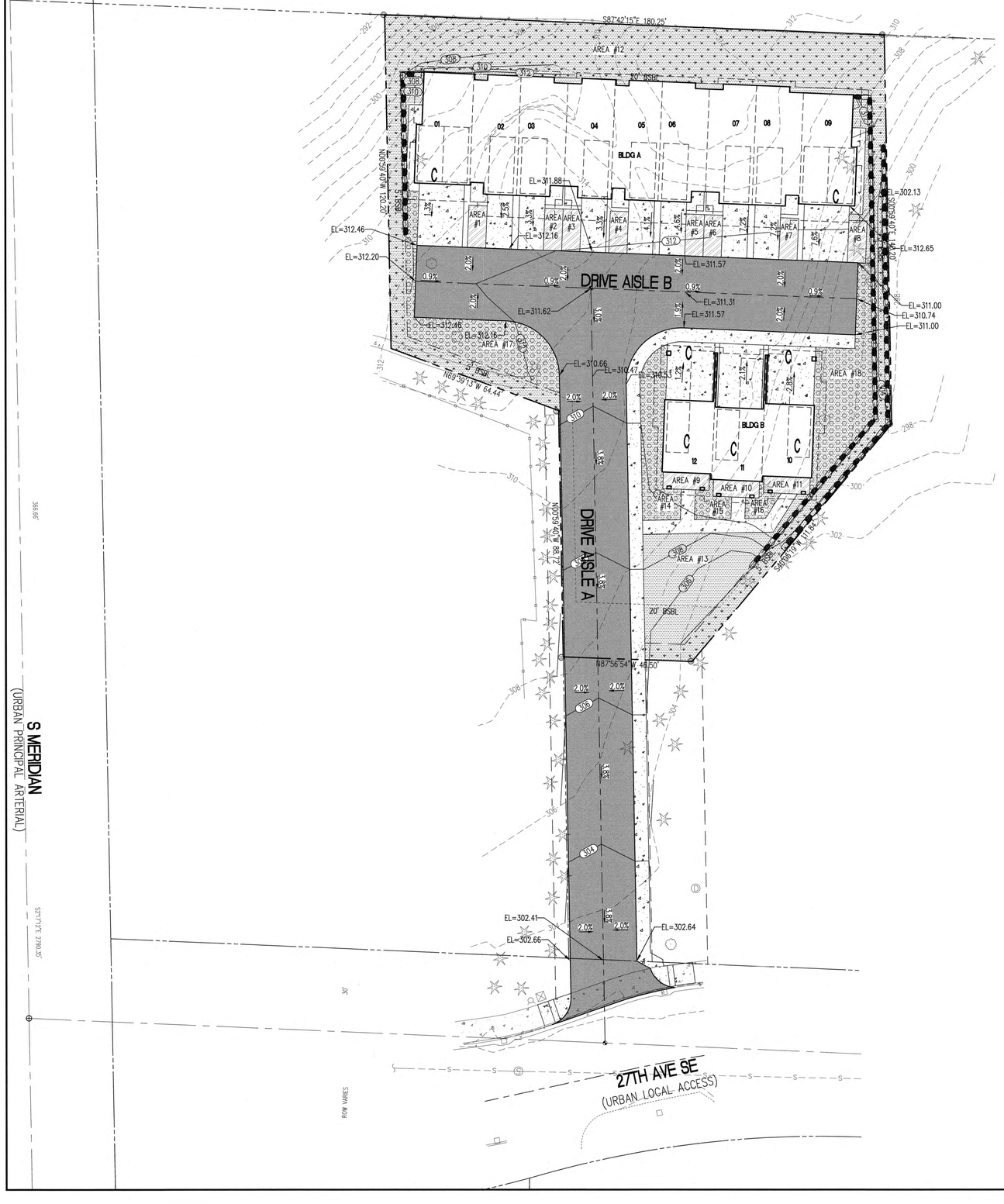
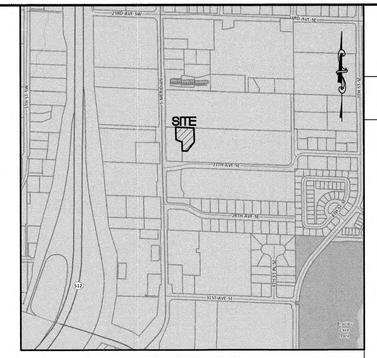
27TH AVE SE TOWNHOMES

A PORTION OF NE 1/4 SEC. 3, T19N, R4E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



20 0 10 20 40
1 inch = 20 feet.



VICINITY MAP
NTS

SITE ADDRESS

113 27TH AVE SE
PUYALLUP, WA 98374

PARCEL NUMBER

0419032099

UTILITIES

WATER:	FRUITLAND WATER
SANITARY SEWER:	CITY OF PUYALLUP
STORMWATER:	CITY OF PUYALLUP
POWER:	PUGET SOUND ENERGY

PROJECT STATISTICS

ZONING:	MULTIPLE FAMILY RESIDENTIAL (RM-20)
SITE AREA:	31,998 SF (0.73 ACRES)
BASE DENSITY:	16 UNITS PER ACRE = 10 DU MIN
MINIMUM DENSITY:	14 UNITS PER ACRE = 12 DU MAX
TOTAL UNITS PROPOSED:	12 UNITS
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	20 FEET
STREET SIDE SETBACK:	15 FEET
MAX BUILDING HEIGHT:	36 FEET
MAX BUILDING COVERAGE:	55%
PROPOSED BUILDING COVERAGE:	7,759 SF (24%)
ROOF AREA:	11,409 SF
IMPERVIOUS AREA:	14,192 SF (44%)
MIN STREET FRONTAGE:	10 FEET
REQUIRED OPEN SPACE:	30% (0.30 X 31,998 = 9,599 SF)
REQUIRED LANDSCAPED AREA:	20% (0.20 X 31,998 = 6,400 SF)
COMMON OPEN SPACE:	100 SQUARE FEET (GROUND FLOOR)
PRIVATE OPEN SPACE:	10'x6' (UPPER STORY E,W,S ELEVATIONS)
REQUIRED PARKING:	2 PER UNIT = 24 STALLS (50% ALLOWED TO BE COMPACT)
PROVIDED PARKING:	24 STALLS (17 STANDARD/7 COMPACT)

PRIVATE OPEN SPACE

LOCATION:	AREA (SF)
AREA #1	100 SF
AREA #2	100 SF
AREA #3	100 SF
AREA #4	100 SF
AREA #5	100 SF
AREA #6	100 SF
AREA #7	100 SF
AREA #8	100 SF
AREA #9	100 SF
AREA #10	100 SF
AREA #11	100 SF
TOTAL:	1,100 SF

COMMON OPEN SPACE

LOCATION:	AREA (SF)
AREA #13	9,820 SF
AREA #14	568 SF
AREA #15	129 SF
AREA #16	92 SF
TOTAL:	10,609 SF
TOTAL OPEN SPACE:	11,709 SF
REQUIRED OPEN SPACE:	9,599 SF

PERIMETER LANDSCAPING (GRASS, SHRUBS & GROUNDCOVER)

LOCATION:	AREA (SF)
AREA #12	6,072 SF
TOTAL:	6,072 SF

LANDSCAPING (TREES, SHRUBS, GRASS & GROUNDCOVER)

LOCATION:	AREA (SF)
AREA #14	568 SF
AREA #15	129 SF
AREA #16	92 SF
AREA #17	985 SF
AREA #18	1,023 SF
TOTAL:	2,797 SF
TOTAL LANDSCAPED AREA:	8,869 SF
REQUIRED LANDSCAPED AREA:	6,400 SF

LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊕
	MONUMENT LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
-o-o-	CHAIN LINK FENCE	-o-o-
-□-□-	WOOD FENCE	-□-□-
-x-x-	WIRE FENCE	-x-x-
	CURB & GUTTER	
	EDGE OF PAVEMENT	
300	CONTOURS	300
	STREET SIGN	
	STORM DRAIN CATCH BASIN	
Ⓓ	STORM DRAIN MANHOLE	
○	STORM DRAIN CLEANOUT	
SD	STORM DRAIN LINE	SD
RD	ROOF DRAIN LINE	RD
Ⓢ	SANITARY SEWER MANHOLE	●
○	SANITARY SEWER CLEANOUT	•
S	SANITARY SEWER LINE	S
SS	SANITARY SEWER STUB	SS
	FIRE HYDRANT	
	WATER VALVE	
W	WATER METER	
	THRUST BLOCKING	
W	WATER MAIN	W
	PERMEABLE ASPHALT	
	CEMENT CONCRETE	

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DANIEL PAUL SMITH — STATE OF WASHINGTON — 49023 — REGISTERED PROFESSIONAL ENGINEER
6/6/25

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PH: (253) 848-4282
ceservices@cesnwinc.com

No.	Revision:	Int.	Date:

Project: 27TH AVE SE TOWNHOMES
PRELIMINARY LANDSCAPING PLAN

Client: LLOYD ENTERPRISES

Designed: DPS
Drawn: LBJ
Checked: DPS

Scale: 1"=20'
Date: 06/06/25
Job No.: 24208

Sheet No.:
LS1
2 of 4 Sheets