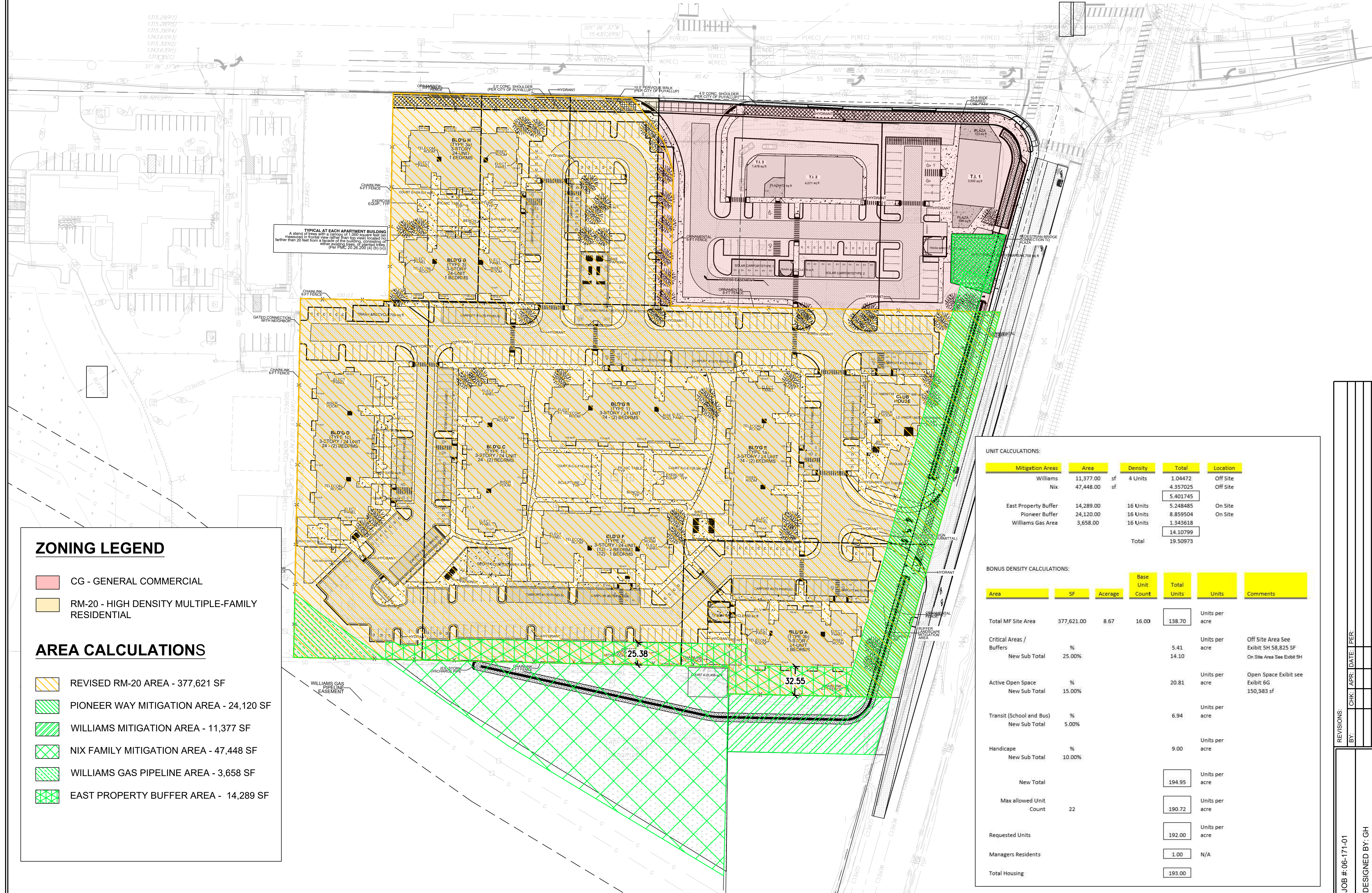
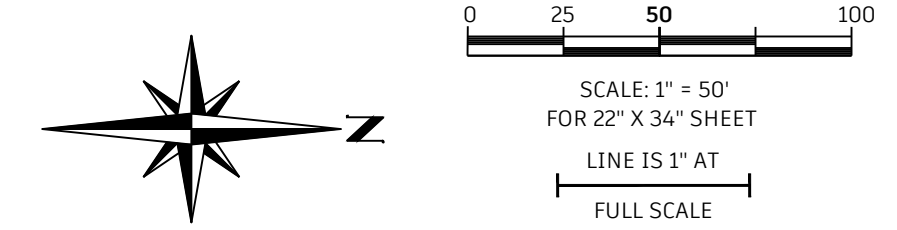


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EAST TOWN CROSSING

A PORTION OF THE SE 1/4 OF THE SE 1/4, SEC. 26,
 AND A PORTION OF THE NE 1/4 OF THE NE 1/4, SEC. 35,
 ALL SITUATE IN TWP.20 N, RANGE 04 E, WM
 CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON
EXISTING ZONING AND AREA CALCULATIONS SITE PLAN



TYPICAL AT EACH APARTMENT BUILDING
 A stand of trees with a canopy of 1,000 square feet (as measured in front view rather than top view) located no further than 20 feet from a facade of the building, consisting of 4 trees (2 evergreen, 2 deciduous trees)
 W/IN P/REC 20.26.200 (4) (b) (v)

ZONING LEGEND

- CG - GENERAL COMMERCIAL
- RM-20 - HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL

AREA CALCULATIONS

- REVISED RM-20 AREA - 377,621 SF
- PIONEER WAY MITIGATION AREA - 24,120 SF
- WILLIAMS MITIGATION AREA - 11,377 SF
- NIX FAMILY MITIGATION AREA - 47,448 SF
- WILLIAMS GAS PIPELINE AREA - 3,658 SF
- EAST PROPERTY BUFFER AREA - 14,289 SF

UNIT CALCULATIONS:

Mitigation Areas	Area	Density	Total	Location
Williams	11,377.00 sf	4 Units	1,044.72	Off Site
Nix	47,448.00 sf		4,357.025	Off Site
			5,401.745	
East Property Buffer	14,289.00	16 Units	5,248.85	On Site
Pioneer Buffer	24,120.00	16 Units	8,859.504	On Site
Williams Gas Area	3,658.00	16 Units	1,343.618	
			14.10799	
			19.50973	

BONUS DENSITY CALCULATIONS:

Area	SF	Average	Base Unit Count	Total Units	Units	Comments
Total MF Site Area	377,621.00	8.67	16.00	138.70		Units per acre
Critical Areas / Buffers				5.41		Units per acre
				14.10		Off Site Area See Exhibit 5H 58,825 SF On Site Area See Exhibit 5H
Active Open Space				20.81		Units per acre
				15.00%		Open Space Exhibit see Exhibit 6G 150,383 sf
Transit (School and Bus)				6.94		Units per acre
				5.00%		
Handicape				9.00		Units per acre
				10.00%		
New Total				194.95		Units per acre
Max allowed Unit Count				190.72		Units per acre
Requested Units				192.00		Units per acre
Managers Residents				1.00		N/A
Total Housing				193.00		

TITLE: FOR:	East Town Crossing Existing Zoning and Area Calculations Site Plan
East Town Crossing, LLC	1001 Shaw Road Puyallup, WA 98372
ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC 2102 E Main Ave, Suite 109 PUYALLUP, WA 98372 P.O. Box 1224, Puyallup, WA 98371 (253) 435-3699, Fax (253) 446-3159	
REVISIONS: BY: _____ CHK: _____ APR: _____ DATE: _____ PER: _____	
JOB # 06-171-01 DESIGNED BY: GH DEVELOPMENT REVIEW: GH APPROVED BY: GH DRAFTED BY: HPJ DATE: 05/25/2022 SHEET: EXHIBIT	

File: T:\PROJECTS FILES (ACTIVE)\06-171-01_East Town Crossing\Site Plans\Exhibit 20220226- Proposed Lot Area\06-171-Zoning & Area Calculations.dwg
 Plotted By: Harrison Jasrambski
 Plotted: 5/25/2022 12:28 PM