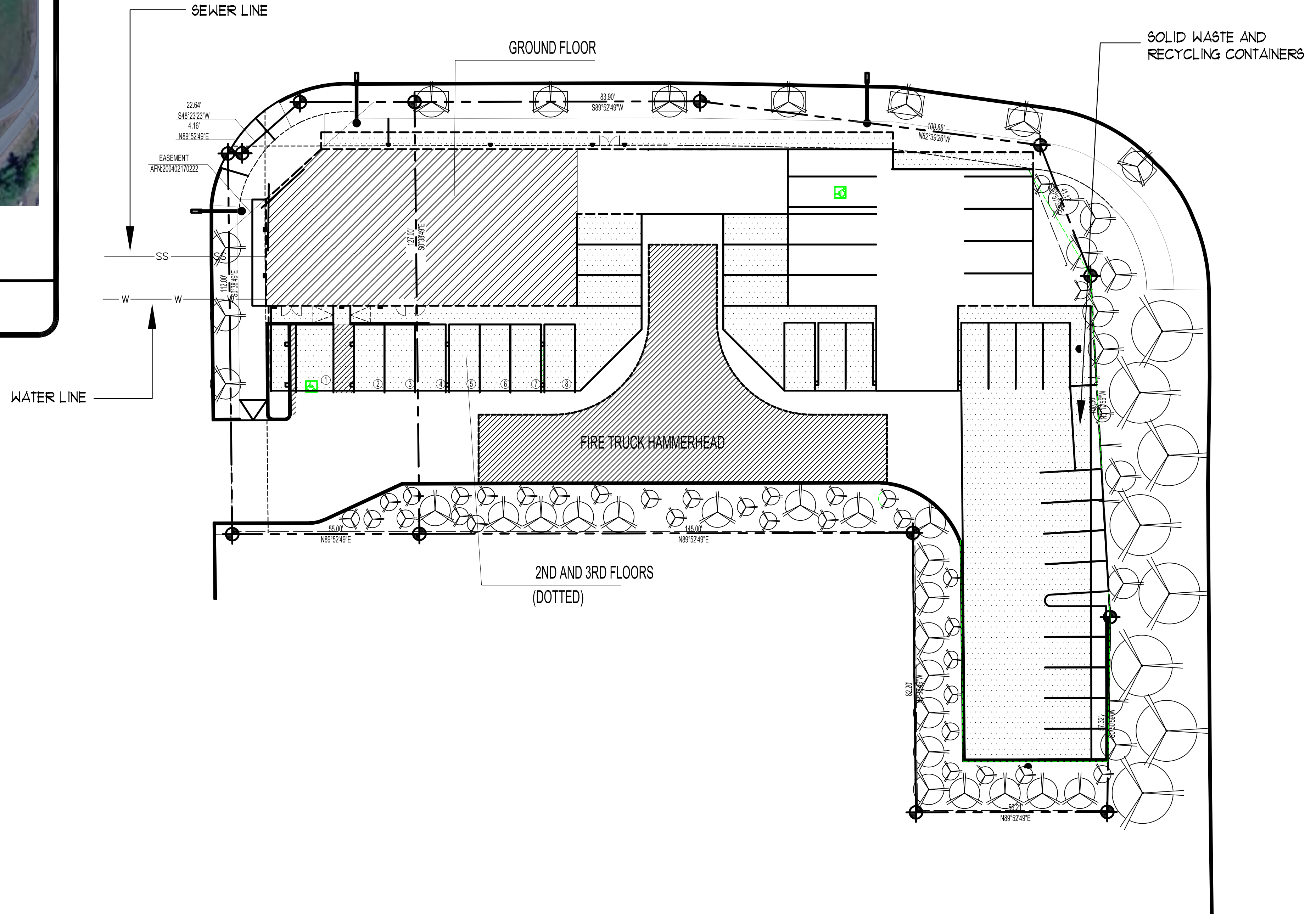
LOT ZONING:	CBD
FRONT SETBACK:	0'
GARAGE FRONT SETBACK	0'
INTERIOR SIDE SETBACK	0'
REAR SETBACK	0'
MAXIMUM LOT COVERAGE (%)	100
MAXIMUM IMPERVIOUS AREA (%)	N/A
MAXIMUM BUILDING HEIGHT	35'

LOT COVERAGE FOR MAIN HOUSE (STRUCTURES)

33,106 AC SF.	TOTAL LOT AREA
18,532 SF.	HOUSE W/PORCH & CANTILEVER
55.98%	BUILDING COVERAGE

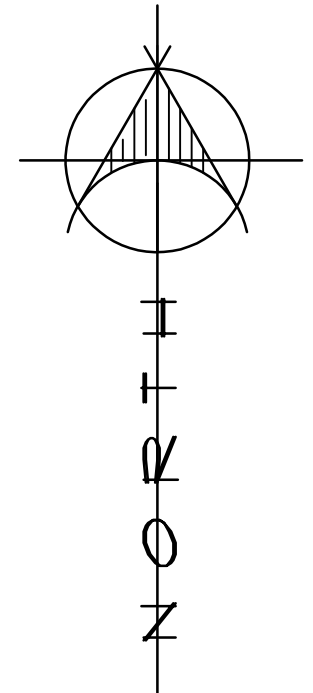
TOTAL IMPERVIOUS COVERAGE:

18,532 SF.	TOWNHOUSE WITH O.H.
7,854 SF.	CONCRETE DRIVE & WALKWAY
26,386 SF.	TOTAL IMPERVIOUS COVERAGE
1,044 SF.	OPEN SPACE

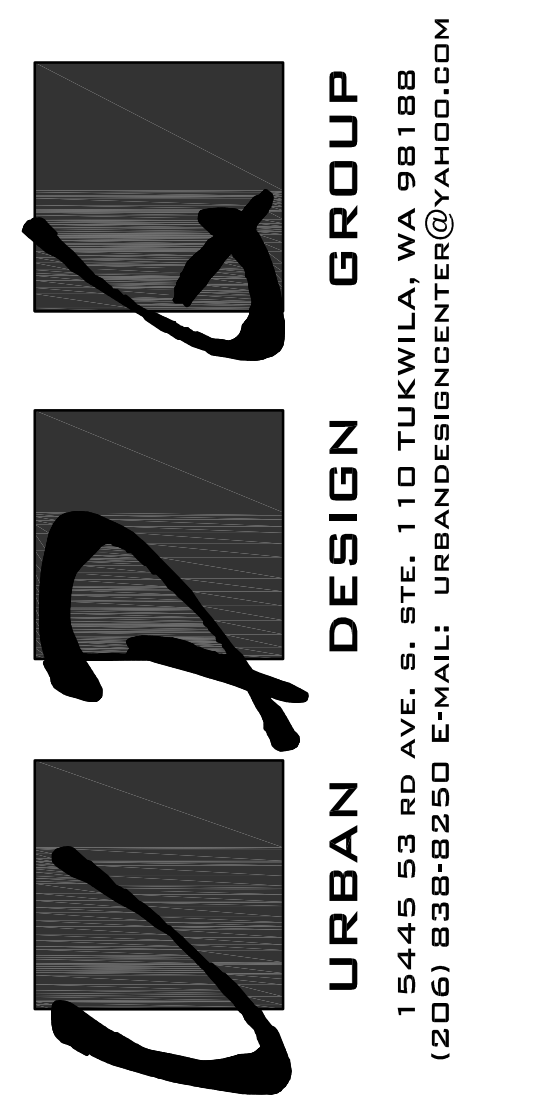


OFF-STREET PARKING ANALYSIS (PMC 20.55)  
 Per PMC 20.55.011 the following parking spaces are required:  
 o One parking space per dwelling unit  
 o One parking space per 400 square feet of gross office or retail floor area, except that parking is not required for the first 5,000 square feet of gross floor area.  
 Non-residential uses at or below 5,000 square feet are exempt from all off-street parking requirements

PARKING STALLS CALCULATION:  
 2-BEDROOM UNIT REQUIRED - 1 PARKING SPACES.



SITE PLAN  
 SCALE: 1" = 20'-0"



PROJECT NAME:  
**PIONEER MIXED USE**  
 702, 708 E. PIONEER  
 PUYALLUP, WA 98371  
 PARCEL #: 0420273257  
 0420273238

PREPARED FOR:  
**CHET SIDHU**

SUBMITTAL/REVISION: DATE:  
 SUBMITTED: ---/---/2024  
 REVISED: ---/---/2024  
 DESIGN BY: ALEXEY ANCHEYEV  
 DRAFTED BY: IVAN SHVETS

SHEET TITLE:  
**SITE PLAN**

PROJECT NUMBER:  
**24137**  
 SHEET NUMBER:

**SITE**