



**Project Narrative For
Pittman 2 lot short plat**

Date: June 9,2022

Prepared by: Carol Crane
CLD Construction, LLC
2218 17th St SE
Mill Creek, WA 98012

Submitted To: City of Mukilteo
11930 Cyrus Way
Mukilteo, WA. 98275

Type of Design: 2 Lot Short Plat

Applicant: Donovan Pittman


Property Address: 608 3rd St Mukilteo, WA 98275

Tax Parcel No. 0045980020000

CONSTRUCTION MANAGEMENT * PROJECT ENGINEERS * CIVIL & CONSULTING ENGINEERS * ENVIRONMENTAL CONSULTING *

STORMWATER CONSULTANT *CLDCOCL824PS

2218 137TH St SE Mill Creek WA 98012 * 425-512-5437 * carol@cld-construction.com



Exhibits and Attachments
Pre-Application Meeting: 20022-017
Completed September 20

- Exhibit A- Site Location
- Exhibit B- Survey

Attachments:

- Engineering Notes
- Planning Notes
- Stormwater notes

I. Introduction/Site History

A. Property Location

608 3rd St Mukilteo, WA 98275

By legal description, the property is described as

GRAVELLES ADD TO MUKILTEO BLK 002 D-00 BEG INT S LN GNR/W WITH E LN
BLK 2 TH SLY ALG W LN LINCOLN ST TO N LN 3RD ST TH WLY ALG N LN 3RD ST
TAP 60.4FT ELYOF SW COR BLK 3 TH N25*43 00E 44FT TH N44*09 00E 36FT TH
N15*00

00W TO S LN G N R/W TH ELY ALG G N R/W TO POB LESS BEG SW COR BLK 3 TH
N75*00 00E ALG S LN BLK 3 97.4FT TPB TH N 15*00 00W 12FT TH N 51*31 39E
199.32FT

M/L TO WLY R/W LN 2NDSTHWY NO 1 TH SLY ALG SD WLY R/W 94*5FT M/L TO S LN
BLK 3 TH S75*00 00W ALG SD S LN 158FT M/L TO TPB LESS HWY VOL 22 PG 355
PTN

BLKS 2 & 3

TOWNSHIP 28 RANGE 04 SECTION 04 QUARTER NW

Pre-application meeting was held September 2021. All plans and documents have been updated to reflect the comments from City planners.

B. Description of Property

The property is approximately 0.46 acres in size. The site has one existing residence with Detached

Garage, and one older Shed being used as storage

The subject site is slightly sloped towards the West property line with minimal topography of approximately two-thirds of the property.

To the North the property the land slopes up to SR 525

West of the property is the Burlington Northern Santa FE Railroad.

The property is accessed via 3rd ST

All utilities access from 3rd St

Surrounding Land Use/Zoning

LAND USE – The following Land-uses surround the subject property:

RD 7.5

C. Utilities

Water Service- Mukilteo Water and Wastewater District

Electrical Service – PUD

D. Purpose of General Project Report & Proposed Application

The propose for this application is to achieve two individual lots.

See attached site plan.

Lot 1- 9720sq ft-Demolition of existing garage. future application for a single-family residence with attached garage

Lot 2- 28,110 square ft-Existing house to remain

Tract A- shared space

II. Existing Drainage Conditions

A. Major Basin Characteristics

Everett Drainage Sub-basin

B. Site Characteristics

As stated above, the properties total approximately 0.46 acres in size. The existing property is currently a single-family residence with a detached garage

The drainage patterns of the property include a combination of sheet flow, shallow concentrated flow, and channel flow.

This site does accept off-site drainage from the surrounding property to the East. Which drains into the large back yard

III. General Performance Standards

We used City of Mukilteo Municipal code 16.16 for land division standards

Title 17.12 for zoning information

And Title 15 for residential building codes

IV. Conclusion

The property located at 608 3rd st is approximately 0.46 acres zoned RD7.5

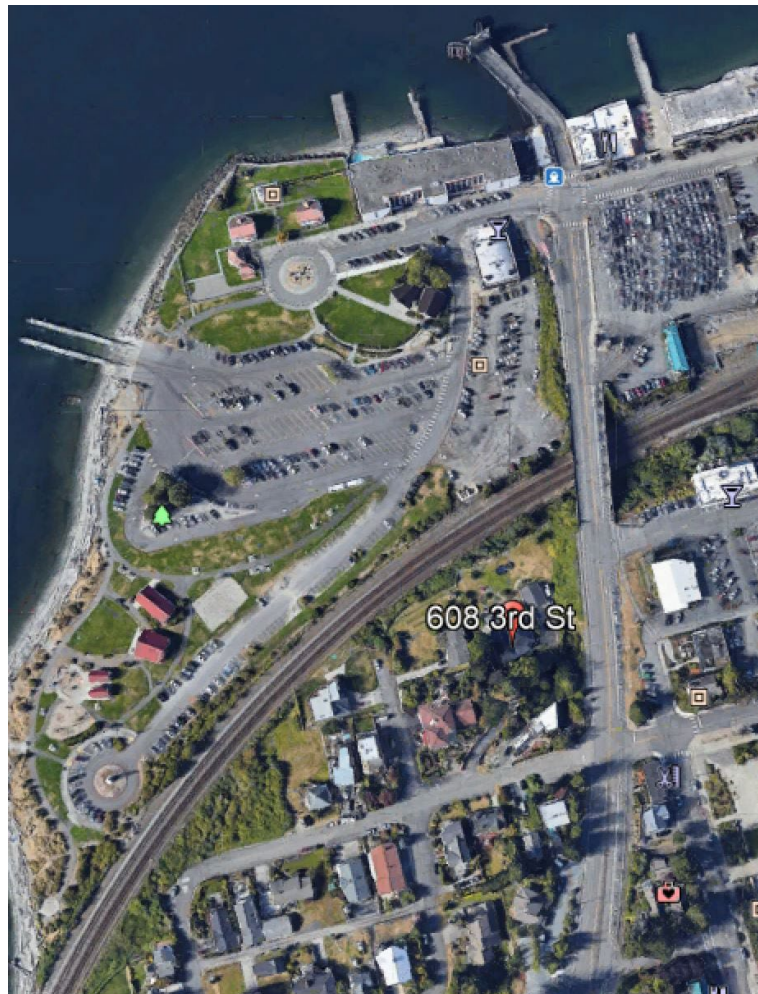
We are proposing to sub-divide the exiting lot into 2 separate lots.

Under current zoning each proposed lot minimum size should not be less than 7500sq ft

West Alliance performed a survey in July and has supplied a site plan showing all existing boundaries, Topography, utility's, access, and surrounding roads.

The site plan also shows proposed lot lines and circle indicating future building space.

EXHIBIT 'A' SITE LOCATION MAP



Attachments

Engineering Note
Planning Notes
Stormwater Notes

**Pre-Application Meeting Notes - Engineering**

PRE-APP-2021-021

Meeting Date: September 14, 2021
Contact: Donovan Pittman
Parcel ID: 00459800200000
Zone: RD 7.5 Single Family Residential
Project Description: Three (3) lot short plat in a geologic sensitive area

Engineering Division**Brian Wirt****Senior Engineering Technician****425.263.8085**bwirt@mukilteowa.gov

Mukilteo Municipal Code (MMC) consists of all the regulatory and penal ordinances and certain of the administrative ordinances of the city of Mukilteo, Washington, codified pursuant to the provisions of RCW 35.21.500 through 35.21.570, incorporated by reference for code cities in RCW 35A.21.130. (Ord. 447 § 3, 1984). MMC is available online at <http://www.codepublishing.com/WA/Mukilteo>.

Mukilteo 2017 Development Standards 2019 Amendment (MDS) govern all new construction and upgrading of facilities, both in the right-of-way and on-site, for transportation-related facilities; storm drainage facilities; private facilities; and park, recreation, and open space facilities within the City of Mukilteo. MDS is available online at <https://mukilteowa.gov/wp-content/uploads/2017DevelopmentStandards.pdf>

PERMITS REQUIRED

- City of Mukilteo Engineering Permit.
 - Clearing & Grading
 - Stormwater
 - Right-of-Way (if improvements to occur in the ROW)

GRADING AND EXCAVATION**MMC 15.16**

The City requires all clearing and grading to be shown on the applicable plan sheets for review. The City may require an engineering permit for the clearing and/or grading if certain criteria are met. Requirements for clearing and grading may be found in section 15.16 of the Mukilteo Municipal Code. Submit an Engineering permit and check clearing and grading. This will cover the clearing and grading for the property upon building permit issuance.

PRIVATE STREETS**MDS 4.7.9**

While communities are usually best served by public streets, owned and maintained by the City, private streets may be appropriate for some local access streets. Usually these are minor access streets, either residential or commercial. Private streets may be permitted only when the requirements in these Standards, the following tables, and MMC 17.54 are met.

Table 10 – Private Street Standards

	Tract or Easement Width	Travel Lanes	Parking Lanes	Planter Strip	Sidewalk	Curb & Gutter	Bike Lane	Gravel Shoulder	Total Width of Improvements
3-6 Lots	35 feet	2 – 10 foot travel lanes	8 feet on one side ¹	None	None	None	None	3 feet both sides of street	34 feet
7+ Lots	40 feet	2 – 10 foot travel lanes	8 feet on one side ¹	None	5 foot walkway on one side	None	None	3 feet both sides of street	39 feet

PRIVATE ROADS / JOINT-USE DRIVEWAYS**MDS 2.3.3.2**

All plans for a private road or joint-use driveways shall include a draft joint use and maintenance agreement to be submitted with the permit application. The agreement shall establish the rights to use the road and a method by which the road shall be maintained. Any changes to the agreement shall be reviewed and approved by the City before being executed and recorded with the Snohomish County Auditor. The land use binder, or similar document shall be recorded with Snohomish County, binding all lots served by the private road or joint-use driveways to conditions/requirements of the joint use and maintenance agreement. A copy shall be provided to the City prior to issuance of the final permit.

DEVIATIONS**MDS 1.5**

These Standards represent appropriate practices under most conditions, based on past experience in the City of Mukilteo. They are intended to provide facilities that are safe and appropriate for use in the City of Mukilteo. Situations will arise where alternatives to these Standards may better accommodate existing conditions without adversely affecting safety, human and environmental health, operations, maintenance, or aesthetics. It is recognized that the need for and timing of the request may not be predictable. Requests should be submitted as soon as the need becomes known. No requests will be considered until a permit application has been submitted. This is important for public notice and participation in the decision process. A review fee is required at the time of request submittal.

A written deviation request must be made on the Alternate Materials, Methods, or Modifications Request Form, and must include plans that are completed by the project design engineer. The applicant must supply adequate information through narrative, project design and/or supporting reports to show how the Adjustment meets all of the following criteria:

1. The deviation conforms to the intent and purpose of the Mukilteo Municipal Code; and
2. The deviation will not adversely affect the implementation of the Comprehensive Plan adopted in accordance with State Law; and
3. The deviation produces a compensating or comparable result which is in the public interest; and

4. The deviation will not impact future expansion, development, or redevelopment; and
5. The deviation considers maintenance costs in the design, and costs are not excessive or are borne and reliably performed by the applicant or property owner; and
6. The deviation provides the least possible deviation from the requirements; and
7. Deviations from road standards must meet the objectives for fire protection and requires concurrence by the Fire Marshal; and
8. Deviations from stormwater standards must show they are not detrimental to the public health and welfare, are not injurious to other properties in the vicinity and/or 2017 Development Standards, Amended 2019 Page 4 downstream of the property, and are not injurious to the quality of the waters of the state; and
9. The deviation provides substantially equivalent environmental protection; and
10. Based on sound Engineering practices, the objectives of safety, function, environmental protection and facility maintenance, are met; and
11. The deviation meets all Stormwater Minimum Requirements. Any deviation request concerning a provision of the International Fire Code requires concurrence by the City of Mukilteo Fire Marshal. Documentation of concurrence by the Fire Marshal must be submitted with the request. The Public Works Director or designee reviews the request and makes a determination, which may include conditions appropriate to the request. The Public Works Director reserves the right to direct or deny a deviation from these Standards at any time in the interest of public health, safety, and welfare.



Pre-Application Meeting Notes - Planning

PRE-APP-2021-021

Meeting Date: September 16, 2021
 Contact: Donovan Pittman
 Parcel ID: 00459800200000
 Zone: RD 7.5 Single Family Residential
 Project Description: Three (3) lot short plat in a geologic sensitive area

Planning Division
Garrett Jensen
Associate Planner
425.263.8046
gjensen@mukilteo.gov

PERMITS

Land Use Permit

Short Subdivision

Every division of land within the city which is made for the purpose of lease, sale or development into two or more but less than five lots shall be referred to as a short subdivision or short plat and shall proceed in compliance with the provisions of state law and this title, except as specifically exempted below.

Fees

Short Subdivision (2 – 4 Lots)

<i>Preliminary Review (includes 2 Reviews)</i>	\$2,690.00
<i>Plus Attorney Fee</i>	\$500.00 Deposit (Actual Cost)
<i>Final Review</i>	\$1,145.00
<i>Additional Review, per Review</i>	\$675.00
<i>Amendment</i>	\$690.00
<i>Extension</i>	\$110.00 / Extension

State Environmental Policy Act (SEPA)

<i>Checklist Review, Single-Family Residential</i>	\$500.00 ³³
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Critical Areas Review

<i>Geotechnical Evaluations, Full Geotechnical Analysis</i>	\$690.00
<i>Floodplain Development Permit</i>	\$635.00
<i>Extension</i>	\$110.00 / Extension

Impact Fees

<i>Park Impact Fee (Single-Family)</i>	\$2,438.00 / Unit
<i>School Impact Fee (Single-Family)</i>	\$4,342.00 / Unit
<i>Traffic Impact Fee Per PM Peak Hour Trip</i>	\$1,875.00
<i>Deferral of Park, School, or City Traffic Mitigation Fee</i>	\$50.00 / Lot



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Note: Impact fees do not vest to application and are based on the established fees at the time of building permit issuance.

33. *The applicable SEPA Checklist Review fee shall be paid at the time of the application. If the SEPA Responsible Official determines that the proposal is exempt, or that a modification or revision to an existing Determination of Nonsignificance (DNS) or Mitigated Determination of Nonsignificance (MDNS) is appropriate, the difference between the SEPA Checklist Review fee and the listed fee shall be refunded. If the SEPA Responsible Official determines that an Environmental Impact Statement (EIS) is required, the Checklist Review fee shall be applied toward the EIS deposit.*

Engineering Permit(s) (includes Clearing and Grading, Right of Way, and Stormwater)

Projects may require multiple fees, depending on the scope and complexity. Please provide the Permit Center with approximate clearing and grading quantities for a more accurate fee estimate.

Fees

Roadway Development Plan Review

Short Subdivisions \$465.00

Stormwater Plan Review

Short Subdivisions \$1,010.00

Building Permit

Building permit fees are based on the value of the work for which a permit is required. For new construction or additions, the value is estimated by multiplying the square footage by the corresponding rate in the current International Code Council Building Valuation Data table. Applicants will need to know the proposed occupancy and construction type.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

MMC 17.84

17.84.090 Environmental checklist.

- A. A completed environmental checklist shall be filed at the same time as an application for a permit, license, certificate, or other approval not exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The checklist shall be in the form of WAC [197-11-960](#) with the following additions:
Paragraph 14(b) Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.
- B. For private proposals, the city shall require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.
- C. The city may require that it, and not the private applicant, will complete all or part of the environmental checklist for a private proposal, if either of the following occurs:



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1. The city has technical information on a question or questions that is unavailable to the private applicant; or
2. The applicant has provided inaccurate information on previous proposals or on proposals currently under consideration.

Notes: Environmental Checklist required at submittal for SEPA review.

LAND USE AND DEVELOPMENT REVIEW PROCEDURES

MMC 17.13

17.13.030 Land use and development permit application.

- A. Review of all permit applications related to a land use action, development of vacant land, redevelopment of land, and changes in use or rezoning shall be carried out by the city planning, engineering, building, and fire departments.
- B. Major Review. The following types of land use development permit applications shall be subject to the major review procedures of this chapter: (Preliminary plats)
- C. Minor Review. The following types of land use development permit applications shall be subject to the minor review procedures of this chapter: (Final plats)
- D. Exemption. Because procedures for the review of shoreline permits are contained in Title 17B, shoreline permits shall be exempt from the procedures listed in this chapter.
- E. Review Process. The land use development permit application review shall follow the underlying permit review process as described in the Mukilteo Municipal Code. Depending on the application, land use development permit application review may be administrative or require a public hearing by a city designated official, commission or board. In addition to the other requirements of this title, the land use development permit application shall only be approved after the project has been reviewed and approved by the city of Mukilteo planning, building, engineering and fire departments.
- F. An approved land use development permit shall be issued by the city only after the proposal has met all the requirements of the Mukilteo Municipal Code. Any land use development permit approved pursuant to this code shall be commenced, performed and completed in compliance with the provisions and conditions of the permits under which the project was approved. The permit shall be valid as outlined in Table 2 from the date that the permit is approved.
- G. An approved land use development permit shall expire and become null and void if a grading or building permit is not obtained within the required time frame.

Table 2: Permit Approval Time Frames

Permit Type	Approval Period	One Extension Allowed
Short plats	5 years	1 year



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permanent sign shall be placed at the boundary of all native growth protection areas describing the limitation on development. NGPA signs shall be spaced fifty feet on center along the periphery of the critical area.

- F. A written report by a certified landscape architect, arborist, or wetland specialist shall be provided with all requests to modify or disturb a native growth protection area. The report shall be reviewed by the planning and public works directors, which shall approve, condition, or reject the request based on findings presented.

GEOLOGIC SENSITIVE AREA REGULATIONS

MMC 17.52A

17.52A.040 Analysis required.

- A. Full Geotechnical Analysis. All development proposals which include lands that are within the designated geologic sensitive area shall submit a geotechnical report and site assessment. The report and site assessment shall be provided at the applicant's expense and shall contain the following information:
1. Site Plan and Analysis. Along with the standard site plan requirements, the following information shall be provided for the subject property:
 - a. Topography map at two-foot contour intervals prepared by a licensed land surveyor for the entire site including abutting public rights-of-way, private roads, or access easements.
 - b. Location of all significant trees shall be shown on the site plan and field-located by a licensed land surveyor. Significant trees include eight-inch conifers and twelve-inch deciduous trees measured at four feet above existing grade.
 - c. Drainage flow characteristics including pipes, drains, catch basins, drainage structures, culverts, underdrain pipes, and other structures shall be shown on the site plan prepared by a licensed land surveyor.
 - d. Location of all critical and sensitive areas as identified in Chapters [17.52](#) through [17.52E](#), including wetlands, streams, shorelands, and geologic sensitive areas.
 - e. Location of all existing site improvements and the amount of existing impervious surface area.
 - f. Location of all utilities: both above and below ground.
 2. Geotechnical Report. The report, prepared by a licensed professional (either an engineering geologist or civil engineer specializing in geotechnical engineering) legally able to practice in the state of Washington, shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region. The assessment shall include, but not be limited to:
 - a. Data regarding underlying geology, slope gradients, soil types, and subsurface information including boring and/or test pit logs describing soil stratification, and results of soil tests conducted.
 - b. Identify any previous landslide activity in the vicinity of the project and provide an assessment of the overall slope stability and the effect the development will have on the slope and adjacent properties over time.
 - c. Recommendations for grading procedures, fill placement and compaction criteria, temporary and permanent slope inclinations and support, and design criteria for



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 - b. Identify any previous landslide activity in the vicinity of the project and provide an assessment of the overall slope stability and the effect the development will have on the slope and adjacent properties over time.
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- corrective measures and opinions and recommendations regarding the capabilities of the site.
- d. The report shall consider seismic stability of the site in drained and saturated conditions. The geotechnical report shall include a statement that the design criteria consider a seismic event with a ten percent probability of being exceeded in fifty years.
 - e. Potential for liquefaction and proposed mitigation measures.
 - f. A description of the hydrology (both surface and subsurface) of the site, including locating any wetland, streams, springs, seeps, and groundwater along with recommendations consistent with the city's critical area regulations (as contained in Chapters [17.52](#) through [17.52E](#)) for addressing any impacts.
 - g. The report shall make a recommendation on building site location, foundation type and depths, minimum building setbacks, minimum deck and accessory building setbacks, and if necessary the minimum no-disturbance buffer, from any geologic sensitive area based upon the geotechnical analysis. The report shall also include recommendations on the design of temporary and permanent retaining structures if any are proposed.
 - h. An estimate of bluff retreat rate that recognizes and reflects potential catastrophic events such as seismic activity or one-hundred-year storm event.
 - i. Assessment of potential impacts created by a tsunami if applicable.
 - j. Recommendations and requirements for handling contaminated soils and materials if encountered on the site.
 - k. Third Party Review. A qualified licensed professional as defined in Chapter [17.08](#) shall prepare all reports and studies required of the applicant by this chapter. The city may retain a qualified licensed professional civil engineer that specializes in geotechnical engineering or an engineering geologist, licensed to practice in the state of Washington, at the expense of the applicant, to review and confirm the applicant's reports, studies, and plans.
3. Grading and Erosion Control Plan. All development proposals within a geologic sensitive area shall submit grading, excavation, and erosion control plans approved and sealed by a licensed professional in accordance with Mukilteo Municipal Code Chapter [15.16](#), Grading and Excavation.
 - a. The grading plan shall: include a schedule showing when each stage of the project will be completed, and estimate starting and completion dates; the schedule shall be drawn up to limit to the shortest possible period the time that soil is exposed and unprotected;
 - b. Show measures to be taken for slope stabilization and erosion control using best management practices as contained in the Department of Ecology's Storm Water Management Manual for the Puget Sound Basin, or other methodology as approved by the public works director.
 4. Landscape/Revegetation Plan. A revegetation plan shall be prepared which uses the guidelines developed by the Department of Ecology in their publication "Vegetation Management: A Guide for Puget Sound Bluff Property Owners," or other methodology as approved by the planning and public works directors. The revegetation plan shall include:
 - a. Measures to be taken for protection and replacement of the natural vegetative cover;
 - b. Vegetation trimming debris shall be removed from slopes in such a fashion as to not disturb existing vegetation; and
 - c. A schedule showing when each stage of the project will be revegetated with estimated starting and completion dates.



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17.52A.050 Development in geologic sensitive areas.

- A. Applicants proposing development on undeveloped lots within a geologic sensitive area shall comply with the building setback and buffer recommendation presented in the geotechnical analysis. In no case shall the critical slope setback be less than twenty-five feet from a steep slope (forty percent or twenty-two-degree angle) unless allowed through the "reasonable use" provisions of the Mukilteo Municipal Code and supported by a geotechnical report and approved by the public works director. Decks which add no substantial loading weight to the sensitive area and accessory buildings one hundred and twenty square feet or less may extend into the setback area to within ten feet of the top or toe of a steep slope.
- B. New lots developed as part of a subdivision, short subdivision, binding site plans and those lots reconfigured as part of a boundary line adjustment, shall be created in such a manner so that:
 - 1. There is sufficient area to construct all proposed structure(s), driveways, private roads, parking areas, drainage facilities, and yard areas while maintaining a twenty-five-foot building setback from a steep slope (forty percent slope or twenty-two-degree angle) or as recommended in the geotechnical analysis.
 - 2. The lots must comply with the bulk requirements of the underlying zone in which it is located.
- C. Utilities. Utility installation and repair projects within a geologic sensitive area shall comply with the reporting requirements contained in Section [17.52A.040](#), Analysis required. Geotechnical analysis letters may be allowed for projects less than two hundred feet in length. Exemptions may be allowed by the public works director for less than fifty feet. Utilities shall be designed according to the site specific geotechnical analysis and to meet typical public safety standards that include but are not limited to: use of polyethylene-encased ductile iron restraint joint pipes, isolation valves, pipe anchors, under drains, borings, uses of high density polyethylene pipe (HDPE), flexible expansion joints, minimized clearing, replanting of native vegetation, and installation of erosion control measures.

17.52A.060 Modifications and flexibility.

Alterations of the geologic sensitive areas or an associated setback may only occur where:

- A. Modifications to slopes of forty percent or greater may only be allowed where the disturbed slope is not connected to a larger ravine system, is a manmade slope, or the area has been previously regraded and landscaped;
- B. A site assessment has been submitted showing that the proposal will have no adverse impact on the stability or erosion susceptibility of the adjacent sensitive slope area;
- C. The impacted area totals no more than twenty percent of the entire site;
- D. The modification will not increase surface water discharge or sedimentation to adjacent properties beyond pre-development conditions;
- E. The activity will not adversely impact other critical areas as regulated by Chapters [17.52](#) through [17.52E](#);
- F. The development will not decrease slope stability on adjacent properties; and
- G. Stormwater runoff from any new impervious surface shall be collected in a detention system and directed to an enclosed drainage system. Where minor additions of less than one thousand square feet of new impervious areas are proposed to existing developed properties that do not have detention facilities, the stormwater runoff shall be directed to the city's storm drainage system or be designed for natural infiltration or dispersion. At no time shall concentrated stormwater runoff be allowed to flow directly over a steep slope or impact a neighboring property.



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- F. A written report by a certified landscape architect, arborist, or wetland specialist shall be provided with all requests to modify or disturb a native growth protection area. The report shall be reviewed by the planning and public works directors, which shall approve, condition, or reject the request based on findings presented.

GEOLOGIC SENSITIVE AREA REGULATIONS

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- corrective measures and opinions and recommendations regarding the capabilities of the site.
- d. The report shall consider seismic stability of the site in drained and saturated conditions. The geotechnical report shall include a statement that the design criteria consider a seismic event with a ten percent probability of being exceeded in fifty years.
 - e. Potential for liquefaction and proposed mitigation measures.
 - f. A description of the hydrology (both surface and subsurface) of the site, including locating any wetland, streams, springs, seeps, and groundwater along with recommendations consistent with the city's critical area regulations (as contained in Chapters [17.52](#) through [17.52E](#)) for addressing any impacts.
 - g. The report shall make a recommendation on building site location, foundation type and depths, minimum building setbacks, minimum deck and accessory building setbacks, and if necessary the minimum no-disturbance buffer, from any geologic sensitive area based upon the geotechnical analysis. The report shall also include recommendations on the design of temporary and permanent retaining structures if any are proposed.
 - h. An estimate of bluff retreat rate that recognizes and reflects potential catastrophic events such as seismic activity or one-hundred-year storm event.
 - i. Assessment of potential impacts created by a tsunami if applicable.
 - j. Recommendations and requirements for handling contaminated soils and materials if encountered on the site.
 - k. Third Party Review. A qualified licensed professional as defined in Chapter [17.08](#) shall prepare all reports and studies required of the applicant by this chapter. The city may retain a qualified licensed professional civil engineer that specializes in geotechnical engineering or an engineering geologist, licensed to practice in the state of Washington, at the expense of the applicant, to review and confirm the applicant's reports, studies, and plans.
3. Grading and Erosion Control Plan. All development proposals within a geologic sensitive area shall submit grading, excavation, and erosion control plans approved and sealed by a licensed professional in accordance with Mukilteo Municipal Code Chapter [15.16](#), Grading and Excavation.
 - a. The grading plan shall: include a schedule showing when each stage of the project will be completed, and estimate starting and completion dates; the schedule shall be drawn up to limit to the shortest possible period the time that soil is exposed and unprotected;
 - b. Show measures to be taken for slope stabilization and erosion control using best management practices as contained in the Department of Ecology's Storm Water Management Manual for the Puget Sound Basin, or other methodology as approved by the public works director.
 4. Landscape/Revegetation Plan. A revegetation plan shall be prepared which uses the guidelines developed by the Department of Ecology in their publication "Vegetation Management: A Guide for Puget Sound Bluff Property Owners," or other methodology as approved by the planning and public works directors. The revegetation plan shall include:
 - a. Measures to be taken for protection and replacement of the natural vegetative cover;
 - b. Vegetation trimming debris shall be removed from slopes in such a fashion as to not disturb existing vegetation; and
 - c. A schedule showing when each stage of the project will be revegetated with estimated starting and completion dates.



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17.52A.050 Development in geologic sensitive areas.

- A. Applicants proposing development on undeveloped lots within a geologic sensitive area shall comply with the building setback and buffer recommendation presented in the geotechnical analysis. In no case shall the critical slope setback be less than twenty-five feet from a steep slope (forty percent or twenty-two-degree angle) unless allowed through the "reasonable use" provisions of the Mukilteo Municipal Code and supported by a geotechnical report and approved by the public works director. Decks which add no substantial loading weight to the sensitive area and accessory buildings one hundred and twenty square feet or less may extend into the setback area to within ten feet of the top or toe of a steep slope.
- B. New lots developed as part of a subdivision, short subdivision, binding site plans and those lots reconfigured as part of a boundary line adjustment, shall be created in such a manner so that:
 - 1. There is sufficient area to construct all proposed structure(s), driveways, private roads, parking areas, drainage facilities, and yard areas while maintaining a twenty-five-foot building setback from a steep slope (forty percent slope or twenty-two-degree angle) or as recommended in the geotechnical analysis.
 - 2. The lots must comply with the bulk requirements of the underlying zone in which it is located.
- C. Utilities. Utility installation and repair projects within a geologic sensitive area shall comply with the reporting requirements contained in Section [17.52A.040](#), Analysis required. Geotechnical analysis letters may be allowed for projects less than two hundred feet in length. Exemptions may be allowed by the public works director for less than fifty feet. Utilities shall be designed according to the site specific geotechnical analysis and to meet typical public safety standards that include but are not limited to: use of polyethylene-encased ductile iron restraint joint pipes, isolation valves, pipe anchors, under drains, borings, uses of high density polyethylene pipe (HDPE), flexible expansion joints, minimized clearing, replanting of native vegetation, and installation of erosion control measures.

17.52A.060 Modifications and flexibility.

Alterations of the geologic sensitive areas or an associated setback may only occur where:

- A. Modifications to slopes of forty percent or greater may only be allowed where the disturbed slope is not connected to a larger ravine system, is a manmade slope, or the area has been previously regraded and landscaped;
- B. A site assessment has been submitted showing that the proposal will have no adverse impact on the stability or erosion susceptibility of the adjacent sensitive slope area;
- C. The impacted area totals no more than twenty percent of the entire site;
- D. The modification will not increase surface water discharge or sedimentation to adjacent properties beyond pre-development conditions;
- E. The activity will not adversely impact other critical areas as regulated by Chapters [17.52](#) through [17.52E](#);
- F. The development will not decrease slope stability on adjacent properties; and
- G. Stormwater runoff from any new impervious surface shall be collected in a detention system and directed to an enclosed drainage system. Where minor additions of less than one thousand square feet of new impervious areas are proposed to existing developed properties that do not have detention facilities, the stormwater runoff shall be directed to the city's storm drainage system or be designed for natural infiltration or dispersion. At no time shall concentrated stormwater runoff be allowed to flow directly over a steep slope or impact a neighboring property.



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17.52A.070 Vegetation management on steep slopes.

Vegetation on steep slopes (slopes of forty percent and greater) shall be preserved over the entire steep slope area except as listed in subsections A through D of this section. Modifications from this section may be allowed as recommended in the Department of Ecology's handbook "Vegetation Management: A Guide for Puget Sound Bluff Property Owners" and as approved by the city's planning and public works directors.

- A. Alder, willow and bitter cherry and other similar trees may be cut and removed from the site in a method determined by the planning director and public works director; however, the stumps and root systems shall be left undisturbed to protect the slope from erosion. Deep rooted bushes or ground cover such as ocean spray, snow berry, salal or evergreen huckleberry shall be planted around the stump of the tree to establish erosion control functions that the tree once provided.
- B. Trees (such as big leaf maple, vine maple, Pacific madrone, red cedar and Douglas fir) which help to stabilize bluffs, offer wildlife habitat, and keep soils from being oversaturated with water may not be cut down, except with the submittal of a geotechnical report as approved by the public works director to maintain slope stability. However, the following tree trimming practices may be used in combination to provide some views without compromising tree health or slope stability. When using these tree trimming or pruning practices, a minimum of sixty percent of the original canopy/foliage must be retained to maintain the tree's health (Figures 17.52A.070A and 17.52A.070B).
 - 1. Windowing. Pruning major limbs that obscure a view, excluding the top third of the tree;
 - 2. Interlimbing. Removal of an entire branch or individual branches throughout the canopy, excluding the top third of the tree, to allow more light to pass through as well as reducing wind resistance; and
 - 3. Skirting-Up. Limbing the tree from the bottom upward to a maximum of twenty feet from the ground.
- C. Himalayan blackberry, Scot's broom, thistle and other similar invasive plants (including those listed by the Snohomish County noxious weed control board) may be removed manually from a steep slope with no or minimal soil disturbance, but the slope must immediately be replanted with native shrub species such as Oregon grape, salal and evergreen huckleberry.
- D. Unless otherwise provided or as part of an approved alteration, removal of vegetation from erosion or landslide hazard or related buffer shall be prohibited.

17.52A.080 Development standards.

Development within a geologic hazard area and/or buffer shall be designed to meet the following basic requirements unless it can be demonstrated that an alternative design that deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this title. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design standards are:

- A. The proposed development shall provide a safety factor of 1.5 for static conditions and 1.2 for dynamic conditions for seismic occurrences. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current adopted version of the International Building Code;
- B. Structures and improvements shall be clustered to avoid geologic sensitive areas and other critical areas;



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- C. Structures and improvements shall minimize alterations to the natural contour of the slope and foundations shall be tiered to conform to existing topography;
- D. Structures and improvements shall be located to preserve the most sensitive portion of the site and its natural landforms and vegetation;
- E. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
- F. Single-family residential development shall be designed so that the impervious lot coverage does not exceed fifty percent of the site; and
- G. Stormwater runoff shall be collected, detained, and released in accordance with the city's stormwater detention requirements. At no time shall concentrated stormwater runoff be allowed to flow directly over a steep slope or impact a neighboring property.

17.52A.100 Density calculation for critical slope areas.

- A. An owner of a site or property containing a geologic hazard area may be permitted to transfer the density attributable to the geologic hazard area portion of the property to another nonsensitive portion of the same site or property subject to the limitation of this section.
- B. Up to one hundred percent of the density that could be achieved on the geologic sensitive area portion of the site can be transferred to the non-sensitive portion of the property, subject to:
 - 1. The density limitation of the underlying zoning classification;
 - 2. The minimum lot size of the underlying zoning classification may be reduced to three thousand square feet in order to accommodate the transfers in densities;
 - 3. Applicable setbacks may be reduced to fifteen feet, and the lot coverage standards of underlying zoning regulations may be increased to sixty percent;
 - 4. Provided that the area to which the density is transferred shall not be constrained by another environmentally critical area regulation. (Ord. 1124 § 9 (part), 2005).

Notes: Areas encumbered by critical areas, if any, shall be placed in a separate tract, and density transfer can be applied so long as lot depth, width, length requirements are satisfied for each proposed lot.

FLOOD DAMAGE PREVENTION

MMC 15.12

Notes: Any development, including stormwater improvements, proposed in the floodplain will require a Floodplain Development Permit.

15.12.110 Floodplain development permit.

A floodplain development permit is required for all development that does not qualify for a floodplain letter or programmatic floodplain development permit.

15.12.130 Application.

- A. All applications shall be made on forms furnished by the city and submitted with the following information:
 - 1. Floodplain letter application requirements:
 - a. Application form;



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- b. Review fee;
 - c. Activity description;
 - d. Proposed date(s) of the activity; and
 - e. For any proposed interior improvements, a detailed estimate of the cost of all labor, materials, and items necessary to perform the proposed work, in accordance with Section 4.4 of FEMA's P-758 Desk Guide.
- 2. Programmatic floodplain permit application requirements:
 - a. Application form;
 - b. Review fee;
 - c. Project narrative, including a description of each activity proposed and typical schedule;
 - d. Site plans for each requested location meeting the current submittal requirements of the city, including at a minimum:
 - i. Date, scale, and north arrow;
 - ii. Parcel boundaries;
 - iii. Floodplain boundary and zone(s), as shown on the current FIRM;
 - iv. Mean sea level;
 - v. If any of the proposed activities are also located within the shoreline jurisdiction, the ordinary high water mark;
 - vi. Topographic contours at two-foot or five-foot intervals;
 - vii. Existing structures and buildings, including dimensions;
 - viii. Existing pedestrian facilities, including sidewalks and pathways;
 - ix. Existing amenities, including signs, light poles, trash cans, fire pits, benches, fences or other barriers, parking meters, and the like;
 - x. Existing recreational facilities, including docks, boat launches, athletic areas, and the like;
 - xi. Existing utilities;
 - xii. Existing landscaped and natural areas;
 - xiii. Existing irrigation system;
 - xiv. Existing easements; and
 - xv. Location of temporary or permanent storage.
- 3. Floodplain development permit application requirements:
 - a. For all zones:
 - i. Application form;
 - ii. Review fee;
 - iii. Project narrative, including a description of:
 - (a) The total proposal, including any interdependent parts;
 - (b) The portion of the proposal within the area of special flood hazard;
 - (c) The extent to which the watercourse will be altered or relocated as a result of the proposal;
 - (d) Temporary and permanent impacts to the natural functions of the area of special flood hazard; and
 - (e) A description of how the proposal meets all applicable minimum design standards contained in this chapter.
 - iv. Site plans meeting the current submittal requirements of the city, including at a minimum:



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- (a) Date, scale, and north arrow;
- (b) Parcel boundaries;
- (c) Floodplain boundary and zone(s), as shown on the current FIRM;
- (d) Mean sea level;
- (e) If also located within the shoreline jurisdiction, the ordinary high water mark;
- (f) Project boundaries;
- (g) Nature of work;
- (h) Topographic contours at two-foot or five-foot intervals;
 - i. Existing and proposed structures and buildings, including:
 - ii. Dimensions;
 - iii. (ii) Elevation in relation to mean sea level of the lowest floor, consistent with the FEMA elevation certificate; and
 - iv. (iii) Elevation in relation to mean sea level to which any existing structure or building has been floodproofed;
- (i) Existing and proposed utilities;
- (j) Existing and proposed easements; and
- (k) Location of temporary or permanent storage;
- v. A copy of any existing and proposed easements;
- vi. A copy of any permit applications to other agencies, including but not limited to electrical permits, environmental permits, and other local, state or federal permits;
- vii. For any work on a structure, a detailed estimate of the cost of all labor, materials, and items necessary to perform the proposed work, in accordance with Section 4.4 of FEMA's P-758 Desk Guide;
- viii. For each new or substantially improved structure, a preliminary elevation certificate, completed by a surveyor licensed in Washington State;
- ix. For each substantially improved structure, the market value of the structure as determined by the Snohomish County assessor. In the event there are multiple structures on site, a copy of the assessed value for individual structures shall be obtained from the Snohomish County assessor.
- x. For each structure that is to be floodproofed:
 - (a) A preliminary floodproofing certificate for non-residential structures, prepared by an engineer or architect licensed in Washington State; and
 - (b) A description of the floodproofing methods used to comply with the requirements of Section [15.12.210](#);
- b. Additional requirements for any new or substantially improved structures in VE zones:
 - i. A preliminary V-zone design certificate, prepared by an engineer or architect licensed in Washington State.
- c. Additional requirements for proposals that will alter the BFE or boundaries of the area of special flood hazard:
 - i. A copy of the engineering documentation and analysis of the proposed change;



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- ii. A copy of the letter of map change application to FEMA. The applicant is solely responsible for initiating and receiving approval from FEMA; and
 - iii. If a conditional letter of map revision is approved by FEMA, a copy of the full documentation package, including any required property owner notifications, shall be submitted prior to the city prior to issuance of any floodplain permit.
- B. The floodplain administrator may require any other such information that is reasonably necessary to review an application.

15.12.150 Decision.

- A. Following the completion of any hearing, procedure, or administrative decision, the floodplain application shall be approved, approved with conditions or denied and a written decision shall be issued within ten calendar days. The floodplain administrator may include any such conditions, modifications, or safeguards necessary to assure consistency of the project with this chapter, the NFIP, and any other applicable regulations.
 - 1. For floodplain development permit applications subject to major review, a notice of decision shall be published as set forth in Section [17.13.080\(C\)](#).
 - 2. For floodplain letters, programmatic floodplain development permits, and floodplain development permits subject to minor review, a published notice of decision is not required. However, a memorandum shall be sent to the applicant and placed in the permit file containing findings of fact.
- B. The decision shall be issued within the following time periods after the city notifies the applicant that the application is complete, subject to any delays permitted by law:
 - 1. For floodplain letters, the decision shall be issued within thirty calendar days;
 - 2. For programmatic floodplain development permits, the decision shall be issued within sixty calendar days;
 - 3. For floodplain development permits, the decision or notice of decision shall be issued within one hundred twenty calendar days.
- C. To determine the number of days that have elapsed after the floodplain administrator has notified the applicant that the application is complete, the following periods shall be excluded:
 - 1. Any period during which the applicant has been requested by the city to correct plans, perform required studies, or provide additional information;
 - 2. Any period during which an environmental impact statement is being prepared following a determination of significance;
 - 3. Any period for administrative appeals of land use development permits, if an open record appeal hearing or a closed record appeal, or both, are allowed;
 - 4. Any extension of time mutually agreed upon by the applicant and the city.
- D. The time limits established in this section do not apply if the floodplain application requires substantial revisions by the applicant, in which case the time period shall start from the date at which the revised floodplain application is determined to be complete.
- E. If the city is unable to issue its decision within the time period set forth under subsection (B) of this section, it shall provide written notice to the project applicant including the reasons the time limits have not been met and an estimated date for issuance of the decision.



Stormwater Pre-Application Notes

Project Name: Pittman Short Plat **Meeting Date:** September 16, 2021

These notes are intended to provide you with input about likely stormwater requirements for your proposal prior to preparing a formal application. This document provides an overview of minimum stormwater requirements, submittal requirements and identifies potential issues. The comments are preliminary, based on the information provided in advance of the meeting, and does not vest any application. Requirements are subject to change as the project is refined.

The City of Mukilteo has adopted the following documents for stormwater, also available on the City's website. These documents include helpful definitions, requirements, and thresholds for when requirements apply:

- Washington State Department of Ecology's 2014 Stormwater Manual for Western Washington (Ecology Manual).
Note: Complete applications received after the City's adoption of the 2019 Ecology Manual (anticipated to be July 1, 2022 or sooner) will be required to meet the stormwater requirements of the 2019 Ecology Manual.
- Mukilteo Municipal Code (MMC) Chapter 13.12 – Surface Water Management
- City of Mukilteo 2019 Amended Development Standards (MDS)

PRELIMINARY PROJECT INFORMATION

<input type="checkbox"/> New Development (< 35% Existing Impervious)	<input type="checkbox"/> Redevelopment (> 35% Existing Impervious)
New Hard Surface (Sq. Ft.): <u>Unknown at time</u>	Vegetation Disturbance (Sq. Ft.): _____
Replaced Hard Surface (Sq. Ft.): _____	Valuation of Improvements: \$ _____
New + Replaced Hard Surface (Sq. Ft.): _____	Discharge Location / Waterbody: <u>Puget Sound</u>

STORMWATER MINIMUM REQUIREMENTS

The following Minimum Requirements are determined by the Department of Ecology's Stormwater Manual.

- ☐ No stormwater minimum requirements apply, and no separate stormwater permit is required.
- ☐ MR #1, Preparation of Stormwater Site Plan (see MMC 13.12.160(C)(2)).
- ☐ MR #2, Construction Stormwater Pollution Prevention Plan (SWPPP).
 - If only MR #2 applies, no separate stormwater permit is required. Include a SWPPP with other permit application materials for review.
- ☐ MR #3, Source Control of Pollution.
- ☐ MR #4, Preservation of Natural Drainage Systems and Outfalls.
- ☐ MR #5, On-Site Stormwater Management.
 - To meet MR #5, you will need to evaluate the list of Best Management Practices (BMPs) in the order listed to determine the first feasible BMP. Most BMPs will require supporting geotechnical information to demonstrate whether the BMP is feasible or infeasible.
 - Feasibility is determined by evaluating site-specific information against the infeasibility criteria, Competing Needs, and other design elements for each BMP in the Ecology Manual. If the BMP is considered infeasible, then your Stormwater Site Plan must include site-specific evidence for evaluation by the City.
 - If MRs #1 - #5 applies to your proposal, use BMP List 1.
 - If MRs #1 - #9 applies to your proposal, use BMP List 2.
- ☐ MR #6, Runoff Treatment.
- ☐ MR #7, Flow Control.
- ☐ MR #8, Wetlands Protection.
- ☐ MR #9, Operations and Maintenance.



Stormwater Pre-Application Notes

Many of these BMPs require geotechnical or professional services to evaluate site specific information against feasibility criteria, Competing Needs, and other design elements. The infeasibility criteria and Competing Needs are identified for each BMP in the Ecology Manual. If the BMP is considered infeasible, then your Stormwater Site Plan must **include the site-specific evidence for evaluation by the City** as found in the geotechnical report and other documentation. For example, a Pilot Infiltration Test (PIT) from a geotechnical report is required to determine infiltration rates.

BMP LIST 1, FOR PROJECTS WITH MINIMUM REQUIREMENTS #1 – #5		
Evaluate feasibility in order listed for each surface type		
<i>Surface Type</i>	<i>Best Management Practice (BMP)</i>	<i>Ecology Manual Reference</i>
Lawn & Landscaped Areas	1. BMP T5.13: Post Construction Soil Quality and Depth	Volume V, Chapter 5
Roofs	1. BMP T5.30 - Full Dispersion, or	Volume 5, Chapter 5
	BMP T510.A - Downspout Full Infiltration Systems	Volume III, Section 3.1.1
	2. Rain Gardens, or	<i>Rain Garden Handbook for Western Washington</i>
	Bioretention	Volume V, Chapter 7
	3. BMP T5.10B - Downspout Dispersion Systems	Volume III, Section 3.1.2
Other Hard Surfaces	4. BMP T5.10C - Perforated Stub-out Connections	Volume III, Section 3.1.3
	1. BMP T5.30 - Full Dispersion	Volume V, Chapter 5
	2. BMP T5.15 - Permeable pavement, or	Volume V, Chapter 5
	Rain Gardens, or	<i>Rain Garden Handbook for Western Washington</i>
	Bioretention	Volume V, Chapter 7
	3. BMP T5.12 - Sheet Flow Dispersion, or	Volume V, Chapter 5
	BMP T5.11 - Concentrated Flow Dispersion	Volume V, Chapter 5
BMP LIST 2, FOR PROJECTS WITH MINIMUM REQUIREMENTS #1 – #9		
Evaluate feasibility in order listed for each surface type		
<i>Surface Type</i>	<i>Best Management Practice (BMP)</i>	<i>Ecology Manual Reference</i>
Lawn & Landscaped Areas	BMP T5.13: Post Construction Soil Quality and Depth	Volume V, Chapter 5
Roofs	1. BMP T5.30 - Full Dispersion, or	Volume 5, Chapter 5
	BMP T510.A - Downspout Full Infiltration Systems	Volume III, Section 3.1.1
	2. Bioretention	Volume V, Chapter 7
	3. BMP T5.10B - Downspout Dispersion Systems	Volume III, Section 3.1.2
	4. BMP T5.10C - Perforated Stub-out Connections	Volume III, Section 3.1.3
Other Hard Surfaces	1. BMP T5.30 - Full Dispersion	Volume V, Chapter 5
	2. BMP T5.15 - Permeable pavement	Volume V, Chapter 5
	3. Bioretention	Volume V, Chapter 7
	4. BMP T5.12 - Sheet Flow Dispersion, or	Volume V, Chapter 5
	BMP T5.11 - Concentrated Flow Dispersion	Volume V, Chapter 5



Stormwater Pre-Application Notes

STORMWATER PERMIT APPLICATION SUBMITTAL REQUIREMENTS

Based on the information provided, the following will be required for a complete stormwater permit application.

- ☒ Stormwater Permit Application (found on the Engineering Application form).
- ☐ One (1) written request to submit scaled drawing for Stormwater Connection only instead of civil plans and stormwater site plan submittal and (MMC 13.12.160.C.b)
- ☒ Two (2) stamped and signed Stormwater Site Plan (Drainage Report) (see MMC 13.12.160(C)(2)).
- ☒ Three (3) original, stamped Civil Plans (see Appendix C of MDS).
- ☒ Two (2) original, separately bound Construction Stormwater Pollution Prevention Plans (SWPPPs).
- ☒ Two (2) original, stamped and separately bound Geotechnical Reports addressing onsite stormwater management to address the feasibility criteria of Minimum Requirement #5.
- ☐ One (1) signed grant of easement for inspection and covenant for maintenance of permanent stormwater improvements (see MMC 13.12.160(F)). Template is available. Modifications to template may result in additional review fees.
 - Signed Covenant must be submitted at the time of application.
- ☐ A private stormwater easement is required (see MMC 13.12.160(F)). At the time of application:
 - Submit a notarized notice of intent to execute the private stormwater easement, signed by all affected parties.
 - Submit a draft private stormwater easement for City Attorney review. Additional fees may apply.

MEETING NOTES

*ELECTRONIC SUBMITTALS OF ALL DOCUMENTS REQUIRED IN ADDITION TO THE HARD COPIES LISTED ABOVE.

A FULL DOWNSTREAM CONVEYANCE ANALYSIS MAY BE REQUIRED.

PREPARED BY: M. GEIGER, MGEIGER@MUKILTEOWA.GOV

