

**SITE INFORMATION:**

PROPERTY OWNER:  
 CITY OF PUYALLUP

SITE ADDRESS:  
 115 2ND STREET SE  
 PUYALLUP, WA 98372

PARCEL NUMBER:  
 706000030

LEGAL DESCRIPTION:  
 LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SITE AREA:  
 65,340 SF (1.5 ACRES)

ZONING REQUIREMENTS:  
 ZONE:  
 CBD-CORE - CENTRAL BUSINESS DISTRICT CORE

\*NOTE - CBD CORE ZONING SURROUNDS PROJECT SITE ON THE NORTH, WEST, AND SOUTH. ACROSS 3RD ST SE ZONING CHANGES TO CBD.

MIN LOT AREA: N/A  
 MIN STREET FRONTAGE: 30'-0"  
 MIN LOT WIDTH: 30'-0"  
 MIN LOT DEPTH: 70'-0"  
 MAX LOT COVERAGE: 100%  
 BASE BUILDING HEIGHT: 40'-0"  
 MAX BUILDING HEIGHT: 65'-0"  
 MIN STREET SETBACK: 0'-0"  
 MIN REAR SETBACK: 0'-0"  
 MIN INTERIOR SETBACK: 0'-0"  
 MAX FLOOR AREA RATIO: 2.75:1

CRITICAL AREAS ON SITE:  
 - CRITICAL AQUIFER RECHARGE AREA  
 - VOLCANIC HAZARD AREA  
 - SEISMIC HAZARD AREA  
 - ONGOING CONTAMINATION MONITORING

\*NOTE LISTED CRITICAL AREAS ENCOMPASS ENTIRE SITE AND SURROUNDING AREAS

**BUILDING DATA:**

OCCUPANCY CLASSIFICATION  
 TOWNHOMES - R2 (RESIDENTIAL)  
 MARKET HALL - A2 (ASSEMBLY)

BUILDING AREA (PHASE I)  
 TOWNHOMES - 15,000 sf  
 MARKET HALL - 7,500 sf  
 TOTAL 22,500 sf

CONSTRUCTION TYPE  
 TOWNHOMES - VB  
 MARKET HALL - VB

**SITE DATA:**

NUMBER OF DWELLING UNITS - 8 TOWNHOMES

PARKING SPACES (PHASE I)  
 COVERED (TOWNHOME GARAGES) - 8 STALLS  
 SURFACE PARKING - 44 STALLS  
 TOTAL - 52 STALLS

New driveway location appears to have a sight distance obstruction from adjacent building. Bulb-outs may be necessary to allow the ESD setback to be pulled closer to the edge of road.

Provide clarification on removal of 2nd St SE/E Main intersection improvements.

Show City standard frontage improvements on E Main including preliminary locations of City standard streetlighting and ROW dedication. See pre-app notes for more details.

Show preliminary ADA ramp improvements on site plan

Provide a separate sight distance exhibit to verify entering sight distance requirement are met at this intersection. Consistent with pre-application notes, the proposed building placement obstructs sight distance. Provide sight line on this site plan to ensure future building placement does not impact sight distance. Preliminary entering sight distance triangle provided. 14.5ft setback from face of curb, 350ft.

Show City standard frontage improvements on 3rd St SE including preliminary locations of City standard streetlighting and ROW dedication. See pre-app notes for more details.

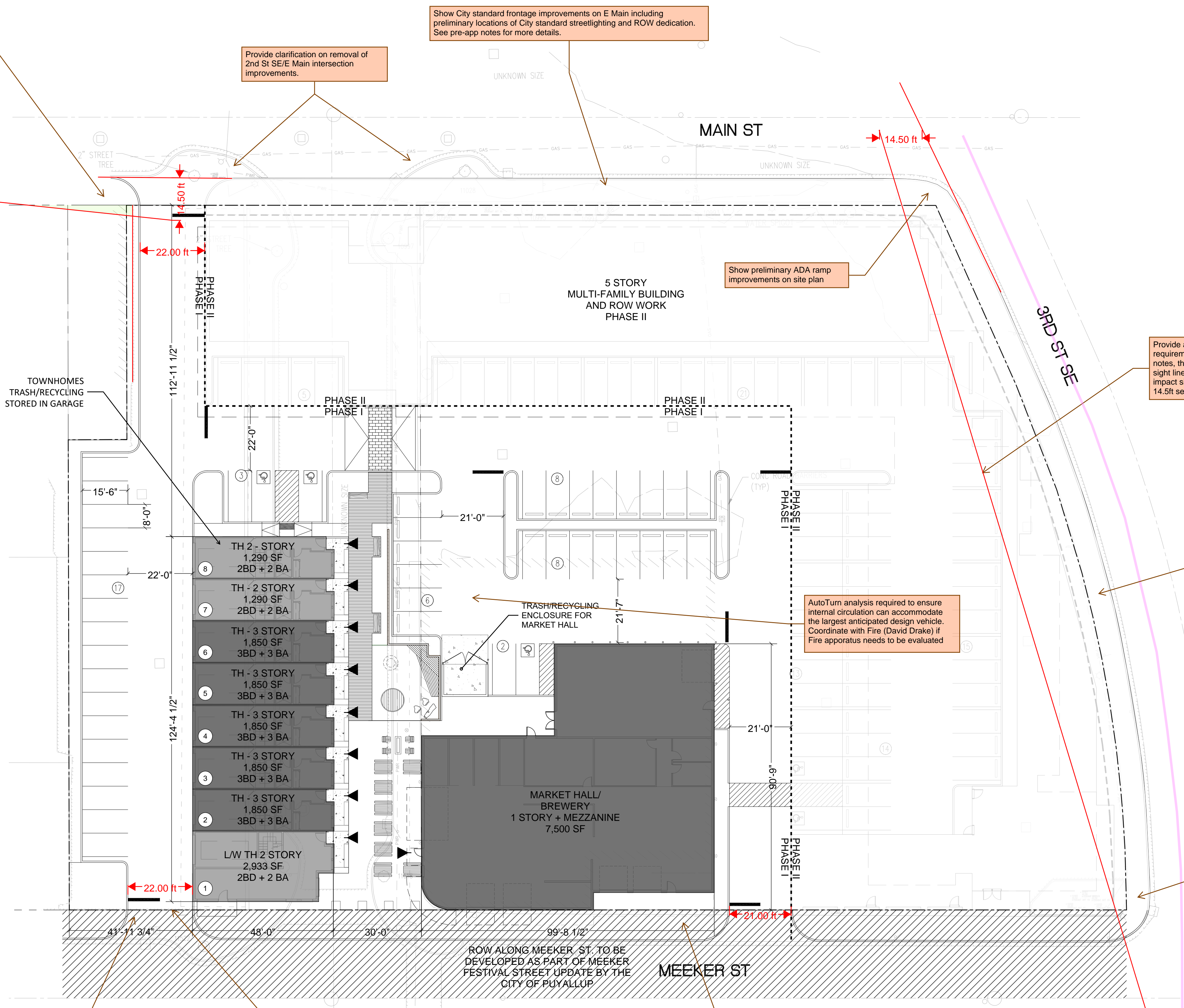
AutoTurn analysis required to ensure internal circulation can accommodate the largest anticipated design vehicle. Coordinate with Fire (David Drake) if Fire apparatus needs to be evaluated

Show preliminary ADA ramp improvements on site plan

Provide a separate sight distance exhibit to verify entering sight distance requirement are met at this new driveway. 14.5ft setback from gutter, 300ft.

Commercial driveways do not meet minimum 30ft width requirements. Consistent with pre-app notes, an alternate methods request may be required

Along Meeker, show preliminary design of frontage improvements to be constructed by the City



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

