

APPLICATION FOR DEVELOPMENT REVIEW

PROJECT NAME _____
Address of project _____

Section-Township-Range _____ King County Tax ID # _____

Proposed Type of Development

_____ Townhomes, Cottages or DADUs - # of Units _____
_____ Single-Family Subdivision - # of Lots _____
_____ Mixed-Use (Residential/Commercial) - # of Residential Units _____
_____ Commercial - Type of Business _____
_____ Apartments - Total # of Units _____
and breakdown of apartments per building _____

Owner's name _____ **Mark one**
Contact Person _____ Corporation _____
Address _____ Partnership _____
City, State, Zip _____ Public Agency _____
Day phone # _____ Sole Proprietorship _____
Emergency # _____ Limited Liability Corp _____
E-mail address _____
Bill(s) sent to (include city, state & zip) _____

* See note at bottom

Developer's name _____ **Mark one**
Contact Person _____ Corporation _____
Address _____ Partnership _____
City, State, Zip _____ Public Agency _____
Day phone # _____ Sole Proprietorship _____
Emergency # _____ Limited Liability Corp _____
E-mail address _____
Bill(s) sent to (include city, state & zip) _____

Engineering Company _____
Contact person/ Engineer _____
Address _____
City, State, Zip _____
Phone # _____
Emergency # _____
E-mail address _____

Note: If the Owner is NOT the Developer or a sale is pending, provide copies of the LLC or Purchase/Sale Agreement

Northshore Utility District Standards for Preparation and Submittal of Drawings

General Drawing Requirements

1. Submittal Information and Supporting Documents - The following shall be submitted for Application Review of the proposed Project:

- One (1) set each of sanitary sewer and water drawings.
- One (1) copy of the preliminary plat drawing(s). All proposed general utility easements designated on the face of the plat drawings must show Northshore Utility District as a named Grantee.
- One (1) copy of supporting drawing(s) if applicable: site grading plans, storm drainage plans and profiles, road profiles, typical road cross sections and landscaping plans.
- One (1) copy of supporting drawing(s) for non-single-family structures if applicable: architectural, mechanical and plumbing plans including building elevations.
- One (1) copy of geotechnical report, wetland studies, mitigation plans, hydraulic project approval (HPA) or other special reports associated with the proposed development if applicable.
- Approved fire hydrant location and fire flow requirements from the local jurisdiction's Fire Marshall.
- Proposed water meter sizes and supporting calculations for non-single-family structures.
- The minimum sewer outlet elevation documented on the face of the plat drawings.
- Access road clearly labeled and identified as public or private.

2. Drawing Criteria – Drawings shall conform to the following standards:

- Sheet size shall be standard "D" size drawings (22 inches by 34 inches).
- Scale:
 - Plan – Acceptable plan scales are 1"=20' and 1"=30'.
 - Profiles – Acceptable profile scale is 1"=5'.
- Drawing sheet organization: If either plan set (water or sewer) contains 2 or more sheets, provide a cover sheet.
- Drawing Layout:
 - Plan views shall be oriented with north to the top of the sheet or to the left on the sheet.
 - Standard plan and profile sheets shall have the plan in the upper half of the sheet and the profile in the lower half of the sheet.
 - Profiles will be oriented to show slope in the same general direction as plan view.
 - Profiles shall show all existing finished floor elevations and all critical and specified future minimum sewer outlet elevations.
- General Drawing Requirements:
 - Quarter -section, Township and Range shown on all sheets.
 - Legal description of project being developed.
 - Table of contents if more than two sheets.
 - Title block with typical project information.
 - Legend, vicinity map, north arrow and drawing scales.
 - Vertical Datum: NAVD 88. Location and elevation of permanent benchmarks and benchmarks used for establishing local project control.
 - Horizontal Datum: Washington State Plane Coordinate System, NAD 83/91.
 - An approval signature block for District signature located in the lower right corner of the sheet.
 - Existing features shall be screened or shown as half-toned in order to clearly distinguish existing features from proposed improvements.
 - Drawings shall include District name, Developer and Engineering firm who prepared the drawings, Owner, Surveyor and other utilities and shall include contact information for each.

- Final Drawings shall contain the Engineer's Professional Stamp and be signed and dated by the Engineer of Record.
- Standard details shall not be shown on the drawings. Reference the appropriate District Standard Details.
- Plan views shall show:
 - Right of way lines.
 - Centerline of right of way.
 - Lot lines.
 - Lot number and finish floor elevation
 - Street names (identify if public or private street).
 - All easements.
 - All improvements – existing or proposed.
 - Current District sewer and water general notes attached with this application.
 - Water lines shall be shown screened or half-toned on sewer plan views for reference only.
 - Sewer lines shall be shown screened or half-toned on water plan views for reference only.
 - Contours shall be shown at 2-foot intervals with 10-foot contours in bold and elevations labeled. Contours shall extend 25 feet beyond property lines.
 - Rockeries or retaining walls with top of wall and toe of wall indicated (with elevation).
- Profiles shall show:
 - Profiles shall show all existing finished floor elevations and all critical and specified future minimum sewer outlet elevations.
 - All utility crossings shall be shown on the profile view at crossings of the sewer.
 - All utility crossings shall be shown on the profile view at crossings of the water line. Note: The District may require that a profile be shown for the water line if multiple utility crossings occur.
 - Unusual subsurface conditions and the ground water table identified in applicable geotechnical report(s) shall be shown on the profile view.

Sewer Extension General Notes:

1) All work and materials shall be in accordance with the Developer Extension Agreement, the Standard Specifications, Standard Details of Northshore Utility District.

Utility Locates :

2) The approximate locations of existing utilities are shown on plans and profiles for convenience. The Contractor shall be responsible for verification of utility locations shown and for discovery of possible additional utilities not shown on plans.

3) It shall be the responsibility of the Contractor to have located, by appropriate utility districts or companies, all underground utilities prior to beginning construction.

4) For utility locates in King County, call 1-800-424-5555 prior to digging.

Permits :

5) The Developer is responsible for obtaining all Regulatory Permits except the right-of-way permit, which Northshore Utility District obtains.

6) All work in rights-of-way shall be in accordance with the requirements of the permitting agency.

Pre-Con :

7) A Pre-Construction Conference shall be held at Northshore Utility District's office prior to the start of construction. District Staff will notify the appropriate agencies or representatives.

Surveying :

8) Prior to constructing any sewer mains, the street centerlines of the development, center of cul-de-sacs, all sewer line easements and all lot corners shall be staked. The maximum stationing interval shall be 50 feet with the station number on each stake.

9) Horizontal Control data shall be NAD '83/'91. Vertical Control shall be NAVD-88 datum.

10) At the conclusion of construction, the Developer's registered professional Surveyor shall prepare a drawing based on the surveyed location of all at-grade appurtenances installed, including but not limited to, location of existing manholes including rim & all invert elevations and new manhole locations including rim & all invert elevations. The drawing shall be provided to the District in AutoCAD format, R 2000 or newer. In addition, all sewer easements shall be staked and flagged at their intersection with property lines and at 25 foot stations along the easement lines.

Construction :

11) The sewer main shall be placed five (5) feet south or west from the centerline of roadway, unless otherwise shown on the plan.

12) A minimum ten (10) foot horizontal separation must be maintained between the sanitary sewer line and the water main.

13) After trench backfill and compaction, PVC sanitary sewer mains shall be tested for deflection as specified in Section 7-17.3(2)G of the Washington State Department of Transportation's Standard Specifications for Road, Bridge and Municipal Construction. Test observation and inspection by Northshore Utility District.

14) Whenever sanitary sewer crosses below a water main, the sewer shall be laid at such an elevation that the top of the sewer line is at least eighteen (18) inches below the bottom of the water main.

15) All Manholes shall have a minimum drop of one-tenth (0.10) foot and five-tenths (0.50) foot maximum drop between invert in and invert out.

16) Manholes in the public right-of-way shall be a minimum of eight (8) feet in depth or per approved plans.

17) Manholes not in paved public right-of-way to have locking lids and all frames shall be locking type per the Standard Details.

18) For pipe slopes greater than 20% , restrained-joint ductile iron pipe shall be used for every joint.

19) Side sewer stubs shall have a minimum of two (2) percent slope and maximum of forty-five (45) degree slope. Stubs shall be 6" minimum diameter. For all stubs less than eight (8) feet in depth : Install a three (3) inch wide green metallic detector tape 12" above the pipe, the entire length of the stub continuing up the 2x4 side sewer marker post. Identification on the tape shall include the words "Sanitary Sewer".

Materials :

20) Sanitary sewer pipe less than eighteen (18) feet in depth and less than 20% slope shall be PVC conforming to ASTM D-3034, SDR-35 and shall be bedded with clean, granular manufactured pea gravel from 4" under to 6" over the pipe. Sanitary sewer pipe eighteen (18) feet deep and greater, or on a slope of 20% or more, shall be ductile-iron minimum thickness Class 52, epoxy coated, restrained joint. All ductile-iron pipes must meet the requirements of AWWA C-151. If C-900 is approved by the District, it shall meet the requirements of ANSI/AWWA, DR18 C-900 for 4"-12" or C-905 for 12"-24"

21) High-Density Polyethylene (HDPE) shall be SDR-11 minimum.

Water Extension General Notes :

1) All work and materials shall be in accordance with the Developer Extension Agreement, the Standard Specifications and the Standard Details of Northshore Utility District.

Utility Locates :

2) The approximate locations of existing utilities are shown on plans and profiles for convenience. The Contractor shall be responsible for verification of utility locations shown and for discovery of possible additional utilities not shown on plans.

3) It shall be the responsibility of the Contractor to have located by appropriate utility districts or companies, all underground utilities prior to beginning construction.

4) For utility locates in King County, call 1-800-424-5555 prior to digging.

Permits :

5) The Developer is responsible for obtaining all Regulatory Permits except the right-of-way permit, which Northshore Utility District obtains.

6) All work in rights-of-way shall be in accordance with the requirements of the permitting agency.

Pre-Con :

7) A Pre-Construction Conference shall be held at Northshore Utility District's office prior to the start of construction. District Staff will notify the appropriate agencies or representatives.

Surveying :

8) Prior to constructing any water mains, the street centerlines of the development, center of cul-de-sacs, all waterline easements and all lot corners shall be staked. The maximum stationing interval will be 50 feet with the station number on each stake.

9) Horizontal Control data shall be NAD '83/'91. Vertical Control shall be NAVD-88 datum.

10) At the conclusion of construction, the Developer's registered professional Surveyor shall prepare a drawing based on the surveyed location of all appurtenances installed, including but not limited to, water main, meter boxes, blowoffs, valves boxes, hydrants and bends. The District will provide locates to assist the Surveyor in locating the water main between appurtenances and locating the bends. The drawing shall be provided to the District in AutoCAD format, R 2000 or newer. In addition, all water easements shall be staked and flagged at their intersection with property lines and at 25-foot stations along the easement lines.

Construction :

11) The water main shall be placed as shown on plan.

12) A minimum ten (10) foot horizontal separation must be maintained between the sanitary sewer line and the water main.

13) A five (5) foot horizontal separation shall be maintained between all water facilities and underground power and telephone facilities, unless otherwise approved by the District.

14) District valves shall only be operated by District personnel.

Materials :

15) All water main piping shall be ductile-iron minimum thickness Class 52, cement-mortar lined, U.S. Pipe "TR Flex" or push-on joint pipe, restrained with U.S. Pipe "TR Flex" or

U.S. Pipe "Field Lok" gaskets, or equal. All water main piping to meet the requirements of AWWA C-151.

16) All water main fittings shall be cement-mortar lined and meet the requirements of AWWA C-153. All mechanical joint fittings shall be restrained with EBAA Iron, Inc. "Mega-Lug" mechanical joint restraints, or equal.

17) Polyethylene encasement to meet the AWWA Standard C-105. Any tears or openings made for services or taps shall be repaired with an adhesive tape.

18) All water main pipes and services shall be installed with a 14 (fourteen) gauge, continuous, solid-core, neoprene coated Locating Wire. Any connections or splices shall be made with split-bolt wire connectors.

Placement :

19) Fire hydrant locations to be approved by the Fire Marshal of jurisdiction.

20) Water service line and meter locations will be coordinated with the Developer's Engineer after a thorough review of all utility facilities.

20-1 The meter location shall be within three (3) feet of the property line that is perpendicular to the right-of-way and within one (1) foot of the edge of property on the right-of-way side unless otherwise approved in writing by the District.

20-2 After installation of the meter and box, a 2x4 board painted white with "Water Service" stenciled onto it will be driven into the ground behind the meter box.