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**MEMORANDUM**

TO: Niels Tygesen, Planning Division

FROM: Thad Newport | City of Everett Engineering/Permit Services

DATE: 03/19/2022

SUBJECT: Public Works (Engineering/Permit Services) Comments for REVII22-001

PROPOSAL: Harbor's Edge

LOCATION: 3618 W Mukilteo BLVD

APPLICANT: Vicki Harrison

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A review of this project by the Engineering/Permit Services Division indicates that the following conditions shall be met:

1. Construction permits, inspections and final approvals are required for this project from City of Everett Permit Services.
2. A Demolition Permit will be required to be obtained from Permit Services prior to any demolition work. All existing water services will need to be disconnected at the meter prior to demolition. For all existing side sewers serving the property, a Utility Permit for Side Sewer Cap-Off must first be obtained from Permit Services prior to demolition of the building. Side sewers shall be capped at the property line of the subject property.
3. A Public Works Permit is required for this project. Detailed drawings in accordance with the current City of Everett Design and Construction Standards and Specifications for Development shall be submitted to the Public Works Department, showing site grading, paving, landscaping, utilities, storm drainage, temporary construction erosion and sedimentation control (TESC), and all required improvements in the public right-of-way. Public Works Department approval of these drawings is required prior to any permits being issued. All improvements shall be completed, approved, and warranted before the Occupancy Permit is issued/final approval is granted.
4. The construction plans must be designed from a site survey performed by a licensed State of Washington land surveyor.
5. Temporary erosion and sedimentation control (TESC) measures for construction activity must be operational prior to commencement of any clearing or earthwork. An approved permit and SWPPP for this work is required prior to set-up of TESC measures on-site. All BMPs must comply with City of Everett Design and Construction Standards and Specifications for Development.

6. All exposed ground must be reseeded within 30 days of the completion of construction. If reseeded is not practical due to weather or seasonal restraints, the ground must be covered with mulch as directed by the City Engineer.
7. City streets are to be kept clear of dirt and debris at all times during construction. Dust suppression and street cleaning must occur as directed by the Public Works Inspector.
8. Any grading/fill on this site shall be done so as to not impact the surrounding properties.
9. Stormwater shall be managed in accordance with current City of Everett stormwater management standards. At this time, the City's standards can be found in the 2019 Ecology Stormwater Management Manual for Western Washington, the Everett Design and Construction Standards and Specifications (DCSS) Section 4, and the Everett Municipal Code Chapters 14.28 and 14.56.

### **Informational Comments**

Lack of comment on any of the submitted drainage plans or report does not constitute approval of these submittals. However, the following informational comments have resulted from a preliminary review of the submitted documents:

- It appears that Minimum Requirements (MR) #1-9 apply to the project and flow control and enhanced runoff treatment are required.
- Source Control BMPs apply to the project per MR #3 as it is multifamily. In the drainage report, list Source Control BMPs from Volume IV in the Manual and DCSS 4-5 that are applicable to the project. Show any structural BMPs on the plans. (Note: Construction BMPs are listed separately per MR #2.)
- From City mapping, it appears that a wetland along Edgewater Creek is the first receiving waterbody for project runoff, so MR #8 applies. Hydroperiod modeling may be required, depending on the wetland category and other habitat characteristics.
- With the Public Works Permit application, submit the Operation and Maintenance Manual separately from the drainage report as it will be recorded to the property. Include manufacture O&M information for proprietary stormwater facilities.
- It appears that the site will be over an acre and an Ecology Construction General Permit will be needed. Provide a copy of the permit approval to the City with the Public Works Permit application.
- The project shall not block runoff from upstream properties.
- If public right-of-way runoff will be directed into the private drainage system, a hold harmless agreement will be required. The City has a template for the agreement that is available upon request.
- Include runoff from upstream areas as flow through in the model to size the flow control structure components.
- It appears that the project may use a Modular Wetland or Biopod for treatment. Review the Ecology GULD document. The manufacturer may be required to review the plans, and a corresponding letter from the manufacturer shall be submitted with the drainage report.
- Account for the module volume when sizing detention. Provide any related calculations with the drainage report.
- Provide sizing calculations for the temporary sediment pond as required by the Manual for BMP C240/241.
- Storm chamber systems with infiltration are considered to be UIC wells by Ecology and will require UIC permitting. Submit a copy of the permit approval letter to the City with the Public Works Permit application.



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REV1122-001, Exhibit 7, Page 2 of 5



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- The UrbanPond will be required to have Ecology-approved pretreatment for all entrances (except roof runoff). This is required to remove sediment and avoid plugging. This requirement is met if the MWS is placed upstream of the UrbanPond.
  - The UrbanPond will need to meet all access requirements for a detention vault in the Manual BMP D.3 and the DCSS.
  - It appears that the geotechnical report indicates perched groundwater at the site. The UrbanPond must meet the Site Suitability Criteria if used for infiltration.
  - If infiltration is used at the site, include a geotechnical report addressing potential steep slopes on and adjacent to the site, including the ravine associated with Edgewater Creek. The geotechnical report shall include an assessment of impoundment seepage on the stability of the steep slopes or landslide or erosion hazard areas.
10. The project shall provide equivalent storage capacity to that of the existing wetland that will be filled.
  11. Stormwater system development fees in accordance with Ordinance 3632-18 (codified as EMC 14.08.135) and subsequent revision are applicable. These fees are based on square footage of proposed new plus replaced hard surface area. Refer to the [Utility & system development fees \(PDF\)](#) for estimated fees. The actual charges shall be computed by the Public Works reviewer per the ordinance in effect at the time and according to the information on the approved plans at the time of permit issuance.
  12. System development fees for connection to the sewer and water systems in accordance with Ordinance 3632-18 (codified as EMC 14.08.135) and subsequent revision are applicable. These charges are based on projected water usage and can be substantial. Applicant is encouraged to obtain a copy of the Ordinance and determine estimated charges prior to permit application. The actual charges shall be computed by the Public Works reviewer per the ordinance in effect at the time and according to the information on the approved plans at the time of permit issuance. See the [Utility & system development fees \(PDF\)](#) for estimated charges for the current calendar year.
  13. A Unit Lot Subdivision requires each dwelling unit to have a water meter and separate sewer connection to the main. The sewer main shall be located within the roadway or within a separate 20' wide easement.
  14. On-site water main shall be staked within an easement to the City. The easement shall be 10' on one side of the water main and 5' on the other side of the water main. The easement documentation with legal description and exhibit shall be submitted to the City prior to issuance of permits.
  15. A DCVA is required on the irrigation service and shall be located in an underground vault.
  16. This project is subject to Transportation Mitigation in accordance with Ordinance 3782-20 (codified as EMC 19.51) and subsequent revision. Applicant is encouraged to obtain a copy of the Ordinance and determine applicable mitigation fees and/or other requirements prior to building permit application. The actual charges and requirements shall be as per the information on the approved plans and an approved Traffic Study at the time of building permit issuance and the ordinance in effect at that time. You may contact the Traffic Engineering Department for an estimate only of Mitigation Fees (Michael Brick: [MBrick@everettwa.gov](mailto:MBrick@everettwa.gov)). See the [Traffic & school mitigation fees \(PDF\)](#) for estimated charges for the current calendar year.



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REV1122-001, Exhibit 7, Page 3 of 5



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17. Frontage/roadway/pedestrian/bicycle improvements shall be provided as needed.
18. Any broken or damaged sidewalk/ public right-of-way shall be repaired/ replaced in accordance with current City of Everett Standards and per the City Public Works Inspector.
19. All roadways must meet City of Everett Standards. Roadway sections should be updated to reflect City of Everett Standards and note WSDOT or Snohomish County.
20. All sidewalks, ramps, signalized crosswalks, and driveways shall comply with accessibility standards and City of Everett Standards current at the time of construction.
21. All traffic control markings and devices on driveways within 50' of the right-of-way shall be MUTCD compliant.
22. A stop sign must be added to each access point.
23. Parking layout must be consistent with current City of Everett Standards (Drawing #340), including but not limited to parking aisle widths and parking stall dimensions.
24. Everett Transit has an eastbound stop at this location, as well as a westbound stop across Mukilteo Blvd from this location. Currently the stops are serviced Monday – Friday, in the mornings (approx. 6a – 9a) and the afternoons/evenings (approx. 3:30p – 7p), but in the past the stops were serviced throughout the day, Monday – Friday. Everett Transit needs a minimum of 48 hours' notice of any work that will impact access to either of these stops. For the eastbound stop, if any sidewalk improvements will be made in the area of this stop, we request a 6' x 9' area at our stop to be used as the landing pad for ADA ramp deployment. That area can be part of the sidewalk.
25. The City of Everett will be constructing a capital improvement project for the Edgewater Bridge. The limit of our construction is to Upland Avenue. Though we are not doing construction beyond Upland, we will be hauling past the development site. The current schedule is as follows:
  - November/December 2022 Advertisement
  - Early Spring 2023 construction is to start, mostly on the Mukilteo Side
  - After school is out in June of 2023 Mukilteo Blvd will be closed for approximately a year.
26. A performance guarantee is required on the public improvements for an amount not less than 120% of the cost of construction for those improvements.
27. A 1-year Warranty Bond in the amount of 10% of the construction costs for all public improvements shall be submitted to the City prior to final approval/close out of the permit.
28. A 2-year Warranty Bond in the amount of 10% of the construction costs for all Stormwater Infrastructure shall be submitted to the City prior to final approval/close out of the permit.
29. As-builts of storm sewer, sanitary sewer, and water systems are required to be submitted per current City of Everett *Design and Construction Standards and Specifications for Development* manual, prior to final approval/close out of the permit.



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REV1122-001, Exhibit 7, Page 4 of 5



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30. In general, please call out all utilities and site features in accordance with the specific type and standard drawing number listed in the City's current *Design and Construction Standards and Specifications for Development*. <https://everettwa.gov/1531/Design-Construction-Standards>
31. Please clearly label all features as either existing or proposed and clearly show on the site plan using specific line types, hatch patterns, and a legend.
32. After the required Land Use processes have completed, please apply for a public works permit by sending your completed application attached to an email to [PermitServices@everettwa.gov](mailto:PermitServices@everettwa.gov) and send a downloadable link containing compiled PDFs of the plan set, drainage report, and any additional report such as geotech or SWPPP. Please let us know if you have any questions while putting your plans together. For more information and online resources please visit [everettwa.gov/permits](http://everettwa.gov/permits).
33. Approval of construction plans will require demonstration that all pertinent standards and regulations are met.



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REV1122-001, Exhibit 7, Page 5 of 5



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