

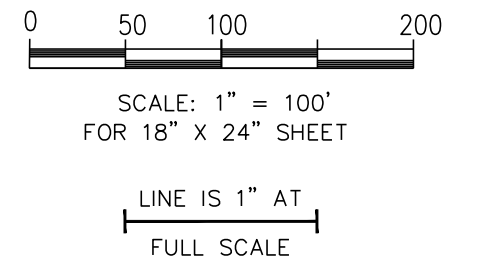
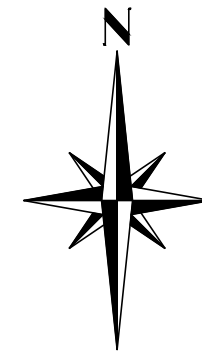
| Area | SF | Acerage | Base Unit Count | Total Units | Max | Proposed MF 361,495 SF 8.3 AC |
|---|---|--------------|-------------------------------|---|---------------|--|
| Total MF Site Area | 361,495 SF | 8.30 | x 16.00 | = 132.8 | 133.00 | Units |
| <i>(Area no longer includes ROW dedication per "20.15 RM Acre-Net Definiton")</i> | | | | | | |
| Critical Areas / Buffers (CAB) | | | | | | |
| Onsite Area | 42,067 SF | 0.96 AC | 0.96 | x 16.00 | = 15.36 | 15.00 Units per acre |
| (10-ft building setback) | + 4,518 SF | 0.1037 AC | 42067+4518 | 1.069 | x 16.00 | = 17.104 17.00 Units per acre |
| <i>(Reduced Building A subject to change/increase Onsite Area)</i> | | | | | | |
| Offsite Area (Nix+Wiliams) | 58,825 SF | 1.35 AC | 1.35 | x 4 | = 5.4 | 5.00 Units per acre |
| Max % | 25.00% | 15.36*25% | + 5.4*25% | | | |
| | | 3.84 | + 1.35 | = 5.19 | 5.00 | Total Total CAB Transfer Units |
| | (10-ft building setback) | 17.104*25% | + 5.4*25% | | | |
| | | 4.276 | + 1.35 | = 5.626 | 6.00 | *New Total CAB Transfer Units* |
| Active Open Space | Lot Area | Required | | | | |
| Required - 30% of Lot Area | 361,495 SF | x 30.00% | = | 108,450 SF | | |
| Proposed Open Space Area | Proposed (Exceeds Requirement) | Required | | | | |
| Confirmed by Architect | 155,707 SF | ≥ 108,450 SF | | | | |
| Max % | 15.00% | 133.00 | x 15.00% | = 19.95 | 20.00 | Units |
| Public Transit | Providing Onsite PSD Bus Stop for ADA Use | | | <i>An offsite stop location to be facilitated at time of civils</i> | | |
| Max % | 5.00% | 133.00 | x 5% | = 6.65 | 7.00 | Units |
| ADA Units | Max % | 10.00% | 133.00 | x 10.00% | = 13.3 | 13.00 Units |
| (5 % of provided per IBC) | Type "A" Units | Required 9 | + 13 | = | 22 | 22 ADA Units are being provided |
| (2% of provided per IBC) | Parking Stalls | Required 8 | + 13 | = | 22 | 24 ADA Parking Stalls are being provided |
| <i>Confirmed by Architect</i> | | | | | | |
| | | | POTENTIAL MAX per Chris Beale | 178.00 | 179.00 | TOTAL UNITS |

Calcs Based on Zoning and Area Exhibit, Open Space and Architect Narrative
 Updated Site Plan Subject to change MF Site Area, Open Space, and Onsite CA Buffer Areas.

EAST TOWN CROSSING SHORT PLAT

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

CITY OF PUYALLUP SHORT PLAT #



| LINE TABLE | | |
|------------|----------|---------------|
| LINE NO. | DISTANCE | BEARING |
| L1 | 16.60' | N88° 53' 23"W |
| L2 | 300.14' | N01° 06' 37"E |
| L3 | 3.00' | N88° 53' 23"W |
| L4 | 15.43' | S01° 06' 37"W |
| L5 | 210.10' | N02° 44' 57"E |
| L6 | 149.82' | N01° 06' 52"E |
| L7 | 91.07' | S74° 07' 22"E |
| L8 | 82.66' | S75° 38' 45"E |
| L9 | 13.24' | N01° 06' 58"E |
| L10 | 26.87' | S01° 15' 10"W |

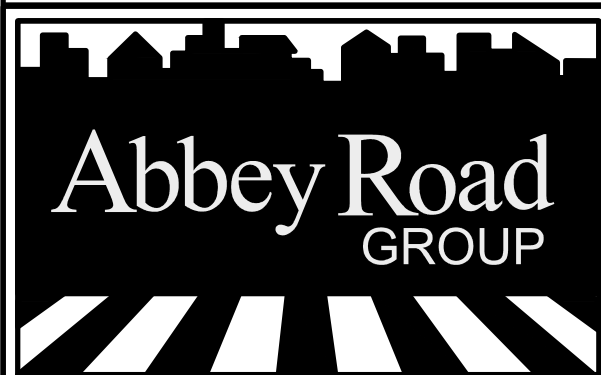
| CURVE TABLE | | | |
|-------------|--------|--------|--------------|
| CURVE NO. | LENGTH | RADIUS | DELTA Δ |
| C1 | 82.28' | 45.00' | 104° 45' 46" |
| C2 | 61.80' | 33.80' | 104° 45' 46" |

LEGEND

- SET 5/8" REBAR AND CAP STAMPED "ARG 49921"
- ⊕ CALCULATED MONUMENT AS NOTED
- ① EASEMENT AS CONTAINED WITHIN TITLE REPORT. PLEASE SEE SHEET 3 OF 8 FOR FURTHER INFORMATION
- SECTIONAL SUBDIVISION LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY MARGIN
- ORIGINAL PARCELS DEED LINES
- SHORT PLAT LOT LINES
- EASEMENT LINE AS NOTED



01/19/2021



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