



City of Puyallup
Development Services Center
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www.cityofpuyallup.org

DATE: June 9, 2017
TO: Paul Green, Azure Green Consultants
FROM: Lesley Christensen, Senior Permit Technician

PROJECT: P-17-0045 ~ LABELLE SENIOR HOUSING
SITE ADDRESS: xxx 15th Ave SE
PARCEL NO. 0420341162/1163/1164/1105/1135

PROJECT DESCRIPTION (as provided by applicant): SENIOR HOUSING COMPLEX; (2) SINGLE FAMILY LOTS; (75) RETIREMENT APTS

PLANNING – CHRIS BEALE (253) 841-5418 cbeale@ci.puyallup.wa.us

- Following the meeting, city Planning Staff re-reviewed the code language regarding density transfers for critical areas in RS zone districts:

(16) Limited Density Transfer from Critical Area Buffers. The city shall allow transfer of density for residential uses from critical area buffers to noncritical area portions of the same site; provided, that the resultant density calculated on the noncritical area land does not exceed 125 percent of the maximum developable density from that land otherwise allowed under zoning

Based on the above, and the noted size of the site on the submitted site plan (the buildable area is noted as 3.42 acres), it appears that 14 units would be allowed outright on the senior housing main building site, with a possible 3 additional units from the buffer transfer for a total of 17 units. The project will need a Development Agreement from City Council to exceed the maximum density calculation and the 36' building height in the RS-10 zone. The proposal has been forwarded to the City Manager's office for review. Please follow up with Tom Utterback and I regarding the possibility of a project DA.

ENGINEERING – MARK HIGGINSON 253.841.5559 mhigginson@ci.puyallup.wa.us
GENERAL:

- The existing 5-foot utility easement along the west property line will be required to be upgraded to 20-foot wide per current City Standards (1/2 of 40-foot easement width).
- The existing private access and utility easements located within the future 13 Street SE ROW must be released prior to dedication of the ROW.

WATER:

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end line with no possibility of being expanded in the future, or; 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
- The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the civil plan set. [PMC 14.02.120(f) & CS 301.1(11)]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]
- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
- A reduced pressure backflow assembly (RPBA) is required on the domestic line. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302]
- The applicant shall be responsible for the operation and maintenance of the proposed water main located on private property.
- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. [PMC 14.02 & CS 302.3(4)]
- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The sprinkler supply line shall be designed,

and shown on the plan, ***into the building*** to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]

- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- For each building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$3,640.00 for the first residential unit and \$2,730.00 for each additional unit per building. [PMC 14.02.040, 14.10.030]
- Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030]

SANITARY SEWER:

- The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]
- The applicant shall connect into the existing public system located within 12th Avenue SE. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within an easement to the City of Puyallup. [PMC 14.08.070]
- A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. [PMC 14.20.010 & CS 401(6)]
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- Any portion of a mainline extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the plat document. [PMC 17.42 & CS 401(14)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(7)]
- Per the applicant's comments during the pre-application meeting, food preparation is not proposed for this facility so an external grease interceptor will not be required at this time. [PMC 14.06.031(3) & CS 401(5), 402.3]
- The construction of an area drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system.

- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$5,030.00 for the first residential unit and \$3,772.50 for each additional unit. [PMC 14.10.010, 14.10.030]
- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]

STORMWATER/ EROSION CONTROL:

- In December, 2016 the City of Puyallup adopted new storm water regulations. The design shall be in accordance with PMC Chapter 21.10 and the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW).
- The applicant shall complete the stormwater flowchart, Figure 3.1, contained in the DOE's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted to ensure that adequate stormwater facilities are provided prior to approval. The link below may be used to obtain the flowchart:

<http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phaseIIww/wwphiipermit.html>
- The applicant is responsible for submitting a **preliminary** stormwater management site plan (2 sets) which meets the requirements provided by PMC Section 21.10 and the DOE Manual Section 2.5.1. The preliminary stormwater site plan shall be submitted prior to **Preliminary Site Plan approval** to ensure that adequate stormwater facilities are anticipated prior to development. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff and the feasibility of On-site Stormwater Management BMPs for the future development.
- The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]
- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
- The applicant is responsible for submitting a **permanent** storm water management plan (2 sets) which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report (TIR or SSP). [PMC 21.10.190, 21.10.060]

- Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]
- The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
 - the quantity of the offsite runoff;
 - the location(s) where the offsite runoff enters the project site;
 - how the offsite runoff will be routed through the project site.
 - the location of proposed retention/detention facilities
 - and, the location of proposed treatment facilities
- When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
 - Binary project file (WHM file extension)
 - ASCII project file (WH2 file extension)
 - WDM file (WDM file extension)
 - WWHM report text (Word file)
- In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the approved preliminary site plan, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]
- Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way and/or property line measured from the toe of the exterior slope/embankment. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- A Stage-Storage Table for the 2-yr, 10-yr, and 100-yr water surface elevations shall be provided on the same civil sheet as the R/D facility cross-section(s).
- Water quality treatment of stormwater shall be in accordance with the 2012 DOE Stormwater Management Manual as amended in 2014.
- If the use of a combined wetpond/detention pond facility for flow control and water quality treatment is proposed, the geometric characteristics of the facility design shall be in accordance with the 2012 DOE Stormwater Management Manual as amended in 2014, and the following criteria:
 - A licensed professional geotechnical engineer shall determine the maximum seasonal high groundwater elevation at the location of the combined facility.

- Monitoring of the groundwater level on the site should begin as soon as possible to obtain an accurate measurement of the maximum wet season water table.
- The applicant shall clearly indicate the static water surface elevation for the top of the wetpond, bottom of the detention pond.
- All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	Design Flow (cfs)
Structure Tributary Area	Pipe-Full Flow (cfs)
Pipe Diameter (in)	Water Depth at Design Flow (in)
Pipe Length (ft)	Critical Depth (in)
Pipe Slope (%)	Velocity at Design Flow (fps)
Manning's Coefficient (n)	Velocity at Pipe-Full Flow (fps)
	Percent full at Design Flow (%)
	HGL for each Pipe Reach (elev)

- All storm drains shall be signed as follows:
 - a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.
 - b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.
- All private commercial storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense.
- This site is within a **Special Flood Hazard Area** as determined by the National Flood Insurance Program Community Panel Number 53053C0342E, dated March 7, 2017.
 - The applicant shall demonstrate that the project will have no adverse impact on endangered species, threatened species, or their habitat. A written assessment detailing the effects of the proposed development on endangered species, threatened species, or habitat shall be completed by a qualified professional applying the best available science. If it is determined that the proposed project will impact any listed species or their habitat, the applicant shall provide a mitigation plan to achieve equivalent or greater biologic functions as those lost prior to development of the site.
 - Grading, filling, or other activity that would reduce the effective storage volume must be mitigated by creating compensatory storage on the site.

- Non-residential construction on this lot will require that the lowest floor, including the basement, shall be elevated above the grade of the building site 1-foot minimum above the depth number on the Flood Insurance Rate Map (FIRM) as well as at least 1-foot above the crown of the highest adjacent public road.
- **No occupancy permit shall be issued until such time as a Federal Emergency Management Agency Elevation Certificate is completed based on "Finished Construction" and submitted to the Engineering Services Manager.**
- Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit submittal.
- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,040.00 per ESU.
- Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.
- A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

STREET:

- Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
- Upon civil permit submittal, the road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2]
- Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
- All improvements shall be designed and constructed to City Standards. [PMC 17.42]

- Wheel chair ramps, driveways, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]
- Any curb, gutter, sidewalk, or other existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced. [PMC 11.08.020]
- In accordance with City regulations, any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]
- Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42]

GRADING:

- A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required for this project. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
- A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for this project. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington.
- Cross sections will be required at various points along the property lines extending 30-feet onto adjacent properties to assure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
- The following notes shall be added to the first sheet of the TESCP:

"At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."

"Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."

"Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."

"The permanent infiltration system shall not be utilized for TESC runoff. Connect infiltration trench to road system only after construction is complete and site is stabilized and paved."

- **RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.**

MISC:

- Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
- Civil engineering drawings will be required for this project prior to issuance of the first building permit (8 sets stapled and bound, and a PDF of the full submittal). **Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed.**
- Civil engineering plan review fee is \$670.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [[City of Puyallup Resolution No. 2098](#)]
- Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
- Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
- The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
- Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
- All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.
- In all new construction or development, where the parking of a vehicle would reduce the width of required fire department access roadways to less than twenty feet, the requirements of Puyallup Municipal Code, Chapter 16.04, Section 16.04.015, EMERGENCY VEHICLE PARKING, shall be complied with. Plans showing the

"Emergency Vehicle Parking Only" areas to be established shall be submitted for review and approval by the Fire Chief.

- Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is included in the Civil plan review fee noted above. Record Drawings shall be provided as follows:
 - Reproducible mylars and two sets of bluelines, per City of Puyallup Standards Manual Section 2.3.
 - Electronic version of the record drawings in the following formats:
 1. AutoCAD Map 2007 or newer in State Plane South Projection
 2. PDF

TRAFFIC – Sanjeev Tandle (253) 841-5591 standle@ci.puyallup.wa.us

- Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater.
- Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Access and Impact Study (TAIS). The city has adopted a City Wide Traffic Impact Fee. The project's proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
- The impact fee for parks was established by Ordinance 2837 based upon the "Parks Impact Fee Study" dated August 25, 2005 and shall be \$2,300 per unit as a uniform fee for all residential units. Therefore, a \$2,300 Park Impact Fee shall be paid prior to building permit issuance.
- Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements along the following street:
 - 12th Avenue SE is a minor collector, consisting of a 36' street with curb, gutter, 5' sidewalks, 6.5' planter strips, and street lights in a 60' right-of-way. The improvements shall be from street centerline. Assuming a symmetrical cross section, additional right-of-way (ROW) on 12th Avenue SE would need to be dedicated to the city.
 - Along 13th Street SE frontage, dedicate 25ft of right-of-way measured from the center of roadway to the property line.
- ✓ 12th Avenue SE along the site is designated as a Minor Collector. City standards (Section 101.10.1) require minimum driveway spacing of 150 feet for collectors, measured between closest edges of each driveway. Driveways can be aligned across from one another and this is encouraged for safety reasons.
- Tapers and transitions beyond the project frontage may be required as deemed necessary for safety purposes.
- A 35 foot radius curbs shall be constructed for the proposed site access driveway(s). The width of the proposed site access driveway(s) shall be 30'.
- A separate street lighting plan is required for the City's review.

- If the applicant includes a security gate along 12th Avenue SE, provide at least 50ft of spacing between gate and edge of roadway travel lanes to allow enough room for vehicle queuing.

FIRE PREVENTION - RAY COCKERHAM (253) 841-5585 rayc@ci.puyallup.wa.us

- Verify fire flow available and required. Water main for sprinkler system may require a loop.
- Automatic fire sprinklers are required.
- Fire alarm system is required. Total coverage and UL Certification is required.
- Provide two access points for buildings over 30 feet in height. Second access could be exclusively for fire access. Provide an approved gate, road way and signage; subject to review and approval.
- Standpipes are required per code.
- Civil submittal: provide fire hydrants, FDC, PIV, fire access delineation and compliance details.

BUILDING – ERIC BELIN (253) 770-3328 eric@ci.puyallup.wa.us

- ✓ Building construction to be based on the Current Edition of the International Building Code and supporting documents in effect at the time of Building Permit Application.