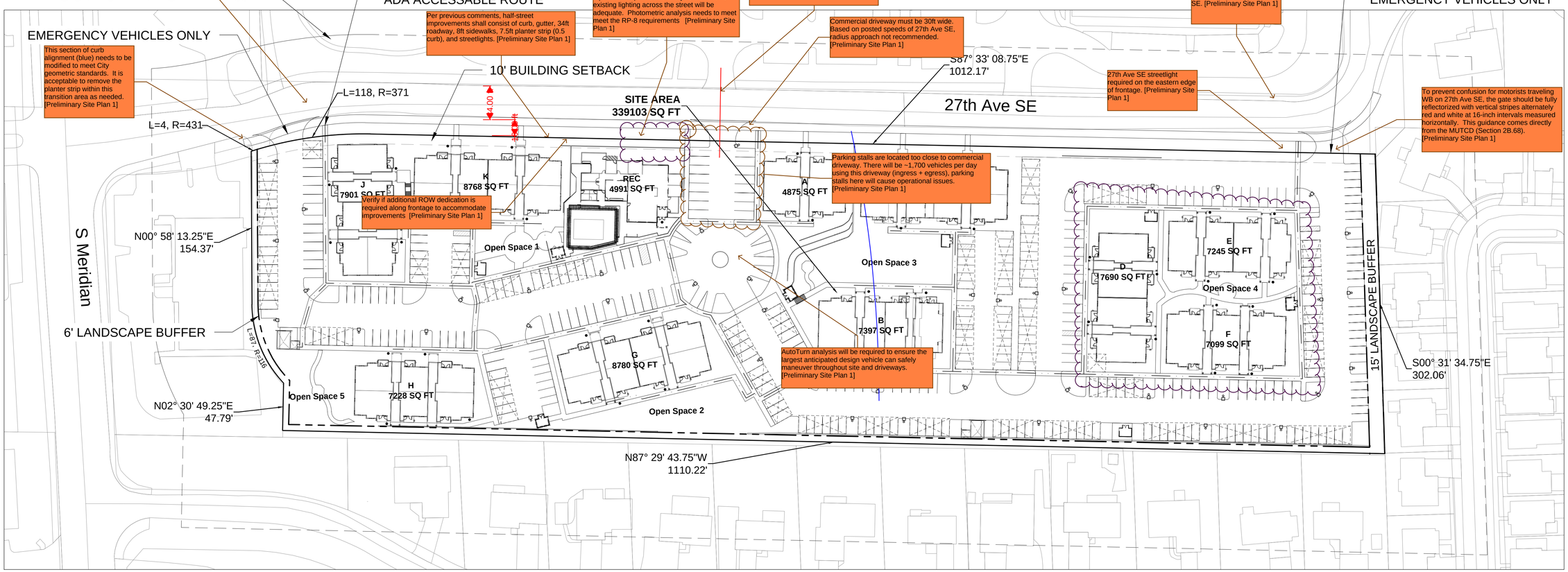
BRADLEY HEIGHTS



During civil review, provide channelization design that matches the updated geometry/curvature. [Preliminary Site Plan 1]

This section of curb alignment (blue) needs to be modified to meet City geometric standards. It is acceptable to remove the planter strip within this transition area as needed. [Preliminary Site Plan 1]

Per previous comments, half-street improvements shall consist of curb, gutter, 34ft roadway, 8ft sidewalks, 7.5ft planter strip (0.5 curb), and streetlights. [Preliminary Site Plan 1]

Show location of PSD bus stop pad behind sidewalk. Sizing per PSD requirements (300 sqft minimum). Provide analysis that shows existing lighting across the street will be adequate. Photometric analysis needs to meet meet the RP-8 requirements [Preliminary Site Plan 1]

Centerline of commercial access must be aligned with SHAG driveway across the street. [Preliminary Site Plan 1]

Commercial driveway must be 30ft wide. Based on posted speeds of 27th Ave SE, radius approach not recommended. [Preliminary Site Plan 1]

ADA ramp must be removed on the north side of 27th Ave SE. [Preliminary Site Plan 1]

27th Ave SE streetlight required on the eastern edge of frontage. [Preliminary Site Plan 1]

To prevent confusion for motorists traveling WB on 27th Ave SE, the gate should be fully reflectorized with vertical stripes alternately red and white at 16-inch intervals measured horizontally. This guidance comes directly from the MUTCD (Section 2B.68). [Preliminary Site Plan 1]

Verify if additional ROW dedication is required along frontage to accommodate improvements [Preliminary Site Plan 1]

Parking stalls are located too close to commercial driveway. There will be ~1,700 vehicles per day using this driveway (ingress + egress), parking stalls here will cause operational issues. [Preliminary Site Plan 1]

AutoTurn analysis will be required to ensure the largest anticipated design vehicle can safely maneuver throughout site and driveways. [Preliminary Site Plan 1]

0 100 200 Feet

1" = 50'

N W E S

NOTES:

378 TOTAL PARKING SPACES

378/1.5 PARKING SPOTS

252 MAXIMUM NUMBER OF UNITS

233 UNITS PROPOSED

158 COMPACT PARKING SPOTS

41.80 PERCENT COMPACT

14 OF SPACES TO BE HANDICAP

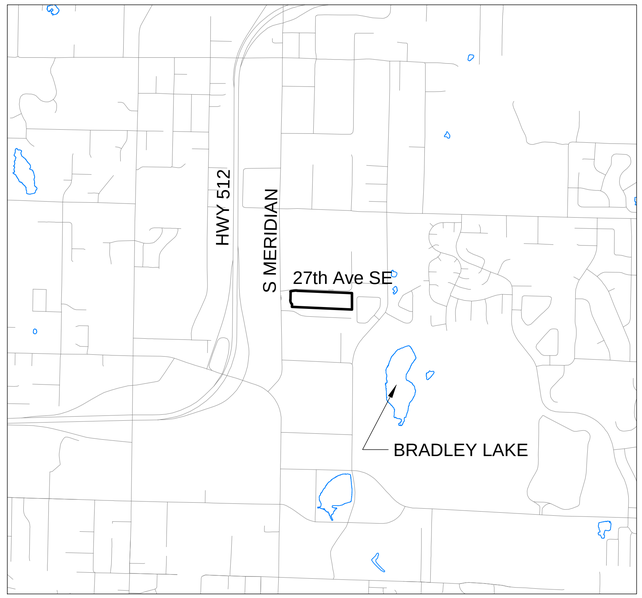
Update Traffic Scoping worksheet to reflect the maximum number of units [Preliminary Site Plan 1]

TOTAL AREA:	339,103 SQ FT
IMPERVIOUS AREA:	268,873 SQ FT
LANDSCAPED AREA:	70,230 SQ FT

EASEMENTS: THERE ARE NO EXISTING EASEMENTS ON SITE

SETBACKS:

NORTH:	10' SETBACK TO BUILDINGS
WEST:	0' BUILDING SETBACK - 6' LANDSCAPE BUFFER
SOUTH:	0' BUILDING SETBACK - 6' LANDSCAPE BUFFER
EAST:	25' BUILDING SETBACK - 15' LANDSCAPE BUFFER



VICINITY MAP

1" = ¼ Mile

4/6/22

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

JOB NO:	3227
DATE:	4/6/2022
DESIGNED BY:	PEG
DRAWN BY:	PEG
CHECKED BY:	PEG
APPROVED BY:	Paul Green

AZURE GREEN CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

SITE PLAN

BRADLEY HEIGHTS

Azure Green Consultants
409 East Pioneer, Puyallup, WA 98372
Phone (253) 770-3144

DRAWING

SHEET
OF

Project Desc: ### C:\Users\Trevor.AZUREGREEN\Dropbox (AGC)\AGC Jobs\3979 - Bradley Heights\SITE 4-6-2022 - site plan.dwg Plot Date/Time: 4/6/2022 2:51 PM