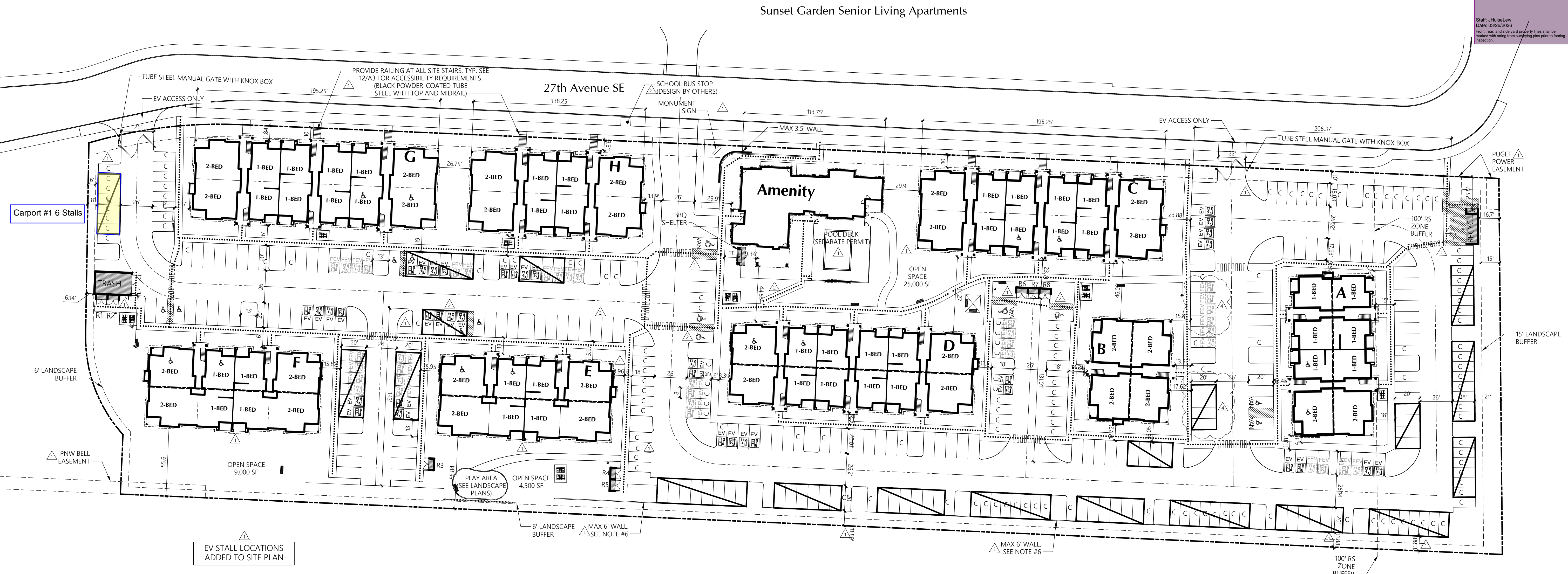


No proposed footings, posts, or supports shall be constructed on or above any existing public utility connections without first relocating the utility services or protecting it in place.

Roof downspout control is required. Steps shall be taken to prevent drainage onto adjacent lots. Refer to City standard details 02.05.01 & 02.05.05 for typical control methods. Stormwater runoff shall not concentrate to neighbors.

**CITY OF PUYALLUP**  
 Planning Division Approved Site Plan  
 (253) 864-4165  
 MINIMUM SETBACK REQUIREMENTS  
 Front Yard: 10 ft Rear Yard: 0 ft  
 Interior Side Yard: Left: 0 ft Right: 0 ft  
 Street Side Yard: N/A  
 Zoning District: RM-CORE  
 Permit #: PRCP20260239  
 Additional Conditions/Comments

Staff: JH/ML/LLW  
 Date: 03/26/2026  
 Final use and site plan drawings shall be marked with string from surveying pins prior to posting inspection.



EV STALL LOCATIONS ADDED TO SITE PLAN  
 EV STALL LOCATIONS UPDATED

**SITE PLAN** 236 UNITS  
 1" = 40'

**SITE INFORMATION**

SITE ADDRESS: 206 27th Ave SE, Puyallup, WA  
 PARCEL #: 419036006  
 SITE AREA: 339,107 SF (7.785 Acres)  
 ZONE: RM-CORE  
 SETBACKS: NORTH/FRONT: 10 FT setback to buildings  
 WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer  
 SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer  
 EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer  
 BUILDING HEIGHT: 50' Max  
 DENSITY: Min 16 units per acre (125 units) no Max density  
 LOT COVERAGE: Max 90%  
 LANDSCAPE AREA: Min 10% of net lot area (33,910 SF)  
 OPEN SPACE: 10% of net lot area (33,910 SF) 38,500 SF provided  
 PRIVATE OPEN SPACE: 60 SF per ground floor unit 10' x 6' per upper story unit  
 PARKING: 1.5 PARKING SPACES PER UNIT Required Parking: 354 Stalls Provided Parking: 354 Stalls  
 EASEMENTS: no existing easements on site

PARKING SUMMARY	
Parking Stalls Required	354
Standard Stalls	125
Compact Stalls	41.5%
Parallel Stalls	0
Carport Stalls	118
Attached Garage Stalls	0
Detached Garage Stalls	0
Accessible Standard Stalls	7
Accessible Van Stalls	4
Accessible Parallel Stalls	0
Accessible Carport Stalls	2
Accessible Garage Stalls	0
Tandem Stalls	0
Tandem Garage Stalls	0
Subtotal	354 1.50 Stalls / D.U.
Aprons	0
Total Parking Stalls Provided	354 1.50 Stalls / D.U.

PARKING COUNTS CORRECTED

**UNIT COUNT**  
 1-BED 137 (58%)  
 2-BED 99 (42%)  
 TOTAL 236

**EV STALL COUNT**  
 Electric Vehicle Charging stations Provided: 36 Stalls (10% of provided parking) Required: 0 Stalls^

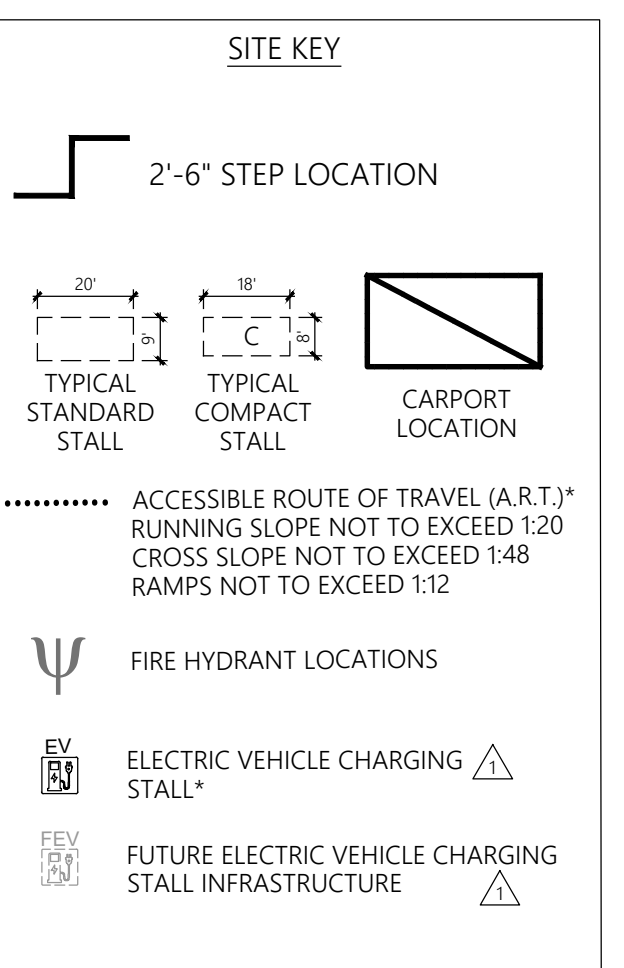
Future Electric Vehicle Stall Infrastructure Provided: 36 Stalls (10% of provided parking) Required: 36 Stalls (10% of provided parking)^

Electrical panels sized to accommodate 72 EV Stalls (20% of provided parking)^

^ Requirements from section 429 of 2018 IBC Washington State Amendment.

PERMIT BLDG NAME	PUYALLUP ADDRESS
A	206 27TH AVE SE, BLDG J
B	206 27TH AVE SE, BLDG H
C	206 27TH AVE SE, BLDG G
D	206 27TH AVE SE, BLDG E
E	206 27TH AVE SE, BLDG C
F	206 27TH AVE SE, BLDG A
G	206 27TH AVE SE, BLDG B
H	206 27TH AVE SE, BLDG D
CLUBHOUSE	206 27TH AVE SE, BLDG F

- SITE NOTES**
- TYPICAL SIDEWALK WIDTH IS 6'
  - A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1
  - SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS
  - SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION
  - POOL TO BE UNDER SEPARATE PERMIT
  - ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.
  - WHEELSTOPS TO BE PROVIDED AT ALL STALLS WHERE CURBS ARE NOT PROVIDED.

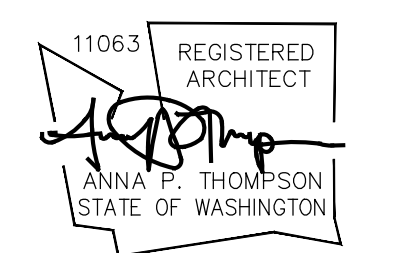


\* Future electric vehicle stalls shall provide conduit from the electrical panel to either a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a wheel stop.

**MILBRANDT**  
 ARCHITECTS

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 Kirkland, Washington 98033  
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 Web: www.milbrandtarch.com

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**Site Plan**  
 A 236-Unit Apartment Project

**Bradley Heights Apartments**

Puyallup, Wa

**Timberlane Partners**

**Revisions**

No.	Date	Description
1	8-30-24	Owner Changes/ Permit Corrections
2	4-24-25	Permit Corrections
3	6-12-25	Owner Changes
4	2-17-26	Owner Changes

Initial Publish Date:  
 Date Plotted: 2-19-26  
 Job No.: 23-06  
 Drawn By: APT/HDM  
 Sheet No.:

PRCP20260239

**A2**