

LEGEND

⬠ MAGNETIC LOCKS TIED TO THE FIRE ALARM SYSTEM & KEYPAD. LOCKS SHALL UNLOCK UPON ACTIVATION OF THE FIRE ALARM OR LOSS OF POWER.

—○— ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

Provide the vertical datum for the survey. [site plan, pg 1]

Distinguish existing vs proposed contour lines. The existing grading shown in the SW corner of this site does not match the grades and per the previous record drawings per civil permit E-19-0196. The record drawing show the site slopes from a hill from south to north, whereas this plan shows a hill from north to south. [site plan, pg 1]

Provide additional information (Geotech Report and Storm Drainage Report) to prove feasibility for stormwater mitigation for the new plus replaced hard surfaces as part of the variance plan. If the project elects to collect stormwater into the existing detention system, provide WWHM modeling to prove the site still meets the runoff treatment and flow control requirements of the Ecology manual, otherwise provide sizing information for the proposed best management practice (BMP) to mitigate stormwater runoff. Show the proposed BMP's. [site plan, pg 1]

IMPERVIOUS SURFACE CALCULATION	SF OF LOT = 189,450 SF	
	PROPOSED SF	EXISTING SF
MAIN STRUCTURE	0 SF	41,672 SF
ACCESSORY BUILDINGS (TRASH, GEN, BIKE)	0 SF	875 SF
DRIVEWAY & PARKING	0 SF	32,241 SF
ADDITIONAL PARKING	2,601 SF	0 SF
SIDEWALKS, PATHWAYS, PATIOS	0 SF	16,596 SF
OTHER IMPERVIOUS AREAS	0 SF	0 SF
TOTAL LOT COVERAGE	2,601 SF	91,384 SF
TOTAL LOT COVERAGE PROPOSED & EXISTING =	49.6 %	93,985 SF
LANDSCAPE & OPEN SPACE SQ FT =	50.4 %	95,465 SF

Please note that this landscape island will require a minimum of one (1) tree selected from the Class III or Class IV street tree list show in section 12.9 or 12.10 of Puyallup's VMS. [site plan, A1.0]

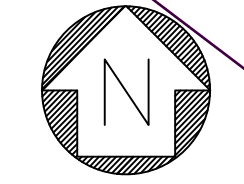
Perimeter landscape islands are required to be a minimum of 12ft. No more than eight (8) parking spaces shall be placed consecutively without a landscaping island, so if the island is not placed here, it would need to be placed somewhere along this proposed parking area if you are to proposed >8 stalls in a row. [site plan, A1.0]

The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less; however, in no event shall a perimeter landscaping buffer be smaller than six feet. The required interior side yard setback in the UCX zone is 6ft, therefore a 6ft minimum perimeter landscaping buffer is required.

The southern property line has not been delineated on this site plan. Based on the information provided it appears that the eastern most proposed parking stall encroaches into the required 6ft perimeter landscape buffer.

Please delineate the property line along the southern boundary and ensure that the proposed parking stalls do not encroach in the required perimeter landscaping. [site plan, A1.0]

The grading in this section appears to conflict with the existing detention system. The top of the detention pipes are at 444.0. How much cover is required for this existing system? Provide an additional sheet showing that this grading does not conflict with this system. [site plan, pg 1]



PROPOSED MEMORY CARE FACILITY
LOCATION: 3901 & 3909 5TH ST SE, PUYALLUP, WA 98374
PROPOSED ZONING : INSTITUTIONAL
PROPOSED USE: MEMORY CARE FACILITY
PROPOSED BUILDING S.F.
 MEMORY CARE FACILITY = 41,672 S.F.
TOTAL BEDS: 70 MEMORY CARE BEDS
OCCUPANT USE:
 MEMORY CARE FACILITY: 1-1 CONDITION 2
LOT S.F. = 187,146 S.F. (4.29 ACRES)
PARCEL NUMBERS — 0419102120
 0419102121

BUILDING SETBACKS:
 FRONT: 25'-0"
 SIDE: 25'-0"
 REAR: 30'-0"

MAXIMUM LOT COVERAGE: @ 30% - S.F.
 @ 40% - S.F.

CURRENT LOT COVERAGE: 24.6% - S.F.

PARKING STALLS: NURSING HOME FACILITY-- 1 STALL PER 3 BEDS

PARKING CALCULATION:
 NURSING HOME FACILITY
 # OF STALLS = .333 STALLS X 70 BEDS
 = 24 TOTAL # OF STALLS

TOTAL # OF STALLS = 24 STALLS MIN. REQUIRED

TOTAL STALLS PROVIDED = 21 STANDARD STALLS
3 HANDICAP STALLS
24 MEMORY CARE STALLS PROVIDED

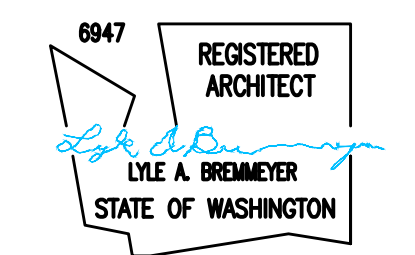
THE SITE FRONTAGE SHARED USE PATH SHALL BE PERMEABLE ASPHALT AND MEET THE WSDOT SPEC FOR SHARED USE PATHS.

FIRE SPRINKLER SYSTEM PER NFPA13 IS REQUIRED.

FIRE ALARM SYSTEM REQUIRED PER NFPA 72 TO INCLUDE "TOTAL COVERAGE" AND U.L. CERTIFICATION.

NOTE:
 VERIFY KNOX BOX LOCATION WITH LOCAL FIRE DEPARTMENT

- NOTE:**
- ① FIRE LANE SHALL HAVE APPROPRIATE NO PARKING SIGNS INSTALLED PRIOR TO FINAL C.O. ISSUED.
 - ② FDC SHALL HAVE APPROPRIATE SIGNAGE IN PLACE PRIOR TO C.O. ISSUED.
 - ③ INDEPENDENT EGRESS TO PUBLIC WAY



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Colorado	Arizona
Florida	Nevada
Utah	Montana
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KOELSCH COMMUNITIES
 SINCE 1958

DEER RIDGE MEMORY CARE FACILITY

3901 5TH AVE SE
 PUYALLUP, WA 98374

SCALE: AS NOTED
 DATE OF ISSUE: 05-31-18

DESIGN DOCUMENTS	APPROVAL	DATE	SUBJECT
APPROVAL	APPROVAL	07-22-19	CITY & SOH REVIEW
PERMIT DOCUMENTS	APPROVAL	12-27-19	OWNER REVISION
BID DOCUMENTS	APPROVAL	10-07-20	REV MONUMENT SIGN
CONTRACT DOC.	APPROVAL	8-24-23	ADDITION OF PARKING

SITE PLAN

SHEET NO.
A1.0

PROJECT NO.
 1714