

Everett Water Transmission Line Right-of-Way Standards



EVERETT

WASHINGTON

PUBLIC WORKS

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SECTION 1 – PURPOSE

The City of Everett (City) owns and operates four water transmission lines in two distinct corridors. Each of the 48-51” pipelines has a nominal capacity of 50 million gallons per day (MGD) and the pressure in the pipelines can exceed 180 pounds per square inch (psi). Together, these critical pipelines serve approximately 640,000 customers – 75% of the population of Snohomish County. The region’s water supply is dependent on the continued operation and maintenance of the water transmission lines, and the preservation of Everett’s Water Transmission Line corridor for current and future use. The pipelines and appurtenances located within the corridor need to be protected from accidental and/or intentional disruption.

Within the two corridors the transmission lines occupy - the **Transmission Line Right of Way (TL ROW)** - the City either owns the parcels or has an easement for the construction, operation, and maintenance of the transmission lines and associated appurtenances. The ownership and easement rights are contiguous from the City’s water filtration plant to the Everett city limits. The combined corridors are over 40 miles in length and typically 100 feet in width. The corridors are adjacent to various private and public properties. Everett Public Works provides the safe and reliable maintenance and operation of the water transmission lines, which includes preservation of the right-of-way corridor for the long-term future growth of the region.

Everett Public Works receives frequent requests to use or access City properties and easements along the TL ROW. The City of Everett Public Works Department has developed these **Transmission Line Right-of-Way Standards (“Standards”)** and the TL ROW Use Permit process to protect the transmission lines and preserve the City’s ability to operate, maintain and repair the lines. Any work within the TL ROW requires a TL ROW Use Permit, and any on-going use within the TL ROW requires a license or written agreement. Some activities may require a permit for construction activity and a license for an on-going use. Currently, there is no fee for a TL ROW Use Permit.

The City protects the integrity of the water system by reviewing proposed uses of areas adjacent to the pipelines and appurtenances within City easements, ownership, and adjacent setbacks, in accordance with these Standards. The restrictions and review process outlined in the Standards are intended to protect the pipelines from damage and allow for continued maintenance and operations. The Standards outline prohibited and restricted uses of the TL ROW, the City’s conditions for use and development within and adjacent to the TL ROW corridor, and the procedures for the City’s review and approval of requested uses.

SECTION 2 – DEFINITIONS

APPLICANT – the party that has applied to the City for any permit, license, or other authorization to use the City’s TL ROW. This may be the property owner, agent, third party user, or another utility that requests use of an existing City property right.

CITY FACILITY – any City owned asset or structure within the TL ROW, whether in use or not, such as a pipeline, vault, manhole, air valve, blow off, or cathodic protection infrastructure.

EASEMENT – for the purposes of this document, any “City Easement” refers to an easement within the City Water TL ROW corridors.

ENCROACHMENT – physical occupation in, on, over, across, under, or upon the City TL ROW

EVERETT DESIGN AND CONSTRUCTION STANDARDS – [The City of Everett Design and Construction Standards and Specifications for Development Manual](#)

LICENSE – a document, signed by the City and the Applicant, which grants a license to use a portion of City property under agreed terms and conditions.

OWNER – the underlying property owner of a parcel in which the City owns an easement.

POTHOLING – temporary approval issued by the City of Everett for a person to pothole to determine the depth of cover over the pipeline(s) in a particular location. Applicant must adhere to RCW 19.122 – Underground Utilities (Washington Dig Law).

TRANSMISSION LINE RIGHT-OF-WAY (TL ROW) – includes any land, easement, or other interest in real property held, owned, lease or otherwise belonging to the City of Everett.

TRANSMISSION LINE RIGHT-OF-WAY USE PERMIT – Permit issued by the City, which includes a review and approval process for proposed work within the TL ROW. Any person planning to do work within the TL ROW must obtain a TL ROW Use Permit from the City of Everett before beginning such work.

ROAD AGREEMENT – a recorded agreement entered into and signed by the City and another person, describing the terms for using an existing City-maintained maintenance road for access. See [Section 5](#) for further details and description.

STRUCTURE – any built asset, including a building, building part, manufactured or mobile home, garage, shop, fence, gate, post, wall, pipe, foundation, concrete or asphalt formation, driveway or pad, and other similar physical constructions.

USE – any use, access, built improvements, or storage of material, including any structure or thing constructed, placed or maintained in furtherance of a use. Use includes, without limitation, access across, excavation, grading, filling and similar earth movement activities.

SECTION 3 – EVERETT’S USE OF TRANSMISSION LINE RIGHT-OF-WAY

3.1 EASEMENTS

Everett’s easements provide a corridor for the construction, operation, maintenance, and repair of the water transmission lines. Everett’s use encumbers the full width of the easement for current and future water supply needs. Everett manages easements by:

- Preventing the building of permanent structures on the easement
- Maintaining access to the full width of the easement for routine maintenance and immediate access for emergency repairs
- Requiring that the City be a party of record to any decisions concerning the TL ROW easements, including any secondary easements to be issued within the TL ROW

3.2 MAINTENANCE AND ACCESS

The TL ROW is maintained for water supply purposes, and not for others who may use the TL ROW. Everett’s vegetation maintenance activities in the TL ROW are for the purpose of City access and maintenance activities. The access roads, drainage structures, and all pipeline appurtenances in or across the TL ROW are installed and maintained for City purposes. Unauthorized entries, uses, and activities that could impair the City’s use or cause damage to the TL ROW corridor are prohibited.

The City requires access to the TL ROW at all times for routine maintenance and emergency repairs. The City’s easements grant rights to the City of Everett to construct and maintain water transmission lines. City infrastructure includes an access road through the easement for maintenance and operation of the pipelines. Gravel access roads were installed with the original construction of the pipelines, and City crews have maintained gravel access roads for access to the pipelines and appurtenances. The City maintenance access road standard is a minimum of 14 feet width and an overhead clearance of at least 38 feet.

The City may remove and not replace trees, shrubs, rockeries and any other landscaping if they obstruct access to or the maintenance of the pipelines and appurtenances. Unless it is an emergency repair, the City will attempt to notify the Owner to remove or relocate the obstruction. If the Owner does not respond in a timely manner, the City will remove the obstruction and not replace it.

Trees that are within the pipeline zone of the TL ROW, within 30 feet of a pipeline, will be removed by the City and not replaced. Existing trees may be allowed in some portions of the TL ROWs where they do not interfere with the pipelines, access or other use. Should current vegetated or treed portions of the TL ROW be needed for maintenance or repair in the future, the City will attempt to notify the owner before removal.

3.3 FUTURE CONSTRUCTION

Everett’s use encumbers the full width of the TL ROW for current and future water supply needs. Construction of additional pipelines may be necessary to support future growth.

SECTION 4 – PROHIBITED AND RESTRICTED USES

Uses described in this section require a TL ROW permit, license, easement, or other written agreement conditioning the use. Any proposed uses would require review and approval by the City of Everett. The location of the transmission lines within the TL ROW varies, so proposed uses will need to be reviewed on a case-by-case basis.

4.1 PROHIBITED USES

The City of Everett does not allow unauthorized use of the TL ROW. Uses of the TL ROW that interfere with, hinder, delay or obstruct the City's ability to immediately construct, reconstruct, install, repair, maintain, remove, inspect, replace, relocate and operate its facilities are detrimental to the City, to public health, safety and welfare, and to the City's regional public water conveyance system and water supplies. Such uses are incompatible with the City's use and ownership of its property and property interests.

4.2 RESTRICTED USES AND LIMITED USE ACTIVITIES

Some proposed uses within the TL ROW could affect the City's ability to operate and maintain the transmission lines. Some infrastructure and appurtenances require special attention. Due to the sensitivity of certain appurtenances, the City may require up to a 25-foot buffer zone with no other use around an appurtenance. Proposed uses within the TL ROW are reviewed by the City on a case-by-case basis through the TL ROW Use Permit process. Certain prolonged uses may also require a license or other written agreement.

4.2.1 Vehicle Use

The City does not allow recreational vehicles – such as ATVs– on the TL ROWs because use may cause damage to the pipeline corridor. Parking of vehicles within the TL ROW is not typically allowed because it could block access to City facilities or structures. Commercial parking lots and/or paved parking are not allowed within 25 feet of City infrastructure within TLROW. Perpendicular road crossings of the TL ROW may be permitted if adequately designed and constructed to protect the transmission lines. Such crossings require a TL ROW Use Permit.

4.2.2 Trees and Landscaping

Planting of trees and other vegetation that may affect City pipelines is prohibited within the easement. Shrubs and other landscaping may be allowed if the City determines that they do not interfere with the City's ability to maintain and operate the pipelines and appurtenances. Anything placed within the TL ROW corridor, including hardscaping or landscaping, is placed there at the Owner's risk and may be removed by the City, but the City will not replace or reimburse the owner.

4.2.3 Built Improvements

Any improvements constructed within the TL ROW may require removal during routine or emergency maintenance of the transmission lines. Improvements are placed at the Owner's risk and may be removed by the City without replacement or reimbursement to the owner.

Structures, including rockeries and retaining walls, are not allowed unless specifically permitted in a license or recorded easement. Fences may be allowed where they cross the transmission line corridor perpendicularly with an approved gate.

4.2.4 Logging

Logging or tree removal within a City easement must preserve the City's full easement rights and use and be done in a manner that does not damage or affect any of the City's facilities. Some logging activities are high risk and are prohibited within the TL ROW. This includes logging roads, skidding, stockpiles, storage, and any other logging related activities that may cause damage to the pipelines.

A TL ROW Use Permit is needed before felling timber that could land on or affect the TL ROW. All trees felled either inside or onto the TL ROWs, must be felled in a manner that protects all City pipelines and assets from damage.

A TL ROW Use Permit is necessary for any of the following activities:

- Access across City TL ROW for logging
- Logging within City easements
- Logging on properties adjacent to the TL ROW which could impact the TL ROW or City facilities.

4.2.5 Agricultural

High density agricultural use, animal pens, and stockpiling of materials are not allowed within the transmission line corridor. Light agricultural use may be allowed on a case-by-case basis where no potential damage to City infrastructure is identified. Agricultural improvements may be removed or damaged by City activities at any time without compensation from City of Everett.

4.2.6 Excavation, Grading and Fill

Excavation, grading and fill are prohibited within the TL ROWs without an approved TL ROW Use Permit. This means any digging – with any equipment, including shovels.

4.2.7 Demolition and/or Modification of Existing Use

Demolition of existing encroachments requires a TL ROW Use Permit. Any modification of an existing use will require a TL ROW Use Permit and may require a new license agreement.

SECTION 5 – PERMITS, AGREEMENTS AND LICENSES

5.1 TRANSMISSION LINE RIGHT-OF-WAY USE PERMIT

A TL ROW Use Permit must be obtained from the City before beginning any work in the TL ROW. The permit application must include **all** work being done by contractors, property owners, tenants or others. The City tracks and inspects work activities via a TL ROW Use Permit. A TL ROW Use Permit also identifies issues and potential liability of proposed actions of the applicants. The Applicant or party engaging in work must demonstrate insurance coverage and name the City as an additional insured. The property owner and Applicant sign the TL ROW Use Permit and thereby accept responsibility to adhere to the provisions and conditions. TL ROW Use Permit does not imply approval from any other local, county, state, federal, or property owner that may be required for the project. Currently there is no fee associated with a TL ROW Use Permit.

The Applicant is responsible for accurately detailing all the work to be done in the TL ROW. Based on the proposed work and the date the permit is issued, the City will determine an expiration date for the permit. Extensions will be granted on a case-by-case basis and must be coordinated with the City's representative assigned to the project. Any additional work not detailed in the initial application will need a separate TL ROW Use Application and permit.

Failure to comply with any condition of the permit could result in a suspension or cancellation of the TL ROW Use Permit. The Applicant and/or Contractor accept full responsibility and agree to pay for any damage to City facilities or property and damage to the property of others who may be adversely affected by their work. If City facilities are damaged, or actions cause the City to make repairs, the City will seek reimbursement. This could include substantial property loss due to the size of pipe and consequences of damage to the pipes. A substantial revenue loss could also be part of the damages.

In case of a maintenance need or emergency involving City facilities, or for any other need as determined by the City, the City use and needs will supersede all conditions of the TL ROW Use Permit. This may include suspension of an Applicant's activities on the City property or easement and return of the full use of the property or easement to the City of Everett. Loss of service or costs incurred by the Applicant as a result of City maintenance, emergencies or need are a risk associated with the use of the site and will be borne by the Applicant. For repairs or emergency access to the pipelines and easement the City at any time will occupy the easement without prior notice, and the Applicant's use of the easement will be suspended until City work is complete.

5.1.1 PERMIT PROCESS

The recommended and typical process to obtain a permit is to meet with City staff and discuss the proposed work at a pre-application conference. Please contact (425) 257-8800 and ask for the Public Works Water Maintenance and Operations Supervisor or email

TLROW@everettwa.gov. At the pre-application meeting, City staff will typically provide feedback on the project and identify any additional submittal needs.

When the Applicant is ready to submit a project for a TL ROW Use Permit, the application and required submittals may be emailed to TLROW@everettwa.gov, mailed to or dropped at the Everett Public Work offices (Attn: Public Works Water Maintenance and Operation Supervisor) at 3200 Cedar Street, Everett, WA 98201. The application and drawings must detail how the transmission lines and TL ROW will be protected and restored to acceptable conditions.

Detailed drawings should be submitted with the application. Depending on the project, formal plans and specifications or a more informal drawing may be required. At a minimum, drawings should be comprehensive enough to properly show details of the proposed work and the potential effects to the pipelines. The following information should be shown in a plan view and any needed sections and profiles to describe the work:

- Detailed plans and written description of proposed work
- A north arrow
- Site address
- Closest streets and cross street
- Property lines
- Scaled to 1 inches = 40 feet or less
- Structures on or near the TL ROW
- All utilities in the area
- Site access – ingress and egress
- Site drainage, if applicable
- Pipeline protective measures, if applicable
- Environmental and sediment controls
- Other known permits and approvals necessary

As a condition of the permit or prior to the approval of a permit, additional drawings or information may be required. Once a permit is issued, three working days' notice is required before any construction activities within the City's TL ROW.

5.1.2 Typical Permit Conditions

- a) A TL ROW Use Permit is revocable. Lack of compliance with any condition of this permit will result in a suspension of TL ROW use and cancellation of the permit.
- b) The Applicant will defend, indemnify, save and hold the City harmless for any claim, lawsuit, action or judgment arising from or relating to its work on the TL ROW.
- c) The Applicant, and his or her Contractors and sub-contractors accept full responsibility and agree to pay for any damage to City facilities, loss of service, and loss of revenue resulting from their work upon the TL ROW.
- d) Any party doing work within the TL ROW shall maintain commercial general liability insurance coverage during the term of this permit with 1 million dollars (\$1,000,000)

combined single limits, and no less than 2 million dollars (\$2,000,000) in the annual aggregate, which insurance shall be primary and non-contributing. Applicant shall ensure the City of Everett is endorsed as an additional insured on the policy. Insurance coverage and limits of liability as specified herein are minimum coverage and limit of liability requirements only. They shall not be construed to limit the liability of Applicant, Contractor or any insurer for any claim that is required to be covered hereunder. Moreover, the City shall be an additional insured, where additional insured status is required, for the full available limits of liability, whether those limits are primary, excess, contingent or otherwise. Applicant shall provide the City evidence of coverage and endorsement before commencement of any work.

- e) The Applicant is responsible for identifying the Applicant and Contractor (if applicable) by legal name and address on the application and permit for work.
- f) The Applicant is responsible for including the entire scope of work for the project in the TL ROW Use Permit application. The footprint of any proposed use within the TL ROW must be shown on the plans, including stockpiling and pathways for traffic and heavy equipment. Failure to comply with this condition could result in suspension of the TL ROW Use Permit and delays to the project. The Applicant must notify the City if there are changes to the scope of work. Changing the scope of work may require a new TL ROW Use Permit application be submitted to the City for review.
- g) The Applicant and Contractor must comply with the TL ROW Use Permit conditions. The conditions of use must be accepted by all parties before beginning work on the TL ROW.
- h) Submit signed acceptance of the TL ROW Use Permit at least three business days before the start of work. Work on the TL ROW may not begin until the City receives and accepts all required submittals, including insurance certification.
- i) The Applicant is responsible for following all safety rules and regulations.
- j) The Applicant is responsible for obtaining and compliance with all State, County and federal permits and environmental regulations; any omissions, penalties or fines for noncompliance are solely the responsibility of the Applicant. The Applicant must identify and address any additional permitting needs before the City will allow any use or project within the TL ROW. Any construction permits must show the boundaries of the TL ROW and the location of the transmission lines.
- k) Notification to the City of Everett Public Works Water Maintenance and Operations Supervisor will be required at least three working days prior to work commences. A City representative will be assigned to the project and contact information will provided on the permit. The City's representative must be notified three working days prior to all entrances onto the TL ROW. No entrance shall be made without prior notice. A City representative shall be on-site during all work, unless otherwise approved by the City. The presence of a City representative on-site in no way implies City liability for the activities of the Applicant while working on the TL ROW.
- l) All activities and work within the TL ROW must conform to the current Everett Transmission Line Standards (herein) and [Everett Design and Construction Standards](#)

- m) All work within the TL ROW must be protective of the transmission lines. Construction vehicles and equipment may only use the portion of the City easement as designated by the City's representative and must not stage or park on top of the pipelines or within ten feet of any pipeline. Care must be taken for work on top of or within ten feet of the pipelines.
- n) City crews must have access to the easement at all times. It is the Applicant's responsibility to inform Contractors and suppliers of this condition.
- o) In the case of a maintenance need or emergency involving City facilities, or for any other need as determined by the City, the City's use and needs will supersede all conditions of this TL ROW Use Permit. This may include suspension of an Applicant's activities on the TL ROW and the return of the full use of the TL ROW to the City of Everett. Loss of service or costs incurred by the Applicant as a result of City maintenance, emergencies, or need are a risk of the use of this site and will be borne by the Applicant.
- p) For repairs or emergency access to the pipelines and TL ROW the City may at any time occupy the property without prior notice. The Applicant's use of the TL ROW will be suspended until City work is completed. In the case of a repair or emergency access to the pipelines, the City will be responsible to restore the area to the condition that existed prior to the City's work.
- q) Private facilities in the TL ROW are installed at the Applicant's risk. Should the Applicant's facilities be affected by City work or by a third party the Applicant will be responsible for replacement at the Applicant's cost. The Applicant agrees to maintain all private installations and facilities at all times. Any damage to the TL ROW resulting from Applicant's facilities will either be remedied by the Applicant or by the City at the Applicant's expense. Water service lines from the customer's side of the meter are considered to be owned by the customer. Should the Applicant cause these lines to fail or cause damage to TL ROW, the Applicant will either repair or be responsible for all damages.
- r) Applicant is required to submit as-built drawings within 15 days of completion.
- s) Applicant shall promptly repair all damage it causes to the TL ROW. The Applicant agrees to restore the lands within the TL ROW to the conditions that existed prior to the work. Additionally, the Applicant agrees not to cause damages to the TL ROW from areas of work occurring outside the TL ROW. If the City determines that damages have been caused by the work of the Applicant, the Applicant agrees to immediately correct and remedy these damages. If the Applicant does not take immediate actions, City forces may remedy the effects and the Applicant agrees to reimburse the City for all such costs.
- t) In matters pertaining to the protection of City facilities, the City shall have the final word.
- u) The Applicant will carry out his work in such a way as to make the least effect possible to the City easement and will restore the work area as follows:
 - Woody debris will be cut up or chipped and removed at the Applicant's expense so as not to leave piles or obstructions within the TL ROW
 - Bare dirt will be covered with straw within 24 hours of the completion of work
 - Drainage courses shall not be altered or adversely effected

- Parking, staging, or any use of the TL ROW will be supported by gravel fill compacted to be suitable to not cause damage or rutting; site must be left in better condition than prior to use as determined by City's representative

5.1.3 Special Permit Conditions

In addition to the standard conditions for a TL ROW Use Permit, the City may also add "special permit conditions" specific to the scope of work for a particular project. These conditions will be determined on a case-by-case basis.

5.2 POTHOLING

Approval from Everett Public Works is required prior to doing any work within the Transmission Line corridor, including potholing. Please contact (425) 257-8800 and ask for the Public Works Water Maintenance and Operations Supervisor or email TLROW@everettwa.gov.

Exposing buried utilities via any mechanized method (e.g. backhoe, grader, jack hammer) is not acceptable. Depending on site conditions one of the following options is recommended:

- Careful hand-digging
- Potholing and vacuum excavation
- Hand tools that use air or water under pressure
- Other non-invasive methods

5.3 LICENSE

Licensing is the process that the City of Everett uses to track, accept, and document encroachments or other allowed uses on the TL ROW. Encroachments existing within easements or real property that are not within the immediate pipeline maintenance corridor may be accepted conditionally by the City. When an Owner has caused any encroachment on the TL ROW, the City may, in its discretion, grant a license for the continued nonpermanent use. The license is revocable and not transferrable by the Owner. A copy of the License is kept on file with the City Clerk but is not typically recorded with the Snohomish County Recorder. The City has no duty to inform any subsequent Owner of the encroaching conditions. The license language typically permits a continued use or temporary improvement within the TL ROW. However, the Owner must agree to remove the encroachment should the City require its removal for use of the property. If the Owner fails to remove an encroachment upon notice from the City, the City may perform the necessary removal work without replacement, and will not provide reimbursement to the owner. The owner may be liable for the cost.

5.4 ROAD AGREEMENT

A written agreement is required to use City-maintained access roads. When a party requests to use a City-maintained access road, the City will determine whether the proposed use is acceptable and under what conditions.

SECTION 6 – STANDARDS FOR CONSTRUCTION AND DEVELOPMENT

6.1 VEHICLE AND EQUIPMENT CROSSINGS

Vehicle and equipment crossings are typically prohibited within the TL ROW unless no other alternative exists. All temporary and permanent crossings require a license or TL ROW Use Permit. When allowed, crossings should be perpendicular to the transmission line. Parallel roads overlapping with the TL ROW are typically prohibited.

The City requires a minimum depth of 4 feet of cover over transmission lines for all vehicular traffic. If the transmission lines may be affected by the proposed use, the City may require additional fill, a bridge, or an engineered crossing depending on the anticipated loading to be done by the Applicant. The design must be sealed by a professional engineer. A TL ROW Use Permit must be issued prior to any fill placement, construction activity, vehicular, or equipment traffic within the TL ROW associated with the project.

6.2 FENCES, GATES AND OTHER STRUCTURES

Future access to the full width of the TL ROW is necessary for City operations and maintenance of the water transmission lines. In some cases, fences crossing the Transmission Line corridor are allowed with an approved gate and City lock. However, in high-density development, fences can impede the City's ability to operate and maintain the pipelines and appurtenances. In many cases, fences built along the property line can impede access for operations and maintenance of the pipelines. In these instances, the City may disallow fences within the easement.

When allowed, fence installation must be protective of the pipelines and City facilities. The standard practices for excavation ([Section 6.3](#)) must be followed when installing a fence. In areas where fences are allowed, gates must be installed to allow City access to the TL ROW. All gates placed within the TL ROW shall be pre-approved and have a minimum of 14 feet clearance between the gateposts to allow access for City maintenance vehicles. All locked gates must include provisions for installing a City of Everett lock to permit City vehicle ingress and egress.

6.3 EXCAVATION, GRADING AND FILL

Construction activities within and adjacent to the Everett Water Transmission Line corridor could put the pipelines at risk. Excavations, grading, loading, and vibration near the lines could cause a break in the pipes at the time of construction, but may also have future impacts. All these activities require City of Everett review through a TL ROW Use Permit application.

The Applicant is responsible for contacting the utility dial-a-dig service (dial 811) three days prior to beginning any excavation work within the easement, including potholing. The City's locate markings must be on the ground before excavating.

6.3.1 Determining depth of transmission lines

The depth of the transmission lines varies significantly throughout the TL ROW. The City does have construction records and information regarding transmission line depths, locations and

other facilities; however, these are approximate and based on the best information available at the time.

The depth of the pipeline(s) must be field verified by exposing the crown of pipeline and taking measurements. Field verification is the responsibility of the Applicant at their own expense. Exposing the pipeline requires a Pothole Permit and must be done with care. This may be accomplished through an agent (contractor, developer, etc.); however, the TL ROW Use Permit must be signed by the owner and contractor.

The typical excavation method for potholing is by vacuum extraction (i.e., by a Vactor). The City may, at its discretion, perform the work to expose the pipeline due to site-specific concerns and could do so under a direct billing basis.

6.3.2 Procedures for Excavation within the TL ROW

City personnel must be present at the beginning of excavating operations, and coordination is required throughout the excavation activity. Excavators shall not be used within 2 feet of the pipes, or as otherwise directed by the City's representative. Excavation near the pipelines must be performed by Vactor equipment or other protective means. If closer excavation is needed the City may stipulate that it will be done by hand. The applicant is required to provide for excavation safety measures (shoring or laying back the excavation, if room allows). Restoration of the affected area is also the Applicant's responsibility.

All excavation, bedding and backfilling within the TL ROW shall conform to [Everett Design and Construction Standards](#). If the City's transmission lines are exposed during excavation, sand bedding must be placed between the City pipes and any crossing pipes. The City must inspect any work before any backfilling of the utility crossings; plastic warning tape needs to be placed 12 inches above the encased pipes before completion of backfill.

6.4 UTILITIES

All utility crossings require a license or TL ROW Use Permit. Crossings, including overhead wires, should be at right angles to the transmission lines. Underground parallel installations of any kind are typically not allowed within the TL ROW. Vaults, angle points, thrust blocks or other utility structures are not typically allowed within the TL ROW. The City requires that all below-ground utilities must be installed perpendicular to the transmission lines and cross under the transmission lines in a casing pipe.

6.4.1 Encasement

The requesting utility agency, company, or property owner must encase the utility in a continuous, Pressure Class 50 Tyton Joint® ductile iron pipe or equivalent strength steel pipe with protective outside coating. The encasement pipe needs to span the entire TL ROW width and be no closer than 4 feet above or below the City's transmission pipelines. All crossings must be designed to prevent increased corrosion of City of Everett infrastructure. To prevent settlement problems, the annular space within the encasement pipe must be filled or the pipe

ends capped. If capped, the pipe ends will be sealed with a flexible and watertight seal. The sealing method must be approved by a City representative. A preferred method is a polyurethane foam seal.

6.4.2 Sewer

Installation of sewer lines must meet Washington State Department of Health guidelines and requirements for sewer separation from drinking water infrastructure. Sewer pipelines must be installed below the transmission pipeline(s) and encased per standards outlined in [Section 6.4.1](#). All gravity sewer pressure tests must conform to [Everett Design and Construction Standards](#). Pressure sewer testing will be required, and methods must be approved by the City. Testing requirements will be case-by-case and will be included as conditions of the TL ROW Use Permit. Encasement pipes for sewers must be pressure tested to 50 psi for a period of 20 minutes with zero leakage. The testing procedures must be done during regular business hours and witnessed by the City's representative.

6.4.3 Water

Water lines 3-inch diameter or greater must be installed below the transmission pipeline(s) and encased per standards outlined in [Section 6.4.1](#). All water line pressure tests must conform to [Everett Design and Construction Standards](#).

6.4.4 Power and Telecommunications

Power and telecommunications lines must be placed overhead at least 38 feet above finished grade, and perpendicular to the transmission line(s). Power poles must be placed outside the TL ROW boundaries.

6.5 CONSTRUCTION PLANS

The minimum requirements for a TL ROW Use Permit are described in [Section 5.1.1: Permit Process](#). Major projects involving street improvements, drainage, water or sewer improvements within or adjacent to the TL ROW have additional requirements. Plans must be drawn by a registered civil engineer licensed in the State of Washington, and should follow specifications described in the [Everett Design and Construction Standards](#) Section 1-10.1. Additionally, the following is required on plans for major construction projects:

- Easement boundaries
- Construction limits, including all uses such as stockpiling and equipment storage
- Everett Transmission Lines shown to scale in both plan view and profile view
- Any plans that include proposed grade changes within the TL ROW must show existing grade as well as finished grade
- For proposed road crossings, the plans must show the proposed centerline of the finished roadway grade and finished grade over the pipelines

For all projects within 50 feet of the transmission line corridor, the following notes shall be included on the construction plans:

- Construction vehicles generating a load greater than an AASHTO H-20 and vibratory compaction equipment are prohibited within ten feet of the water transmission lines unless approved by the City of Everett
- For all equipment and vehicles heavier than a one-ton pickup truck working within ten feet of the water transmission lines, the contractor shall submit specifications to the City of Everett
- Parking equipment or stockpiling of soil or other materials are prohibited within ten feet of the water transmission lines
- The contractor shall notify the City of Everett at (425) 257-8800 at least two days in advance of any grading or paving activities in the vicinity of the existing water transmission lines. All grading and paving over the mains shall be coordinated and performed under the supervision of a City of Everett representative
- The contractor is responsible for any damage and/or replacement required as result of their work over the transmission lines
- Construction limits on or adjacent to the TL ROW must be staked with orange construction fence or silt fence

For all projects that include excavation within the corridor, the following note must be included on construction plans:

All backfill and compaction over the water transmission lines with less than 3 feet of soil cover must be performed manually and/or with vehicles positioned a minimum of ten feet from the transmission lines until 3 feet of cover has been achieved. All exposed rocks, broken pavement, curbing and other unyielding debris having any dimension greater than 2 inches shall be removed from above the transmission lines before placing and compacting fill, subgrade materials or paving over the transmission lines.