



BUCKLEY CITY COUNCIL MEETING AGENDA
January 24, 2017
Multi-Purpose Center, 811 Main Street
City Council Meeting
Opening 7:00 P.M.

Call to Order
Pledge of Allegiance
Roll Call of Council Members

Next Ordinance #01-17
Next Resolution #17-01
Next Agenda Bill #AB17-005

Special Presentation:

A. Citizen Participation

Time Limit of Three Minutes (Must sign up at City Hall by Wednesday prior to the Council Meeting)

B. Staff Reports

C. Main Agenda

- | | |
|--|---------|
| 1. ORD No. __-17: Amending Title 13 – Incorporating LID Requirements | Pg. 8 |
| 2. ORD No. __-17: Amending – Development Guidelines & Public Works Standards | Pg. 23 |
| 3. RES No. 17-__: Amending City Taxes, Rates & Fees Schedule (Rev #23) | Pg. 346 |
| 4. Lease Agreement - Addendum #6 to Doxa (“SoZo”) CrossFit LLC Lease | Pg. 361 |

D. Consent Agenda

Pg. 366

5. A. Approve Minutes of January 10, 2017 City Council Meeting
B. Claims

E. Committee Reports

- | | |
|---|---------------|
| 6. Mayor’s Report | Johnson |
| 7. Administration, Finance & Public Safety | Boyle Barrett |
| 8. Transportation & Utilities | Tremblay |
| 9. Community Services | Rose |
| 10. Council Member Comments & Good of the Order | |

Council may add and take action on other items not listed on this agenda



CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321
360-829-1921 ♦ Fax 360-829-2659 ♦ <http://www.cityofbuckley.com>

CITY OF BUCKLEY MEETING LIST

~~Jan 19 4:00 PM Community Services – RESCHEDULED TO 1/26/16~~

Jan 23	7:00 PM	Planning Commission
Jan 24	7:00 PM	City Council
Jan 26	6:30 PM	Community Services
Feb 6	7:00 PM	Planning Commission
Feb 7	9:30 AM	Admin, Finance & Public Safety (City Hall)
Feb 7	7:00 PM	City Council Study Session
Feb 13	10:30 AM	Buckley Hall Board
Feb 14	7:00 PM	City Council
Feb 16	6:30 PM	Community Services
Feb 21	9:30 AM	Admin, Finance & Public Safety (City Hall)
Feb 21	7:00 PM	Transportation & Utilities (City Hall)
Feb 27	7:00 PM	Planning Commission
Feb 28	7:00 PM	City Council

The above meetings will be held in the Multi-Purpose Center located at 811 Main Street unless otherwise noted.

Last Revised January 18, 2017

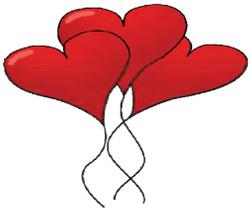
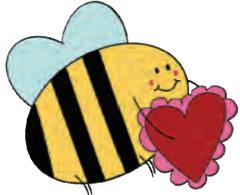
January 2017



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 	2	3 9:30 Admin, Fin & PS	4	5	6	7
8	9 10:30 Buckley Hall Board 7 Planning Commission	10 7 City Council	11	12	13	14
15	16 	17 7 Transportation & Utilities	18	19	20	21
22	23 7 Planning Commission	24 7 City Council	25	26 6:30 Community Services	27	28
29	30	31				

February 2017



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 <i>7 Planning Commission</i>	7 9:30 Admin, Fin & PS <i>7 City Council Study Session</i>	8 	9	10	11
12	13 <i>10:30 Buckley Hall Board</i>	14 <i>7 City Council</i> HAPPY VALENTINES DAY	15	16 <i>6:30 Community Services</i>	17	18
19	20 	21 9:30 Admin, Fin & PS <i>7 Transportation & Utilities</i>	22	23	24	25
26	27 <i>7 Planning Commission</i>	28 <i>7 City Council</i>				

A. CITIZEN PARTICIPATION

B. STAFF REPORTS

C. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. __-17 - Amending Title 13 – Incorporating LID Requirements	Agenda Date: January 24, 2017		AB17-005
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		X
	Fire Dept – Chief Predmore		X
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		X
Police Dept – Chief Arsanto		X	
Municipal Court – Jessica Cash			
Attachments: Ordinance			
<p>SUMMARY STATEMENT: Pursuant to DOE Phase II NPDES Stormwater Permit requirements the City Council adopted a newly revised 2016 Stormwater Management Program in March of 2016.</p> <p>The Stormwater Management Program Task CTRL 9 – 13 required that the City review, identify, adopt and implement codes, rules, standards, and revisions to existing standards which incorporate LID principles and LID BMPs. Per City Council direction staff and City engineers reviewed all of the City’s development codes, standards and regulations and identified changes that incorporate LID principles and LID BMPs to comply with the Phase II NPDES.</p> <p>Changes were identified within Titles 12, 13, 14 and 19 of the Buckley Municipal Code and the City’s Design Guidelines and Public Works Standards. In addition during the review staff identified the need to develop and propose an additional section to Title 13 to establish policies and procedures for “House and Street Numbering” and to update and clarify existing outdated code sections related to “Sidewalk Construction and Maintenance.”</p> <p>This ordinance being presented for consideration incorporates changes to Title 13 to comply with the Phase II NPDES requirements.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: U/T 1/17/17			
RECOMMENDED ACTION: MOTION to Approve Ordinance No. __-17 Amending Title 13 – Incorporating LID Requirements.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. __-17

AN ORDINANCE OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, AMENDING TITLE 13 OF THE BUCKLEY MUNICIPAL CODE ENTITLED “STREETS AND SIDEWALKS” TO INCORPORATE LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS PURSUANT TO THE CITY’S PHASE II STORMWATER NPDES PERMIT ISSUED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY.

WHEREAS, the Federal Environmental Protection Agency’s Phase II regulations went into effect in early 2003 and apply to all regulated small municipal separate storm sewer systems; and

WHEREAS, on January 17, 2007 Washington State Department of Ecology (DOE) issued two Phase II Municipal Stormwater Permits, one for western Washington and one for eastern Washington. The Phase II Permit for western Washington covers at least 80 cities and five counties; and

WHEREAS, DOE determined that the City of Buckley was to be included under this Stormwater Phase II NPDES Permit coverage; and

WHEREAS, DOE first issued the Western Washington Phase II Permit in 2007 and modified it in 2009. DOE reissued it unmodified on August 1, 2012 to be effective through July 31, 2013. At the same time, Ecology also reissued an updated 2013 to 2018 permit on August 1; and

WHEREAS, the newly reissued Phase II Permit requires that each municipality meet the requirements of their NPDES Permit. Each municipality's permit for discharging stormwater is designed to reduce the discharge of pollutants, protect water quality, and meet the requirements of the Clean Water Act; and

WHEREAS, the newly reissued Phase II Permits require stormwater managers to develop a new “revised” *Stormwater Management Plan (SWMP)* that is a “forward only” looking document that describes what the City will do (not what was done in the past) during the next permit phase; and

WHEREAS, the Phase II Municipal Permits require that permittees develop—and annually update—a Stormwater Management Program (SWMP) document to submit with the annual report; and

WHEREAS, in compliance with the DOE Phase II NPDES Stormwater Permit requirement the City Council adopted Ordinance No. 09-16, March 22, 2016, establishing the newly revised 2016 Stormwater Management Program; and

WHEREAS, Task CTRL 9 – 13 of the Stormwater Management Program requires that the City review, identify, adopt and implement codes, rules, standards, and revisions to our existing standards which incorporate LID principles and LID BMPs; and

WHEREAS, per City Council direction, City staff and City engineers have reviewed all of the City's development codes, standards and regulations and identified changes that incorporate LID principles and LID BMPs to comply with the Phase II NPDES; and

WHEREAS, code language needing revision was identified in BMC Titles 12, 13, 14 and 19 of the Buckley Municipal Code and the City's Design Guidelines and Public Works Standards; and

WHEREAS, due to ongoing review and incorporating additional changes to the various titles, each section will be presented for amendment separately; and

WHEREAS, during this review staff identified the need to develop and propose an additional section to Title 13 to establish policies and procedures for "House and Street Numbering" and to update and clarify existing outdated code sections related to "Sidewalk Construction and Maintenance"; and

WHEREAS, the City's Utilities and Transportation Committee reviewed all of the changes to Title 13 and recommended that the City adopt these changes; and

WHEREAS, the City Council desires to amend BMC Title 13 to incorporate the LID principles and LID BMPs to comply with the Phase II NPDES requirements;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 13.04 of the Buckley Municipal Code entitled "Sidewalk Construction and Maintenance" is hereby amended to read as follows:

13.04.010 Purpose.

A. This chapter is enacted to implement chapter 35.70 RCW in the City of Buckley with respect to sidewalk repairs and to clarify the responsibility of the abutting property owners for maintenance of planting strips and transition strips.

B. This chapter shall not be construed as repealing or amending any provision relating to the improvement of streets or public places by special assessments commonly known as local improvement laws, but shall be considered as additional legislation and auxiliary thereto; and the City council, before exercising the authority herein granted, may by ordinance provide for the application and enforcement of the provisions of this chapter within the limits herein specified.

13.04.020 Definitions.

For purpose of this chapter, "abutting property" means all property having a frontage on the side or margin of any street or any other public place, and such property shall be chargeable, as provided in this chapter, with all costs of construction of any form of sidewalk improvement, between the margin of said street and other public place and the roadway lying in front of or adjacent to said property. "Sidewalk," as used in this chapter, means and includes any and all structures or forms of improvement included in the space between the street margin and the roadway known as the sidewalk area. Terms used in this chapter with relation to sidewalks, planting strips, street trees and curbs shall have the meanings as set forth in this section:

“Abutting property” means all property having a frontage upon the sides or margin of any street.

“Curb” means a cement, concrete or asphaltic concrete raised structure designed to delineate the edge of the roadway and to separate the vehicular portion from that provided for pedestrians and to control surface drainage.

“Driveway” means a privately maintained access to residential, commercial, or industrial properties.

“Planting strip” means that portion of the right-of-way behind the curb line and between the curb line and the sidewalk or between the sidewalk and the right-of-way line used for the planting of trees, grass, shrubs or ground cover.

“Repair” means the removal and/or patching of small damaged portions of sidewalks, retaining walls or rockeries lying within the right-of-way, and planting strips and transition strips with like materials, each such damaged portions not exceeding 150 square inches in area. Larger areas shall be classified as reconstruction.

“Sidewalk” means any structure or form of public street improvement included in the space between the street margin and the roadway or, in some cases, the back of sidewalk, excepting driveways.

“Street” means any public boulevard, avenue, street, alley, way, lane, square, or place.

“Street tree” means a tree planted within the public right-of-way or landscape/streetscape easement.

“Transition strip” means that portion of the right-of-way between the outside of the sidewalk and the abutting property line, or, where no sidewalk exists, that portion of the right-of-way between the outside of the curb and the property line, or where no curb or sidewalk exists, that portion of the right-of-way between the edge of the roadside ditch or the shoulder of the road, whichever is closer to the abutting property line, and the abutting property line.

13.04.030 ~~Owners’ responsibility.~~ Responsibility and duty to maintain, repair and reconstruct planting strips.

~~The burden and expense of constructing sidewalks along the side of any street or other public place shall devolve upon and be borne by the property directly abutting thereon.~~

It shall be the responsibility and duty of the abutting property owner to maintain, repair and reconstruct adjacent planting strips in an attractive and safe manner. Planting strips shall be maintained, repaired or reconstructed with an approved material and free of vegetation which tends to impair the utilization of the right-of-way for public purposes. Nonliving material shall be level with the top of the curb and the sidewalk and shall be contained within the planting strip so as not to be a hazard to the persons using the sidewalk or street or crossing the strip going to or from a vehicle. Living vegetation exclusive of street trees placed in the planting strip shall be of a height that does not interfere with the lawful and safe use of the public right-of-way and shall be maintained by weeding, spraying, fertilizing, watering and trimming. Street tree species and root barriers shall be approved by the public works department to ensure that the species will fit in the space provided. The plans for the planting strip shall be submitted to the planning department for review by the planning and public works departments. Approval of all materials and design is required prior to the installation of materials within the planting strip.

13.04.040 Required sidewalk—Superintendent’s report. Responsibility and duty to maintain, repair and reconstruct transition strips.

If, in the judgment of the officer or department having superintendents of streets and public places, public convenience and safety requires that a sidewalk be constructed along either side of any street, he shall report the fact to the city council immediately

It shall be the responsibility and duty of the abutting property owner to maintain, repair and reconstruct adjacent transition strips in an attractive and safe manner, free of vegetation which tends to impair the use of the right-of-way for public purposes. Nonliving material shall be contained within the transition strip so as not to be a hazard to the persons using the sidewalk or street. Living vegetation placed in the transition strip shall be maintained by weeding, spraying, fertilizing, watering and trimming. Street tree species and root barriers shall be approved by the planning department to ensure that the species will fit in the space provided. The abutting property owner shall maintain, repair and reconstruct rockeries and retaining walls within the transition strip; provided, however, the City of Buckley shall repair and reconstruct all rockeries and retaining walls constructed under street projects that exceed an average height of six feet as measured from the base of the retaining wall or rockery.

13.04.050 Required sidewalk—Resolution and notice Responsibility for sidewalks and procedures and methods for maintenance, repair and/or reconstruction – Apportionment of costs.

If, upon receiving a report from the proper officer, the City council deems the construction of the proposed sidewalk necessary or convenient for the public, it shall by an appropriate resolution order the sidewalk constructed and shall cause a written notice to be served upon the owner of each parcel of land abutting upon that portion and side of the street where the sidewalk is constructed requiring him to construct the sidewalk in accordance with the resolution.

A. The City is generally responsible for sidewalk maintenance and repair.

B. The City may construct, reconstruct or repair sidewalks and pay the costs thereof from any available funds, or the City may require the abutting property owner to construct the sidewalk improvement at his or her own cost or expense or, in the alternative, the City may assess all or any portion thereof against the abutting property owner. In the event the City requests an abutting property owner to undertake or pay for the improvement, it shall follow the procedures for resolution, notice and hearing on such improvements as set forth in applicable law.

C. Any person desiring to repair, change or relocate any sidewalk abutting their property shall submit application to the City planning department for a right-of-way use permit. Such application shall contain, among others, the exact location of such proposed change or relocation, the location of any new sidewalk to be laid and the connections and location of other sidewalks upon such street; no change or relocation of any sidewalk shall be made until the issuance of an appropriate permit; provided further, however, that the cost of reconstruction shall be borne solely by the abutting property owner without contribution from the City.

D. Property owners or tenants are responsible for repairing any damage that they cause, including but not limited to damage from driving on sidewalks.

13.04.060 Contents of resolution, notice and order to construct Hazardous conditions on public street right-of-way.

The resolution and notice and order to construct the sidewalk shall:

- (1) Describe each parcel of land abutting upon that portion and side of the street where the sidewalk is ordered to be constructed;
- (2) Specify the kind of sidewalk required, its size and dimensions, and the method and material to be used in the construction;
- (3) Contain an estimate of the costs thereof; and
- (4) State that unless the sidewalk is constructed in compliance with the notice and within a reasonable time therein specified, the City will construct the sidewalk and assess the costs and expense thereof against the abutting property described in the notice.

It is unlawful for the owner and/or any person occupying or having charge or control of any premises abutting any public street right-of-way or alley in the City to construct, place, cause, create, maintain, or permit to remain upon any part of said right-of-way located between the curb line, or if there is no curb line, then between the adjacent edge of the traveled portion of such right-of-way and the abutting property line, any condition, structure, or object dangerous or hazardous to the use of said right-of-way by the members of the general public, including but not limited to the following conditions:

A. Defective sidewalk surfaces, including but not limited to broken or cracked cement concrete, stub-toes, depressions within or between sidewalk joints.

B. Defective cement concrete surfaces placed adjacent to the public sidewalk or defects at the juncture between said cement surfaces and said public sidewalks, including stub-toes or depressions at said juncture.

C. Defects in sidewalks or public ways caused or contributed to by the roots of trees or similar growth or vegetation located either on private adjoining property or on the parking strip portion of any such street right-of-way.

D. Defective conditions caused by tree limbs, foliage, brush, or grass on or extending over such public sidewalks or rights-of-way.

E. Defective conditions on the parking strip area between the curb line and the sidewalk or, if there is no curb line, then between the edge of the traveled portion of the street and the sidewalk and between the sidewalk and the abutting property line.

F. Defects consisting of foreign matter on the public sidewalks, including but not limited to gravel, oil, grease, or any other foreign subject matter that might cause pedestrians using said sidewalk to fall, stumble, or slip by reason of the existence of such foreign matter.

G. Defective handrails or fences or similar structures within or immediately adjacent to said right-of-way area.

13.04.070 Service of notice. Inspection and identification of defective sidewalks.

The notice shall be served:

- (1) By delivering a copy to the owner or reputed owner of each parcel of land affected, or to the authorized agent of the owner; or

- (2) By leaving a copy thereof at the usual place of abode of such owner in the City with a person of suitable age and discretion residing therein; or
- (3) If the owner is a nonresident of the City and his place of residence is known, by mailing a copy to the owner addressed to his last known place of residence; or
- (4) If the place of residence of the owner is unknown or if the owner of any parcel of land affected is unknown, by publication in two weekly issues of the official newspaper in the City. Such notice shall specify a reasonable time within which said sidewalk shall be constructed which, in the case of publication of the notice, shall be not less than 60 days from the date of the first publication of said notice.

A. Annually, the City Public Works Department inspects the sidewalks within developed areas to identify whether sidewalk repairs are necessary. The inspection and identification of needed repairs are in accordance with the defect definitions and repair criteria outlined in BMC 13.04.060.

B. The City Public Works inspector completes a sidewalk inspection report for each damaged area and uses marking paint to identify the sidewalk panels that contain one or more of the defects outlined in BMC 14.04.030.

C. Only sidewalks are inspected. The parkway, planter strips, driveway approaches, water stop boxes located outside of the sidewalk and other appurtenances are not to be inspected.

D. In addition to annual inspections, the City inspects sidewalks upon receipt of a complaint from the public.

E. Whenever an inspection determines that a sidewalk is unsafe or unfit for public use, or whenever it appears necessary or advisable that a new sidewalk be constructed, or an old sidewalk replaced or repaired, or an obstruction removed, the City Council may, pursuant to BMC 13.04.025, authorize the City Public Works Department to schedule and make repairs or may by resolution order the work done at the expense of the owner or occupants of the abutting property.

1. Notice shall be given to such owner or occupants, and procedure shall be followed as specified in Chapters 35.68, 35.69, and 35.70 RCW.

2. Nothing contained in this section shall be construed to prohibit or limit the right of citizens or of the City to initiate sidewalk improvements by means of a local improvement district.

13.04.080 ~~Assessment roll preparation.~~ Regulations governing construction, maintenance, and repair of sidewalks, curbs, driveways and parking strips.

If the notice and order to construct a sidewalk is not complied with within the time therein specified, the officer or department having the superintendents of streets shall proceed to construct said sidewalk forthwith and shall report to the City council at its next regular meeting or as soon thereafter as is practical, an assessment roll showing each parcel of land abutting upon the sidewalk, the name of the owner thereof if known, and apportionate costs of said improvement to be assessed against each parcel of such land.

Driveways, sidewalks, curbs, and gutters shall be constructed in accordance with the City's adopted Development Guidelines and Public Works Standards. It shall be unlawful for any person to cause or permit any work to be done that violates or does not conform to the Public Works Standards.

13.04.090 Hearing on assessment roll notice. Permit required.

Whereupon the City council shall set a date for hearing any protests against the proposed assessment roll and shall cause a notice of the time and place of said hearing to be published for two successive weekly issues in the official newspaper of the City. The date of said hearing is to be not less than 30 days from the date of the first publication of said notice. At the hearing or at any adjournment thereof, the council by ordinance shall assess the cost of constructing the sidewalk against the abutting property in accordance with the benefits thereto.

Persons desiring to repair any sidewalk abutting their property shall submit application to the City planning department for a right-of-way use permit. Such application shall contain the exact location of the proposed repair. No repairs shall be made until the City has issued the appropriate permit. The permit shall prescribe the kind of repair to be made, the material to be used, and specifications therefor.

13.04.100 Lien of assessment and foreclosure. Sidewalk – Snow, ice, signage and trash removal required.

The assessments shall become a lien upon the respective parcels of land and shall be collected in the manner provided by law for the collection of local improvement assessments and shall bear interest at the rate of six percent per year from the date of the approval of said assessment thereon.

It is unlawful for any person, firm or corporation owning real property within the City of Buckley to permit the accumulation of snow, ice, signage, trash or any other matter on an existing sidewalk which impedes the normal flow of pedestrian traffic. In the event the property is owned by a person not a resident of the City of Buckley, a reasonable period of time shall be provided for the owner or his agent to remove the material. If such removal is not accomplished within a reasonable period of time, the City Administrator may declare the accumulation and/or obstruction a public nuisance pursuant to BMC 8.14.040 subject to enforcement under BMC 8.14.080 and BMC 13.04.120.

13.04.110 Chapter construction. Street trees and plantings – Trimming and Removal limitations.

This chapter shall not be construed as repealing or amending any provision relating to the improvement of streets or public places by special assessments commonly known as local improvement laws, but shall be considered as additional legislation and auxiliary thereto; and the city council, before exercising the authority herein granted, may by ordinance provide for the application and enforcement of the provisions of this chapter within the limits herein specified.

Notwithstanding any provision of franchise agreements, street trees planted within the public right-of-way or easements along roads under the jurisdiction of the City of Buckley shall comply with the trimming and removal limitations below.

A. Pruning Street Trees. Private parties may have street trees pruned with written permission from the City. To obtain permission the applicant(s) shall:

1. Submit a written request to the City a minimum of 30 days prior to pruning;
2. Identify the trees to be pruned and describe the specific work to be performed;
3. Pay for all costs associated with the proposed pruning; and
4. Comply with the pruning standards as required per public works standards and policy.

B. Public Tree Care. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

1. The City Public Works Department may recommend removal or cause or order to be removed, any tree or part thereof that is in an unsafe condition or by reason of its nature is injurious to sewers, electric power lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest.

C. Topping and climbing trees with spurs is prohibited. Unless otherwise allowed under franchise agreements, topping of park and street trees is prohibited. Climbing spurs may be used to climb a park or street tree only if it is to be removed.

D. Insect and Disease Abatement. The City may prune, spray, or otherwise maintain park and street trees in order to control infestations of insects or disease or to maintain public safety. Private parties may with written permission hire a certified pest controller to spray street trees adjacent to their property.

E. Hazard Trees – City’s Authority to Remove. The City may remove any park or street tree determined to be a hazard by the Public Works Department.

F. Park or Street Tree Removal Process. No City trees shall be cut down, killed, or removed for any reason without complying with the following procedure:

1. File an application with the Public Works Department;
2. Receive approval from the City for removal.

13.04.120 Penalties.

Any person in violation of this chapter is subject to a civil fine pursuant to BMC 1.12. Each day during which a violation of any of the above sections occurs constitutes a separate infraction.

¹ For the statutory provisions regarding sidewalk construction in cities including the landowner’s responsibility for the burden and expense of constructing sidewalks along any street or other public place abutting his property and the provisions regarding notice of needed improvements to the owner and the procedure to be followed, see Chapter 35.70 RCW.

Section 2. Chapter 13.08 of the Buckley Municipal Code entitled “Sidewalk Construction Under Private Contract or By Abutting Property Owners” is hereby deleted in its entirety:

Section 3. A New Chapter 13.10 entitled “House and Street Number” is hereby added to the Buckley Municipal Code to read as follows:

13.10.010 Method designated.

All houses, residences and places of business within the City of Buckley shall be numbered in accordance with this chapter. All homes, buildings, residences and places of business hereafter constructed shall be assigned such number as the Building/Planning Department of the City of Buckley shall designate in the permit granted for such construction.

13.10.020 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“Avenue” (AVE) means a public road that has a definitive east-west directional course.

“Boulevard” (BLVD) means a public road that is a broad, landscaped road generally containing a median.

“Circle” (CIR) means a public or private road that intersects with itself subsequent to an intersection with another road.

“Court” (CT) means a public or private road, generally less than 1,000 feet in length which ingress is generally along a north-south direction course and that ends in a cul-de-sac.

“Highway” (HWY) means a designated state highway.

“Place” (PL) means a public or private road, generally less than 1,000 feet in length which ingress is generally along an east-west directional course and that ends in a cul-de-sac or dead end.

“Street” (ST) means a public road that has a definitive north-south directional course.

“Way” (WAY) means public or private road than runs at an angle, or is not parallel to a grid.

13.10.030 Specifications for addressing buildings.

A. Every person, occupant, owner, householder, or organization shall cause to be affixed suitable numbers at least four inches in height with a minimum stroke width of one-half inch. The numbers shall be constructed of metal or appropriate construction based on the point of entry of such home, residence or place of business, readily visible from a point on the sidewalk and street in front of such home or building. The point of entry shall be determined to be either:

B. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not be less than 4 inches high with a minimum stroke width of ½ inch. Where required by the Building Official or Fire Marshall, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

13.10.040 Street signs.

The City Public Works Department shall provide for the placing of street identification signs at all intersections and at other locations determined necessary by the City engineer. All signs shall have international style, size, and white lettering on a green background.

13.10.050 System of addressing of roads.

The following system of addressing and street identification is adopted for those areas of the City of Buckley for which said City is responsible for the issuance of addresses:

A. The City shall be divided into quadrants by establishing a north-south baseline and an east-west

baseline. The north-south baseline is Main Street and the east-west baseline is Naches Street. The resulting quadrants (North, South, East and West) shall be prefixed to named or numbered roads.

- B. Roads running east and west shall be designated as “avenues”.
- C. Roads running north and south shall be designated as “streets”.
- D. Roads running east and west ending in a cul-de-sac and which cannot be extended shall be designated as “places”.
- E. Roads running north and south ending in a cul-de-sac or and which cannot be extended shall be designated as “courts”.
- F. Roads that intersect with itself subsequent to an intersection with another road shall be designated as “circles”.
- G. Roads which are located on the boundaries of the City limits, on which the property on one side of the road is located within the City limits while property on the opposite side is located within Pierce County, shall retain the name or number assigned by the county, if a name or number has been so assigned. Such roads which have not been assigned a name or number by the county shall be named or numbered according to this chapter.

13.10.060 Street names and changes authorized.

- A. The City Council, by resolution, may change, rename or name an existing or newly established street within the limits of the city at any time, upon recommendation of the Building/Planning Department.
- B. In addition to City Council initiative to change, rename or name an existing or newly established street, the City Council may consider individual requests for renaming of streets. Applications to the City Council for street renaming shall contain the signatures of the majority of persons having ownership in properties addressed on the street to be renamed. Notice of proposed name changes shall be mailed to all property owners whose addresses would be changed at least 20 days prior to Council action. A change of street names shall be accomplished by the adoption of a resolution directing such change.
- C. The Council shall consider technical input from the department, locational and development characteristics relative to the street and the impact that a change may have on existing businesses and residences, as well as on emergency vehicle responsiveness, in determining whether the change should be granted. Only entire street lengths or distinct major portions of streets shall be separately renamed by the City. For purposes of this chapter, “distinct major portions” shall mean a separate portion of a street identifiable by either a directional shift of at least 45 degrees or an interrupted interval of at least one-quarter mile.

13.10.070 System of numbering multi-tenant and/or multiple-structure housing.

- A. An address shall be assigned to each primary structure except for situations where public safety or consistent numbering is better achieved by single addresses for multiple structures.
 - 1. Condominiums. A separate address shall be assigned to each unit. Addresses shall conform to the public street frontage of the condominium.

2. Duplexes. A separate address shall be assigned to each unit and shall conform to regular numbering along the street.
3. Apartments. Each apartment complex consisting of three or more buildings shall be assigned a single street address. Individual buildings shall be assigned a letter for emergency reference only. Such letter shall not be part of the official mailing address. Each unit within the complex shall be numbered individually with no number repeating itself within the complex. In multi-level structures, ground level numbers shall be preceded by a one, second level numbers shall be preceded by a two, etc. The first unit shall be 101. Apartment addresses and unit numbers shall be assigned by City building/planning department staff with review by the fire department and the postal service.
 - a. If the number of units in a complex varies from one level or building to the next, the numbering of subsequent buildings shall continue from the highest preceding number as if all intervening numbers had been assigned to every floor.
 - b. A recreation building shall be lettered but shall not be assigned a unit number unless there are two or more recreation buildings in which case a unit number shall be assigned.
 - c. Directory signs listing structure address and secondary unit numbers shall be required at all public street entries to multi-tenant and/or multiple-structure complexes. Directory signs are subject to the City of Buckley sign code.
4. Mobile Home and R.V. Parks. A primary street address shall be assigned to a mobile home and/or R/V. park. Space numbers beginning with No. 1 shall be assigned to individual units within the complex. Recreational buildings shall be lettered in the same manner as for apartments.
5. One Organization with Multiple Structures on a Single Parcel. Multiple structures that house a single business, school, or other organization shall be assigned a single street address based on the main driveway location. Each building shall be assigned a letter or name for emergency location purposes only.
 - a. Directory signs are required at all public street entries and are subject to the City of Buckley sign code.
6. Multi-Tenant Structures with Flex-Space Floor Plans. Each structure or primary unit shall be assigned an address by the City building/planning staff with review by the fire department. At the Department's discretion, an address may be assigned to each major outside entrance when suite assignment is from interior hallways. When access to tenants is from individual outside entrances, a range of numbers shall be assigned to accommodate potential spaces. A master plan for addressing a complex may be created but individual address assignments will be at the discretion of the City.
 - a. Addresses for individual tenant spaces shall be assigned by the Building/Planning Department at the time of building permit application. Such addresses shall be reviewed by the fire department. No addresses shall be assigned without prior approval of the building and fire departments.
 - b. Number designations shall be in chronological order but need not be consecutive. Numerical spaces must be skipped to allow for future development and modification within the structure.
 - c. In multi-level structures, ground level numbers shall be preceded by a one; second level

numbers shall be preceded by a two, etc. Suite numbers shall not repeat themselves.

d. Directory signs that list structure address, secondary unit number, and business name are required at all public street entries to multi-tenant complexes and are subject to the City of Buckley sign code.

e. Multi-tenant addresses usually shall be assigned off the main driveway entrance. In the case of a linear development parallel to a street, the addresses shall be assigned based on the tenant building front door location.

13.10.080 Address assignments.

A. In existing subdivision or short subdivision plats, in binding site plans, and in land not yet platted, the assignment of addresses for new buildings shall occur in conjunction with the issuance of a building permit.

B. In subdivision or short subdivision plats approved after February 1, 2017 the assignment of addresses shall occur during the subdivision or short subdivision plat process.

13.10.090 Notification of address assignments.

Upon assignment of a building address, the Building/Planning Department shall notify the:

A. United States Postal Service;

B. South Sound 911;

C. Buckley Fire Department; and

D. Buckley Police Department; and

E. Other agencies as determined by the Building/Planning Department.

13.10.100 Violation—Penalty.

Any person in violation of this chapter is subject to a civil fine pursuant to BMC 1.12. Each day during which a violation of any of the above sections occurs constitutes a separate infraction.

Section 4. Chapter 13.12 of the Buckley Municipal Code entitled “Curbings” is hereby deleted in its entirety:

Section 5. Chapter 13.20 of the Buckley Municipal Code entitled “Sidewalk Construction Standards” is hereby amended to read as follows:

13.20.010 New construction.

Hereafter ~~in the residential districts of the city, all sidewalks constructed shall be a minimum of four feet wide and the outside and the line of the sidewalk shall be six feet from the abutting property line. All such sidewalks shall be of cement concrete and shall be not less than four inches thick and shall be underlaid with at least six inches of bankrun gravel fill, or the equivalent ballast~~ **all sidewalks in the City shall be**

constructed to conform to the design standards listed in the City's adopted Development Guidelines and Public Works Standards.

~~13.20.020 Construction in blocks with existing sidewalks.~~

~~Whenever any new sidewalks are constructed in any block where there is any existing sidewalk, the outer edge thereof shall conform with the outer edge of such existing sidewalk. Whenever in any block such existing sidewalk is wider than four feet, any newly constructed sidewalk in that block shall be as wide as the existing walk.~~

~~13.20.030 Grade determination.~~

~~All sidewalks shall be constructed upon such grade as the superintendent of streets may direct where the same is not otherwise provided for by ordinance or resolution of the city council.~~

~~13.20.040 Supervision.~~

~~Construction or reconstruction of all sidewalks and parkings in the city shall be under the supervision and control of the superintendent of streets, whether the same is done by the city or by the abutting property or other persons. Before any walk is poured, request for inspection shall be made to the street superintendent, who shall inspect for grade and conformance with this chapter.~~

~~13.20.050 Construction in conjunction with new building.~~

~~Every new home or building constructed abutting any street shall have sidewalks the full width of the lot. Such sidewalks or sidewalk shall be constructed and completed by the owner of the property by the time of completion of the home or building; provided, however, that the city council may grant a reasonable extension of time for completion of such construction to the owner of the property, in event adequate reasons exist at the time for the exercise of such discretionary action.~~

13.20.020 Exemptions.

Nothing contained in this chapter shall be construed as preventing the City council from adopting, permitting or ordering any sidewalk to be constructed or reconstructed of a different material or different width or in a different manner as provided in this chapter, as in the discretion of the City council may be best suited to the particular street or locality, upon ordinance or resolution passed to that effect.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

Passed by the City Council on the 24th day of January, 2017.

Mayor Pat Johnson

Attest:

Joanne Starr, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

PUBLISHED:

EFFECTIVE:



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. __-17 – Amending BMC 17.08.010 – Development Guidelines & Public Works Standards	Agenda Date: January 24, 2017		AB17-006
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller	X	X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		X
	Fire Dept – Chief Predmore		X
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		X
Police Dept – Chief Arsanto		X	
Municipal Court – Jessica Cash			
Attachments: Ordinance			
<p>SUMMARY STATEMENT: Pursuant to DOE Phase II NPDES Stormwater Permit requirements the City Council adopted a newly revised 2016 Stormwater Management Program in March of 2016.</p> <p>The Stormwater Management Program Task CTRL 9 – 13 required that the City review, identify, adopt and implement codes, rules, standards, and revisions to existing standards which incorporate LID principles and LID BMPs. Per City Council direction staff and City engineers reviewed all of the City’s development codes, standards and regulations and identified changes that incorporate LID principles and LID BMPs to comply with the Phase II NPDES.</p> <p>Changes were identified within Titles 12, 13, 14 and 19 of the Buckley Municipal Code and the City’s Design Guidelines and Public Works Standards. In addition during this review staff identified the need to develop and propose additional changes to the City’s Design Guidelines and Public Works Standards to update construction standards and specifications to reflect current practices.</p> <p>This ordinance being presented for consideration incorporates these changes and adopts the newly updated version of the City’s Design Guidelines and Public Works Standards – Revision #5 dated December 19, 2018.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: U/T 1/17/17			
RECOMMENDED ACTION: MOTION to Approve Ordinance No. __-17 Amending BMC 17.08.010 – Development Guidelines & Public Works Standards.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. ____-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON AMENDING BMC 17.08 TO ADOPT NEW UPDATED VERSION #5 OF THE CITY'S DESIGN GUIDELINES AND PUBLIC WORKS STANDARDS TO INCORPORATE LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS PURSUANT TO THE CITY'S PHASE II STORMWATER NPDES PERMIT ISSUED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY .

WHEREAS, the Federal Environmental Protection Agency's Phase II regulations went into effect in early 2003 and apply to all regulated small municipal separate storm sewer systems; and

WHEREAS, on January 17, 2007 Washington State Department of Ecology (DOE) issued two Phase II Municipal Stormwater Permits, one for western Washington and one for eastern Washington. The Phase II Permit for western Washington covers at least 80 cities and five counties; and

WHEREAS, DOE determined that the City of Buckley was to be included under this Stormwater Phase II NPDES Permit coverage; and

WHEREAS, DOE first issued the Western Washington Phase II Permit in 2007 and modified it in 2009. DOE reissued it unmodified on August 1, 2012 to be effective through July 31, 2013. At the same time, Ecology also reissued an updated 2013 to 2018 permit on August 1; and

WHEREAS, the newly reissued Phase II Permit requires that each municipality meet the requirements of their NPDES Permit. Each municipality's permit for discharging stormwater is designed to reduce the discharge of pollutants, protect water quality, and meet the requirements of the Clean Water Act; and

WHEREAS, the newly reissued Phase II Permits require stormwater managers to develop a new "revised" *Stormwater Management Plan (SWMP)* that is a "forward only" looking document that describes what the City will do (not what was done in the past) during the next permit phase; and

WHEREAS, the Phase II Municipal Permits require that permittees develop—and annually update—a Stormwater Management Program (SWMP) document to submit

with the annual report; and

WHEREAS, in compliance with the DOE Phase II NPDES Stormwater Permit requirement the City Council adopted Ordinance No. 09-16, March 22, 2016, establishing the newly revised 2016 Stormwater Management Program; and

WHEREAS, Task CTRL 9 – 13 of the Stormwater Management Program requires that the City review, identify, adopt and implement codes, rules, standards, and revisions to our existing standards which incorporate LID principles and LID BMPs; and

WHEREAS, per City Council direction, City staff and City engineers have reviewed all of the City’s development codes, standards and regulations and identified changes that incorporate LID principles and LID BMPs to comply with the Phase II NPDES; and

WHEREAS, code language needing revision was identified in BMC Titles 12, 13, 14 and 19 of the Buckley Municipal Code and the City’s Design Guidelines and Public Works Standards; and

WHEREAS, due to ongoing review and incorporating additional changes to the various titles, each section will be presented for amendment separately; and

WHEREAS, during this review staff identified the need to develop and propose additional changes to the City’s Design Guidelines and Public Works Standards to update construction standards and specifications to reflect current practices; and

WHEREAS, the City’s Utilities and Transportation Committee reviewed all of the changes to the City’s Design Guidelines and Public Works Standards and recommended that the City adopt these changes; and

WHEREAS, the City Council desires to amend BMC 17.08.010 to incorporate the LID principles and LID BMPs to comply with the Phase II NPDES requirements;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Chapter 17.08.010 of the Buckley Municipal Code entitled “General requirements and covenants” is hereby amended to read as follows;

17.08.010 General requirements and covenants.

The general design and construction requirements for the city shall be those contained in the city “Development Guidelines and Public Works Standards, [Rev. 5](#)” prepared by the city and Gray and Osborne, Inc., dated [December 19, 2016](#), attached to the ordinance codified in this section and incorporated therein as Exhibit A.

Section 2. Severability. If any portion of this ordinance is found or rendered invalid or ineffective, all remaining provisions shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect five days from and after its passage, approval and publication as provided by law.

Introduced, passed, and approved this 24th day of January, 2017.

Mayor Pat Johnson

Attest:

Joanne Starr, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

PUBLISHED: _____

EFFECTIVE: _____

CITY OF BUCKLEY

PIERCE COUNTY

WASHINGTON



DEVELOPMENT GUIDELINES

AND

PUBLIC WORKS STANDARDS

REV. 5

G&O #16204
DECEMBER 2016



Gray & Osborne, Inc.
CONSULTING ENGINEERS

CITY OF BUCKLEY

PIERCE COUNTY

WASHINGTON



DEVELOPMENT GUIDELINES

AND

PUBLIC WORKS STANDARDS

REV. 5

ADOPTED BY ORDINANCE NO.: 16-99

DATE: MAY 25TH, 1999

PREPARED BY: GRAY & OSBORNE, INC.
701 DEXTER AVENUE NORTH, #200
SEATTLE, WASHINGTON 98109
G&O #16204

REV 1 BY: CITY OF BUCKLEY PUBLIC WORKS AND FIRE DEPARTMENT

REV 2: ORDINANCE 20-04, SEPTEMBER 28, 2004

REV 3: ORDINANCE 05-08, FEBRUARY 26, 2008

REV 4: ORDINANCE 10-10, MAY 25, 2010

REV 5: ORDINANCE _____, _____, 2016

DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS

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SECTION 1
INTRODUCTION

SECTION 1

1. INTRODUCTION

These standards shall apply to all improvements within the public right-of-way and/or public easements, to all improvements required within the proposed public right-of-way of new subdivisions, for all improvements intended for maintenance by the City and for all other improvements for which the City Code requires approval from the City Public Works Department. These standards are intended as guidelines for designers and developers in preparing their plans and for the City Public Works Department in reviewing plans. Where minimum values are stated, greater values should be used whenever practical; where maximum values are stated, lesser values should be used where practical.

Alternate design standards will be accepted when it can be shown, to the satisfaction of the City Public Works Department **and City Engineer**, that such alternate standards will provide a design equal to or superior to that specified. In evaluating the alternate design, the City Public Works Department **and City Engineer** shall consider appearance, durability, ease of maintenance, public safety and other appropriate factors.

Any improvements not specifically covered herein by these Standards must meet or exceed the *most current edition of the ~~2008~~ 1998 Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge & Municipal Construction*, State of Washington, and current amendments thereto, revised as to form to make reference to Local Governments. Said specifications shall be referred to hereafter as the "*WSDOT Standard Specifications*".

Where improvements are not covered by these details nor by the *WSDOT*

Standard Specifications nor by the standard details, the City Public Works Department **and City Engineer** will establish appropriate standards.

Plans for major improvements in the public right-of-way or within public easements shall bear an approval signature from the City **and City Engineer**.

The designer shall submit calculations or other appropriate materials supporting the design of utilities, pavements and storm drainage facilities. The designer shall submit calculations for structures and other designs when requested by the City Public Works Department **and/or City Engineer**.

SECTION 2

PERMITS

CHAPTER 2

2. PERMITS

2.01 Permit Process

No person, firm or corporation shall commence work on the construction, alteration or repair of any facility located either in the public right-of-way or a public easement without any necessary permit(s) first having been obtained from the City.

Any party requesting such permit shall file *a* written application ~~therefore~~ with the City at least ten (10) working days before construction is proposed to start. ~~Such application shall be made on a standard City form provided for that purpose, and shall include:~~

~~(1) The name and address of the applicant;~~

~~(2) The name and address of the owner of the property abutting the street where the work is proposed;~~

~~(3) The street location of the proposed work, giving the street address or legal description of the property involved;~~

~~(4) A detailed plan showing the dimensions of the abutting properties and the dimensions and location of all existing and/or proposed facilities and other pertinent features to understand the proposed work;~~

~~(5) The plan shall also show the location of buildings, loading platforms, roof overhangs (if significant) or off street parking facilities being served or to be served by the new construction.~~

Every application shall include information appropriate to the proposed use as specified in *Buckley Municipal Code (BMC) 13.35.090*. At a minimum the application shall include:

- (1) A scale drawing showing the following:
 - a) The location of the proposed right-of-way use;
 - b) The location of existing and proposed improvements;
 - c) The location of surface features such as curbs and gutters;
 - d) The location of underground features such as the location of utilities;
 - e) The location of the limits of the work area and method of restoration;
 - ~~f) Dimensions of the abutting properties and the dimensions and location of all existing and/or proposed facilities and other pertinent features to understand the proposed work.~~
- (2) The name, address, email, telephone and facsimile number of the applicant.
 - a) If the applicant is not the owner of the facility to be installed, maintained or repaired in the public right-of-way, the application shall also include the name, address, email, telephone and facsimile number of the owner;
- (3) The proposed start date of the use or excavation;
- (4) The proposed duration of the use or excavation, which shall include the duration of the restoration of the public right-of-way physically disturbed by the excavation;
 - a) The number of cubic yards to be excavated or filled;
 - ~~a)~~ b) Amount of impervious surface being added as defined by Chapter 14.30 BMC
- (5) A copy or other documentation of the franchise, easement, encroachment permit, license or other legal instrument that

*Not part of
BMC
13.35.090*

*Part of BMC
13.35.090*

authorizes the applicant or owner to use or occupy the public right-of-way for the purpose described in the application.

a) If the applicant is not the owner of the facility or facilities to be installed, maintained or repaired, the applicant must demonstrate – in a form and manner specified by the director – his authorization to act on behalf of the owner;

(6) Traffic control plan;

(7) An estimate of construction costs;

a) A draft bond form to be reviewed by the city (see BMC 13.35.220);

(8) An environmental checklist if required by the SEPA official;

(9) Any other information that may be reasonably required by the City Administrator and City Engineer based on the particular application at issue; and

(10) An application fee as required by BMC 13.35.120 ~~or BMC 20.01.~~

*Not from
13.35.090*

The City Public Works Department may require, at their discretion, the filing of any other information when in their opinion such information is necessary to properly enforce the provisions of this ordinance.

No permit shall be issued until the proposed work has been approved by the appropriate official. Adjudication of disagreements regarding approvals shall be made by the City Administrator and his decision shall be final.

No plan shall be approved nor a permit issued where it appears that the proposed work, or any part thereof, conflicts with the provisions of this ordinance or any other ordinance of the City of Buckley, nor shall issuance of a permit be construed as a waiver of the Zoning Ordinance or other

ordinance requirements concerning the plan.

~~The application fee shall be the same as the application fee for a "Site Plan Review", as set forth in BMC 19.54, "APPLICATION FEES". An application fee as required by BMC 13.35.120 or BMC 20.01.~~

Do we want to keep BMC

2.02 Variances

A. General

The City Council or the City Administrator shall have the authority to grant a variance from the requirements of this specification and from the requirements of this ordinance after considering the matter. The City Administrator and City Engineer may grant variances for minor modifications. Major ~~modifications~~ ~~variances~~ shall be referred to the City Council to sit in judgment of same, at a public meeting. ~~Major modification as defined herein shall mean a modification or change to the Development Guidelines and Public Works Standards that is of such magnitude, complexity or sensitivity that final review and approval of a variance of a public works modification proposal is necessary by the City Council to ensure that potential impacts to the natural environment of the City are fully mitigated, and to protect the health, safety and general welfare of the community in a manner consistent with the municipal code and comprehensive plan.~~ No application for a variance shall be granted by the council unless the council finds:

- (1) That special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other lands in the same neighborhood, and that literal interpretation of the provisions of this ordinance would deprive the

property owner of rights commonly enjoyed by other properties similarly situated in the same neighborhood.

- (2) That the special conditions and circumstances do not result from the actions of the applicant, and are not self-imposed hardships;
- (3) That granting the variance requested will not confer a special privilege to the subject property that is denied other lands in the same neighborhood;
- (4) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the subject property is situated;
- (5) That the granting of the variance requested will be in harmony with the general purpose and intent of these standards, and any applicable Land Use Ordinance(s);
- (6) That the purpose of the variance is not merely to permit the subject property to be utilized more profitably by the owner or to economize on the cost of improving the property.

B. Conditions

In granting any variance of a major modification from a public works standard the City Council may prescribe appropriate conditions, mitigation and/or safeguards that will ensure that the purpose and intent of the specifications shall not be violated. Further, the City Council will require the applicant to post a performance bond guaranteeing compliance with such conditions.

C. Effective Date of Variance

The decision of the City Council granting or denying a **major** variance shall not become final until the expiration of ten days from the date of entry of such decision in the official records of the City Council.

D. Procedure for Application for a Variance

Application for a variance shall be filed with the City Public Works Department in writing.

SECTION 3

PUBLIC WORKS CONSIDERATIONS

SECTION 3. PUBLIC WORKS CONSIDERATIONS

3.01 Bonding

Developers and contractors performing work within the public right-of-way or publicly owned easement(s) shall be prepared to satisfy the following two bonding requirements.

- (A) Furnishing a performance bond, approved as to surety by the City Administrator and as to form by the City Attorney, which bond shall be conditioned upon faithful completion of that portion of the work performed pursuant to the permit which will require completion by the City should the permittee or his contractor default. The amount of such bond shall be 150% of the approved value of the improvements. The City engineer shall review and provide approval, as may be applicable of the submitted amount.

- (B) Furnishing a Maintenance Bond. All work shall be guaranteed by the Contractor for a two-year period from the time of inspection and final approval of the construction by the City.

3.02 Hold Harmless Clause

The Developer shall indemnify and hold harmless the City and the City Engineer, and their agents and employees, from and against all claims damages, losses, and expenses, including attorney's fees, arising out of or resulting from the performance of the work, and shall, after reasonable notice, defend and pay the expense of defending any suit and will pay any judgment, provided that any such claim, damage, loss, or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission or by any other action giving rise to strict liability of the Developer, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them

may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

In any and all claims against the City or City Engineer, or any of their agents or employees, by any employee of the Developer, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this article shall not be limited in any way ~~be-by~~ any limitation on the amount or type of damages, compensation, or under workman's compensation acts, disability benefit acts, or other employee's benefit acts.

The obligations of the Developer under this article shall not include the sole negligence of the City or the City Engineer.

3.03 Developer's Public Liability & Property Damage Insurance

The Developer shall not commence work until he has furnished evidence (in duplicate copy) of insurance required hereunder, and such insurance has been approved by the City Attorney; nor shall the Developer allow any contractor or subcontractor to commence work on his contract or subcontract until the same insurance requirements have been complied with by such contractor or subcontractor. Approval of the insurance by the City Attorney shall not relieve or decrease the liability of the Developer thereby.

Companies writing the insurance under this article shall be licensed to do business in the State of Washington or be permitted to do business under the Surplus Line Law of the State of Washington.

The Developer shall maintain, during the life of the Contract, Comprehensive General and Automobile Liability Insurance, as detailed herein. The insurance shall include, as Additional Named Insured, the City. All insurance policies shall be endorsed to provide that the policy shall not be canceled or reduced in coverage until after ten (10) days prior

~~3.2~~

written notice, as evidenced by return receipt of registered letter has been given to the City.

Comprehensive General Bodily Injury and Property Damage Insurance shall include:

- a. Premises & Operations;
- b. Developer's Protective Liability;
- c. Products Liability, including Completed Operations Coverage
- d. Contractual Liability
- e. Broad Form Property Damage;

Comprehensive Automobile Bodily Injury and Property Damage Insurance shall include:

- a. All owned automobiles;
- b. Non-owned automobiles;
- c. Hired automobiles.

The insurance coverages listed above shall protect the Developer from claims for damages for bodily injury, including death resulting therefrom, as well as claims for property damage, which may arise from operations under this contract, whether such operations be by himself or by any subcontractor or by anyone directly employed by either of them, it being understood that it is the Developer's obligation to enforce the requirements of this article as respects any contractor or subcontractor.

~~3.3~~

Comprehensive General and Automobile Liability Insurance shall provide coverage for both bodily injury and property damage, as follows:

Comprehensive General and Automobile Bodily Injury Liability Insurance on an occurrence basis of not less than One Million dollars (\$1,000,000.00) for bodily injury, sickness or disease, including death resulting therefrom, sustained by each person; and for limits of not less than One Million Dollars (\$1,000,000.00) for each occurrence.

Comprehensive General Property Damage Liability Insurance on an occurrence as is for limits of not less than One Million Dollars (\$1,000,000.00) for damage to or destruction of property, including loss of use thereof, arising from each occurrence, and in an amount of not less than Two Million Dollars (\$2,000,000.00) in aggregate.

Comprehensive Automobile Property Damage Liability Insurance on an occurrence basis for limits of not less than One Million Dollars (\$1,000,000.00) for damage to or destruction of property, including loss of use thereof, arising from each occurrence.

Comprehensive Liability Insurance shall include the City and the as Additional Named Insured.

Comprehensive General Property Damage Liability Insurance shall include liability coverage for damage to or destruction of property of other, including loss of use of property damaged or destroyed, and all other indirect and consequential damage for which liability exists in connection with such damage to or destruction of property of others, and shall include coverage for:

("X") Injury to or destruction of any property arising out of blasting or explosion;

("C") Injury to or destruction of any property arising out of the collapse of/or structural injury to any building or structure due:

~~3.4~~

1. to excavation, including borrowing, filling or backfilling in connection therewith, or tunneling, pile driving, coffer-dam work or caisson work, or
 2. to moving, shoring, underpinning, raising or demolition of any building or structure or removal or rebuilding of any structural support thereof.
- ("U")
1. Injury to or destruction of wires, conduits, pipes, mains, sewers or other similar property or any apparatus in connection therewith, below the surface of the ground, if such injury or destruction is caused by and occurs during the use of mechanical equipment for the purpose of excavating or drilling, or
 2. Injury to or destruction of property at any time resulting therefrom.

There shall be included in the liability insurance, contractual coverage sufficiently broad to insure the provisions of "Hold Harmless Clause".

Nothing contained in these insurance requirements is to be construed as limiting the extent of the Developer's responsibility for payment of damages resulting from his operations under this Contract.

In the event the Developer is required to make corrections on the premises after the work has been inspected and accepted, he shall obtain, at his own expense, and prior to commencement of any corrective work, full insurance coverage, as specified herein.

The Developer shall furnish, upon request by the City, certified copies of the insurance policy or policies within two weeks of the City's request.

3.04 Compensation & Employer's Liability Insurance

The Developer shall maintain Workmen's Compensation Insurance or, as may be

~~3.5~~

applicable, Maritime Workmen's Insurance, as required by state or federal statute for all of his employees to be engaged in work on the Project and, in case any such work is sublet, the Developer shall require the contractor or subcontractor similarly to provide Workmen's Compensation Insurance or Maritime Workmen's Insurance for all of the latter's employees to be engaged in such work. The Developer's Labor & Industries account number shall be noted in the Proposal in the space provided.

In the event any class of employees engaged in work at the site of the Project is not covered under the Workmen's Compensation Insurance or Maritime Workmen's Insurance, as required by state and federal statute, the Developer shall maintain and shall cause each contractor or subcontractor to maintain Employer's Liability Insurance with a private insurance company for limits of at least One Hundred Thousand Dollars (\$100,000.00), each person, and Three Hundred Thousand Dollars (\$300,000.00), each accident, and furnish satisfactory evidence of same.

3.05 Non-interference

The permittee shall be responsible for minimum interference with:

- ~~A.~~ a. Traffic Routing
- ~~B.~~ b. Fire Facility Clearance
- ~~C.~~ c. Adjoining Property
- ~~D.~~ d. Utility Facilities
- ~~E.~~ e. Natural Surface Drainage

Prior to construction, these items are to be discussed with the City Public Works Department, and/or City Fire and Police Departments and/or the City Building Inspector, and special provisions may be included in any applicable City Permit(s).

3.06 Work Standards

All work performed pursuant to a permit issued shall be done in accordance with these

~~3.6~~

"Development Guidelines and Public Works Standards" and *WSDOT Standard Specifications*. ~~the standards published in the most current edition of the Standard Specifications for Road, Bridge & Municipal Construction, State of Washington (herein referenced as "Standard Specifications"), and current amendments thereto, revised as to form to make reference to Local Governments.~~ Where conflicts exist between these "Development Guidelines and Public Works Standards" and the aforementioned "~~State Standards~~" *WSDOT Standard Specifications*, the City's Development Standards shall take precedence. Natural Gas design and construction shall comply with standards and/or specifications as required by Puget Sound Energy. ~~the most current edition of the Natural Gas Maintenance and Operation Manual.~~

3.07 Inspection

(A) **General.** The City shall exercise full right of inspection of all excavating, construction, and other invasions of City right-of-way or public easements. The City Public Works Department shall be notified on the working day prior to commencing any work in the City's right-of-way or public easements. The City Public Works Department and/or City Engineer is authorized to and may issue immediate stop work orders in the event of noncompliance with this chapter and/or any of the terms and provisions of the permit or permits issued hereunder.

(B) **Final Inspection.** Prior to final approval of construction, a visual inspection of the job site will be made by the City Public Works Department. Restoration of the area shall be complete with all improvements being restored to substantially their original or superior condition. Final approval of construction shall not be given earlier than thirty (30) days after completion of construction, as witnessed by the City's Public Works Department and/or City Engineer.

3.08 As-built Drawings

Permittees who install systems within, on, or below the City's public rights-of-way or public easements shall furnish the City Public Works Department with accurate drawings, plans and profiles, showing the location and curvature of all underground structures

installed, including abandoned installations. Horizontal locations of utilities are to be referenced to street centerlines, as marked by survey monuments, and shall be accurate to a tolerance of plus or minus one half (1/2) foot. The depth of such structure may be referenced to the elevation of the finished street above said utility, with depths to the nearest one-tenth foot being shown in a minimum of fifty-foot intervals along the location of said utility. All development improvements including private service for sewer, water, storm drainage and gas, shall be marked where they intersect the curb with metal tags embedded in the curb face.

Such as-built drawings shall be submitted to the City Public Works Department office within thirty (30) calendar days after completion of the work.

In the event that the permittee does not have qualified personnel to furnish the as-built drawing required by this section, he shall advise the City Public Works Department in order that necessary field measurement may be taken during construction for the preparation of as-built drawings. All costs of such field inspection and measurement, to include the preparation of the as-built drawings, shall be at the sole expense of the permittee.

Drawing Standards:

Minimum scale - 1" = 50' horizontal; 1" = 5' vertical

Detail scale - Larger as necessary

As-built drawings shall be submitted on permanent, stable reproducible mylar with a signature and data which verifies the "as-built" condition of the project. All data as shown on the drawings shall be "fixed line" or ink. Sticky back (glue) reproductions or "sepia" mylars will not be acceptable. In addition, as built drawings shall be provided in electronic form compatible with the CAD system used by the City Engineer. The Applicant shall contact the City Engineer to determine which version of CAD is being used by the City.

~~3.8~~

SECTION 4
STREET STANDARDS

SECTION 4 STREET STANDARDS

4.01 General Considerations

A. General

The overall goal of this chapter is to encourage the uniform development of an integrated, fully accessible public transportation system that will facilitate present and future travel demand with minimal environmental impact to the community as a whole.

This chapter provides *minimum* street design standards. Higher design and construction standards may be warranted due to localized conditions and construction parameters.

4.02 Streets

A. General

All street design must provide for the maximum traffic loading and capacity conditions anticipated. The width and grade of the pavement must conform to specific standards set forth herein for safety and uniformity.

B. Design Standards

The design of streets and roads shall depend upon their type and usage. The design elements of streets shall conform to City standards as set forth herein and good engineering design practice.

The layout of streets shall provide for the continuation of existing arterial streets in adjoining subdivisions or of their proper projection when adjoining property is not subdivided. Local access streets, which serve primarily to provide access to abutting property, shall be designed to discourage through traffic. See the table of the Minimum Street Design Standards.

1. Grade. Street profile grade should conform closely to the natural contour of the land. In some cases, a different grade may be required by the City Engineer. The minimum “desired” profile grade shall be 0.7 percent. Local conditions may, in the opinion of the City’s Administrator, require a less allowable profile grade in which case (if specifically approved by the City Public Works Department), the minimum allowable profile grade shall be 0.5 percent. The maximum allowable grade shall be 12 percent, depending upon the street classification. However, the “desired” grade is 8% or less for fire apparatus accessibility.
2. Width. The pavement and right-of-way width depend upon the street classification. The table of Minimum Street Design Standards show the minimum widths allowed.

Street widths shall be measured from face of vertical curb to face of vertical curb on streets with cement concrete curb and gutter, and from centerline of gutter to centerline of gutter on streets without concrete vertical curb and gutter.

3. The General Notes numbered 1 through ~~76~~^{4,2}, as shown and further referenced herein, shall be included or referenced on any plans

submitted to the City for construction approval dealing with street design.

GENERAL NOTES (STREET CONSTRUCTION)

1. All workmanship and materials shall be in accordance with current City of Buckley Standards and current amendments thereto and the ~~most current copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction, and any amendments thereto.~~ *WSDOT Standard Specifications.*

- ~~1.2.~~ The contractor shall be responsible for all traffic control in accordance with the *most current edition of the Manual on Uniform Traffic Control Devices (MUTCD), and current amendments thereto.* ~~manual.~~ Prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City for consideration and/or approval. No work shall commence until all approved traffic control is in place.

- ~~1.3.~~ All curb and gutter, street grades, sidewalk grades, and any other vertical and/or horizontal alignment shall be staked by engineering or surveying firm capable of performing such work. Such firms shall be currently licensed in the State of Washington to perform such work.

- ~~1.4.~~ Where new asphalt joins existing, the existing asphalt shall be cut to a neat vertical edge and tacked with Asphalt Emulsion type CSS-1 in accordance with the *WSDOT Standard Specifications.* The new asphalt shall be feathered back over existing to provide for a seal at the saw cut location and the joint sealed with grade AR-4000W paving asphalt.

~~4.5.~~ Compaction of subgrade, rock, and asphalt shall be in accordance with the *WSDOT Sstandard Sspecifications*.

~~4.6.~~ Form and subgrade inspection by the City is required before pouring concrete. A minimum ~~twenty-four~~*forty eight* hours notice is required to be provided to the City Public Works Department for form inspection.

~~4.7.~~ See City of Buckley Standards for testing and sampling frequencies.

C. Private Streets

Acceptance of existing private streets as public streets will be considered only if the streets meet all applicable public street standards, including right--of--way widths. New private streets may be allowed at the City's discretion. *Permeable pavement may be considered if approved by the City.*

All private roads shall, at a minimum, meet City of Buckley Works Standards for pavement width, sidewalk and planter strip. Street lighting is required at the intersection of the private street with the public right--of--way. Rights and responsibilities of each served property must be established by written document approved by the City Attorney and recorded in the County.

4.03 Functional Classification

City streets are divided into major (or principal) arterial, minor (or secondary) arterials, collectors and local access streets in accordance with regional transportation needs and the functional use each serves. Function is the controlling element for classification and shall govern right-of-way,

road width, and road geometrics. The following list is provided to assist the developer in determining the classification of a particular street. Streets not listed are classified as local access streets. New streets will be classified by the City.

A. Major (Principal) Arterials:

1. SR 410
2. SR165

B. Minor (Secondary) Arterials:

1. 112th Street East (SR165 to Mundy Loss)
2. "A" Street (Park Avenue to Spiketon Road)
3. Cedar Street (Main Street to Coul Avenue)
4. Collins Road (Levesque Road to Spruce Street)
5. Coul Avenue (Cedar Street to Spiketon Road)
6. Jefferson Avenue ("A" Street to Hwy SR 410)
7. Levesque Road (Ryan Road to Collins Road)
8. Main Street (Spruce Street to Naches Street)
9. Mason Avenue (Hwy SR 410 to Hinkleman Extension)
10. Mundy Loss Road (Hinkleman Road to 112th Street East)
11. Naches Street (Park Avenue to W. Mason Avenue)
12. Park Avenue (River Avenue to Naches Street)
13. River Avenue (Park Avenue to Ryan Road)
14. Ryan Road (Hwy 165 to Levesque Road)

C. Collector Streets

1. Butler Rd. (112th St E to Hinkleman Rd)
2. Chamberlain Rd (SR410 to 112th St E)

3. Couls Avenue (Spruce Street to McNeely Street)
4. Davis Street (Ryan Road to Spaulding Circle)
5. Division Street (Jefferson Street to End/City Limits)
6. Dieringer Avenue (River Road to ~~End/City Limits~~ McNeely St)
7. E. Tanner Avenue (McNeely Street to Klink Rd)
8. Franklin Street (Ryan Rd to Jefferson St)
9. Hinkleman Extension (Mason Ave to 112th Street East)
10. Jefferson Street ("A" Street to Franklin Street)
11. Klink Road (Ryan Rd to E. Tanner Ave)
12. Mason Avenue (SR410 to McNeely Street)
13. McDougal Street (Ryan Rd to Tanner Ave)
14. McNeely Street (E. Tanner Ave to Dieringer Avenue)
15. Rainier Street (Mason Ave to Main Street)
16. River Avenue (Park Avenue to Dieringer ~~Street~~ Avenue)
17. Sergeant Street (Ryan Road to ~~End~~ Dieringer Avenue)
18. Sheets Road (Ryan Road to End/City Limits)
19. South Rainier Street (Ryan Rd to Tanner Ave.)
20. Spiketown Road (Ryan Road to LaPierre Avenue /City Limits)
21. Spruce Street (Ryan Rd to Main Street)
22. Tanner Avenue (SR165 to McDougal Street)

D. Local Access Streets: Streets not listed are classified as local access streets.

MINIMUM STREET DESIGN STANDARDS

Minimum Street Design Standards						
Design Standard	Major Arterial	Minor Arterial	Collector	Local Access	Private Access	Alleys

Minimum Right-of-Way/ Access Easement	100'	66'	60'	55'	30'	16'
Minimum Pavement Width	40'	40'	36'	34'	20'	12'
Parking Lane	None	Both sides	Both sides	Both Sides except one side in cul-de-sac	N/A	N/A
Minimum/Maximum Grade	0.7%-8%	0.7%-10%	0.7%-12%	0.7%-12%	0.7%-12%	0.7%-12%
Curb	Cement Concrete Vertical Curb and Gutter	Cement Concrete Vertical Curb and Gutter	Cement Concrete Vertical Curb and Gutter	Cement Concrete Vertical Curb and Gutter	N/A	N/A
Sidewalks	Both Sides: 8' wide, except a reduction to 6' may be allowed if alternative design such as low impact meandering is approved by the City.	Both Sides: 6' wide in commercial area and 5' wide in all other areas. Alternative design such as low impact meandering may be allowed subject to review and approval by the City.	Both Sides: 5' Alternative design such as low impact meandering may be allowed subject to review and approval by the City.	Both Sides: 5' Alternative design such as low impact meandering may be allowed subject to review and approval by the City.	N/A	N/A
Sidewalks	Both Sides: 108' wide, except a reduction to 86' may be allowed if alternative design such as low impact meandering is approved by the City.	Both Sides: 8' wide, except a reduction to 6' may be allowed if alternative design such as low impact meandering is approved by the City.	Both Sides: 6' Alternative design such as low impact meandering may be allowed subject to review and approval by the City.	Both Sides: 6' Alternative design such as low impact meandering may be allowed subject to review and approval by the City.	N/A	N/A
Planter Strip	Both Sides: Minimum of 8', except in areas where alternative design is approved, then planter area may be averaged based on design approval by the City.	Both Sides: Minimum of 5', except in areas where alternative design is approved, then planter area may be averaged based on design approval by the City.	Both Sides: Minimum of 4', except in areas where alternative design is approved, then planter area may be averaged based on design approval by the City.	Both Sides: Minimum of 3', except in areas where alternative design is approved, then planter area may be averaged based on design approval by the City.	N/A	N/A
Cul-De-Sac Radius Right-of-Way/ Access Easement	N/A	N/A	N/A	55'	40'	N/A

Cul-De-Sac Radius (pavement width)	N/A	N/A	N/A	40' (w/o parking) 45' (w parking)	40'	N/A
Intersection Curb Radius	30'	30'	30'	28'	28'	28'
Design Speed(MPH)	Per City Ordinance	30	25	25	10	10
Minimum Centerline Radius for Normal Crown	460'	460'	460'	200'	N/A	N/A
Stopping Site Distance	250'	250'	250'	160'	N/A	N/A
Traffic Control Signage and/or Pavement Striping	Required	Required	Required	Required	N/A	N/A

4.04 Street Names

The developer must check with the City ~~Public Works~~ *Planning* Department regarding the naming of streets. This should be done at the time the preliminary plat is submitted and again upon approval of the final plat. The City ~~Public Works~~ *Planning* Department will ensure that the name assigned to a new street is consistent with policies of the City.

For individual lots an address number will be assigned to all new buildings at the time of building permit application. For subdivisions, short plats and/or binding site plans address numbers will be assigned during preliminary application review and recorded with final approval. It is then the owner’s responsibility to see that address numbers are displayed in accordance with the *most current edition of the International Building Code / International Residential Code (IBC/IRC)*.

4.05 Traffic Controls and Traffic Studies

A. Signing & Pavement Striping

The developer is responsible for providing all traffic control signs and pavement striping as required by the City. Traffic control signing and pavement striping shall comply with the provisions as established by the ~~U.S. Department of Transportation Manual on Uniform Traffic Control devices (MUTCD)~~.

Street designation signs, including poles and hardware, striping and other delineations as required will be paid for and installed by the developer. All required signing (traffic control and street name signs), striping, and other delineation as required, shall be shown on the street improvement plans prior to plan approval. Street designation signs shall display street names or grid numbers as applicable. All signs, posts, locations, post anchoring, etc., and pavement striping shall be approved by the City prior to acquisition and installation of same.

- B. All residential commercial and/or industrial development which generates more than 25 peak hour trips/ day, as defined by the *most current edition of the* ~~Federal Trip Generation Manual (FTGM)~~, or will result in more than eight (8) parking stalls may be required to perform and submit a formal Traffic Study.

4.06 Right-of-Way

Right-of-way is determined by the functional classification of a street. Major arterials shall have a right-of-way of not less than 100 feet, minor arterials not less than 66 feet, collectors not less than 60 feet, and local

access streets shall have a right-of-way of not less than 55 feet. Local access cul-de-sacs streets shall have a right-of-way of not less than 55 feet. See Minimum Street Design Standards Table for specific widths. See ~~4B.074.08~~ for radius requirements at cul-de-sac “bulb”. Right-of-way at the “bulb” shall be increased accordingly.

Right-of-way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, schools or other factors are proposed and/or required by the City Public Works Department.

Right-of-way shall be conveyed to the City on a recorded plat or by a right-of-way dedication deed. All costs of same to be borne by the property owner/developer.

4.07 Street Frontage Improvements

- A. All new commercial and residential development, plats, and short plats shall install street frontage improvements at the time of construction and/or prior to final platting as required by the City. For the purpose of this requirement development shall mean new construction on undeveloped sites or redevelopment of an existing site that equals more than 50% of the value of the existing structure. Additional accessory structures such as garages, outbuildings, greenhouses, etc. on an existing developed site, are not considered as new development as long as they comply with the zoning requirements of the zone in which located. Such improvements may include curb and gutter, sidewalk, street storm drainage, street lighting system, utility relocation, landscaping and irrigation, and street widening all per these Standards. Full extent of the improvements required shall be determined by the City Engineer during application and shall take into consideration

existing facilities adjacent to the area, future plans and extensions to existing systems, topographical and infrastructure constraints, site limitations, and impacts related to the development. Plans shall be prepared and signed by a licensed civil engineer currently registered in the State of Washington and reviewed and approved by the City at the expense of the property owner/developer.

- B. All frontage improvements shall be made across full frontage of property from centerline to right-of-way line.

- C. Exceptions. When the City Administrator and City Engineer deems that due to utility or infrastructure conflicts, topographic conditions, project location(s) or on-site limitations the above such improvements should not or cannot be accomplished at the time of building construction, the City may waive, limit or modify the requirement(s) for such improvements. The City Administrator and City Engineer may require that a recorded agreement be completed on forms provided by the City which provide for these improvements to be installed at a later date by the applicant with monies and/or a bond provided to insure future improvements, and the applicant signing of a waiver of protest in a Local Improvement District (L.I.D.), or Utility Local Improvement District (U.L.I.D.).

4.08 Cul-De-Sac

Streets designed to have one end permanently closed shall be no longer than 400 feet. At the closed end, there shall be a widened “bulb” having a minimum paved traveled radius as shown in the Minimum Street Design Standards Table. *Landscaped stormwater flow control and treatment islands are permitted within the widened bulb area.*

4.09 Temporary Dead Ends

Where a street is temporarily dead ended, *turnaround* ~~turn-around~~ provisions must be provided where the road serves more than one lot. The turn around may be a hammerhead with a minimum distance on both sides at the centerline intersection of 55 feet to facilitate emergency vehicle turn-around. The “hammerhead” must be approved by the City Fire Department.

4.10 Intersections

- A. Traffic control will be as specified in the ~~Manual on Uniform Traffic Control Devices (MUTCD)~~ or as may be specifically modified by the City Engineer as a result of appropriate traffic engineering studies.

- B. Street intersections shall be laid out so as to intersect as nearly as possible at right angles. Sharp angled intersections shall be avoided. For reasons of traffic safety, a “T” intersection (three-legged) is preferable to the crossroad (four-legged) intersection for local access streets. For safe design, the following types of intersection features should be avoided:
 - 1. Intersections with more than four intersecting streets;
 - 2. “Y” type intersections where streets meet at acute angles;
 - 3. Intersections adjacent to bridges and other sight obstructions.

- C. Spacing between adjacent intersecting streets, whether crossing or “T”, should be as follows:

When highest classification involved is:	Minimum centerline offset should be:
Major Arterial	350 feet
Minor Arterial	300 feet
Collector	300 feet
Local Access	150 feet

When different class streets intersect, the higher standard shall apply on curb radii. Deviations to this may be allowed at the discretion of the City Administrator.

- D. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of 30 feet approaching any arterial or collector or 20 feet approaching a local access street, measured from nearest right-of-way line (extended) of intersecting street.

4.11 Driveways

- A. General
 - 1. Driveway details are located at the end of these Standards.
 - 2. All abandoned driveway areas on the same frontage shall be removed and the curbing and sidewalk or shoulder and ditch section shall be properly restored, at the Property Owner’s expense.
 - 3. All driveways in subdivisions, and new construction on existing city lots shall be constructed of Portland Concrete Cement, and

shall be at least 6 inches thick, over a 4-inch crushed surfacing (5/8" minus) top course. Driveways shall be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Driveways for existing dwellings may be constructed with asphalt upon written request and approval of the Public Works Department.

4. Joint-use driveways serving two adjacent parcels may be built on their common boundary upon formal written agreement by both property owners and approval of the City. The agreement shall be a recorded easement for both parcels of land specifying joint usage.
5. Grade breaks, including the tie to the roadway, shall be constructed as smooth vertical curves. The maximum change in driveway grade shall be 8 percent within any 10 feet of distance on a crest and 12 percent within any 10 feet of distance in a sag vertical curve. The grades of all driveway approaches are to be approved by the City.
6. No commercial driveway shall be approved where backing onto the sidewalk or street will occur.
7. No driveway aprons shall extend into the street further than the face of the curb.
8. The angle between any driveway and the street shall be not less than 45°.
9. The two edges of each driveway shall be parallel.

10. Every driveway must provide access to a garage, carport, parking apron or other structure on private property requiring the entrance of vehicles. No public curb shall be cut unless a driveway is installed.
11. Maintenance of driveway approaches shall be the responsibility of the owners whose property they serve.
12. *Two track driveways may be considered and approved by the City in residential construction as an LID measure.*

B. Arterial Streets

1. No driveway may access an arterial street within 75 feet (measured along the arterial) of any other such arterial street access on either side of the street; provided, that such access may be located directly opposite another access.
2. No driveway access shall be allowed to an arterial street within 150 feet of the nearest right-of-way line of an intersecting street. No driveway shall be located within 20 feet of a crosswalk.
3. Within the limitations set forth above, access to arterial streets within the City shall be limited to one driveway for each tract of property separately owned, except that automobile service stations may be allowed two driveways per Section C below.
4. Driveways giving direct access onto arterials may be denied if alternate access is available. Deviations of these standards may be permitted by the City Engineer.

5. No driveway shall be located so as to conflict with power poles, street lights, fire hydrants, traffic regulating devices or other above-ground facilities, and shall not create a hazard to pedestrians or motorists.

6. To minimize access points along principal arterials the City may require adjacent parcels to share (joint-use) driveways. Joint-use driveways serving two adjacent parcels shall be built on their common boundary upon formal written agreement by both property owners in a form approved by the City. The agreement shall be a recorded easement for both parcels of land specifying joint-use.

C. Width

1. In general, residential and commercial driveways, except automobile service stations, shall not exceed the following maximum widths:

PRIVATE OR COMMERCIAL DRIVEWAYS
(EXCEPT AUTOMOBILE SERVICE STATIONS)

<u>PROPERTY FRONTAGE</u>	<u>MAXIMUM DRIVEWAY WIDTH</u>
<16'	8'
16' to 30'	8' or 40% of frontage
>30' to 50'	12' or 40% of frontage
>50' to 75'	22'
>75' to 100'	24'
<i>>100'</i>	<i>32'</i>

2. In general, service station driveways shall not exceed the following maximum widths.

AUTOMOBILE SERVICE STATIONS

<u>PROPERTY FRONTAGE</u>	<u>MAXIMUM NUMBER OF DRIVEWAYS</u>	<u>MAXIMUM DRIVEWAY WIDTH</u>
<16'	1	8'
16' to 30'	1	50% of frontage
>30' to 50'	1	22'
>50' to 75'	1	26'
	or 2	18'
>75' - 1,000'	1	30'
	or 2	22'

3. A road approach or wider driveway width may be required by the City where a substantial percentage of oversized vehicle traffic exists, where divisional islands are desired, or where multiple exit or entrance lanes are needed.

4. Parking lot circulation and signing needs shall be met on site. The public right-of-way shall not be utilized as part of a parking lot flow.

5. Road approaches and/or ingress and egress tapers may be required in industrial and commercially zoned areas as directed by the City Engineer.

6. The total width of all driveways on a street for any one ownership, shall not exceed 40% of that ownership along the street, shall not be more than 2 in number, and shall be separated by at least 3 feet along the curb.

4.12 Sight Obstruction

The following sight clearance requirements take into account the proportional relationship between speed and stopping distance.

The sight distance area is a clear-view triangle formed on all intersections by extending two lines of specified length (A) and (B) as shown below from the center of the intersecting streets along the centerlines of both streets and connecting those endpoints to form the hypotenuse of the triangle. See detail at the end of these Standards. The area within the triangle shall be subject to restrictions to maintain a clear view on the intersection approaches.

Sight Distance Triangle:

Stop or Yield Controlled Intersection:

<u>Speed Limit</u>	<u>Sight Distance (Ft.)</u>	
	(A) <u>Major Street</u>	(B) <u>Minor Street</u>
20 mph	200	*
25 mph	250	*
30 mph	300	*
35 mph	350	*
40 mph	400	*

* Sight distance measured from a point on the minor road 15 feet from the edge (extended) of the major road pavement and measured from a height of eye at 3.50 feet on the minor road to height of object at 4.25 feet on the major road.

Uncontrolled Intersection:

<u>Speed Limit</u>	<u>Sight Distance (Ft.)</u>	
	(A) <u>Major Street</u>	(B) <u>Minor Street</u>
20 mph	90	90
25 mph	110 115	110 115
30 mph	130 140	130 140
35 mph	155 165	155 165
40 mph	180 195	180 195

- A. The vertical clearance area within the sight distance triangle shall be free from obstructions to a motor vehicle operator's view between a height of 3 feet and 10 feet above the existing surface of the street.
- B. Exclusions. Sight obstructions that may be excluded from these requirements include: fences in conformance with this chapter, utility poles, regulatory signs, trees trimmed from the base to a height of 10 feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species of open growth habits and not in the form of a hedge which are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view, buildings constructed in conformance with the provisions of appropriate zoning regulations and preexisting buildings.

4.13 Subgrade Preparation

The subgrade area of the street right-of-way shall be cleared of brush, weeds, vegetation, grass and debris, per Section 2-01 of the *WSDOT* Standard Specifications (See Section 3.06). All cleared and grubbed material shall be satisfactorily removed and disposed of at an approved dumpsite per regulatory requirements. All depressions, or ruts, which contain water, will be drained.

The subgrade shall then be bladed and dragged to remove inequalities and secure a uniform surface. The existing subgrade will be compacted to a minimum density as specified in the *WSDOT* Standard specifications (See Section 3.06) and/or as required by the City Inspector.

4.14 Crushed Surfacing (Base and Top Course)

Surfacing shall consist of the construction of two or more courses of crushed stone upon an existing roadway surface, or upon a subgrade properly prepared as outlined above or when approved by the City Engineer the SLID alternative identified in Section 4.26. Crushed surfacing material shall be uniform in quality and substantially free from wood, roots, bark and other extraneous material. It will compact into a dense and unyielding mass which will be true to line, grade and cross-section. It shall meet the following test requirements:

Los Angeles Wear, 500 Rev. (ASTM Designation C 131) 35% Max.

Grading Requirement (% by weight)

<u>Percent Passing</u>	<u>Base Course</u>	<u>Top Course</u>
1-1/4" square sieve.....	100	
5/8" square sieve.....	50 to 80.....	100
1/4" square sieve.....	30 to 50.....	50 to 65
U.S. No. 40 sieve	3 to 18.....	8 to 23
U.S. No. 200 sieve	7.5 Max.....	10 Max.
(wet Wet sieving)		
Sand equivalent.....	40 Min.....	40 Min.

Base courses and top courses shall be placed in accordance with the approved cross-section. Compaction shall be a minimum of 95% of standard density as determined by the compaction control test for granular materials.

4.15 Surfacing Requirements

All streets in the City of Buckley will be paved with either Asphalt Concrete or Cement Concrete, in strict compliance with these standards. Alleys, utility access's, loading areas, trails, and parking areas may utilize

the SLID surfacing requirements of Section 4.26 as an alternative based upon approval by the City Engineer.

The pavement design shall meet the requirements in the *most current edition of the American Associations of State Highway and Transportation Officials latest publication of the* (AASHTO) Guide for Design of Pavement Structure *and current amendments thereto*. The pavement section shall be designed and stamped by an engineer currently licensed in the State of Washington.

One soil sample per each 500 LF of centerline with 3 minimum per project representative of the roadway subgrade shall be taken to determine a statistical representation of the existing soil conditions.

Soil tests shall be performed by an engineering firm specializing in soils analysis and currently licensed in the State of Washington.

The soils report, signed and stamped by a soils engineer licensed by the State of Washington, shall be based on actual soils tests and submitted with the plans. All depths indicated are a minimum compacted depth.

Construction of streets paved with Asphalt Concrete shall conform to Section 5-04 of the *WSDOT* Standard Specifications. Pavement material will be ~~Class "B" asphalt concrete~~ *HMA CL 1/2 PG 64.22* and be constructed at least two (2) inches thick (minimum compacted thickness) over the prepared crushed surface, top course, or asphalt treated base. Mechanical spreading and finishing will be as described in Section 5-04.3(9) of the *WSDOT* Standard Specifications. Compaction will be performed by the equipment and methods presented in Section 5-04.3(10) of the *WSDOT* Standard Specifications, and Surface Smoothness shall

satisfy the requirement of Section 5-04.3(13) of the *WSDOT* Standard Specifications.

Cement concrete streets will be constructed as specified in Section 5-05 of the *WSDOT* Standard Specifications.

Permanent pavement patching will be performed as described in the pavement repair detail listed herein, and in compliance with Section 5-04 of the *WSDOT* Standard Specifications. All fill material will be placed in lifts no thicker than six inches and mechanically compacted to 95 percent of standard density, as described in Section 2-03 of the *WSDOT* Standard Specifications and to the satisfaction of the City Inspector.

4.16 Temporary Street Patching

Temporary restoration of trenches shall be accomplished by using 2" ~~Class B Asphalt Concrete Pavement~~ *HMA CL 1/2" PG when 64.22 when* available or 4" medium-curing (MC-250) liquid asphalt (cold mix), 3" Asphalt Treated Base (ATB), or steel plates suitable for supporting H20 loading. Steel plates shall be provided with a cold mix "lip" *and pinned down* to accommodate a smooth transition from pavement to steel plate.

ATB used for temporary restoration may be dumped directly into the trench, bladed and rolled. After rolling, the trench must be filled flush with asphalt concrete pavement to provide a smooth riding surface.

All temporary patches shall be maintained by the contractor until such time as the permanent pavement patch is in place.

If the contractor is unable to maintain a patch for whatever reason, the City will patch it at actual cost plus overhead and materials. The property owner/developer/permittee shall be invoiced for any City expenses incurred to comply with this Contractor requirement.

4.17 Trench Backfill and Restoration

~~Trench restoration shall be either by a patch or patch plus overlay as required by the City.~~

- ~~A.~~ *Trench restoration shall be either by a patch or patch plus overlay as required by the City.*
- ~~A.~~~~B.~~ All trench and pavement cuts shall be made by saw-cuts. The cuts shall be a minimum of 1 foot outside the trench width on undisturbed base.
- ~~B.~~~~C.~~ All trenching shall be backfilled with gravel base, Class B, or crushed surfacing materials conforming to Section 4 of the WSDOT Standard Specifications. The trench shall be compacted to 95 percent maximum density, as described in Section 2-03 of the WSDOT Standard Specifications.

If the existing material is determined by the City to be suitable for backfill, the contractor may use the native material except that the top 4 inches of trench shall be 5/8-inch minus crushed rock. All trench backfill materials shall be compacted to 95% density.

Backfill compaction shall be performed in 6 inch lifts.

Replacement of the *HMA CL 1/2" PG 64.22 asphalt concrete* or Portland concrete cement shall match existing *HMA CL 1/2" PG 64.22 asphalt*

~~concrete~~ or Portland concrete cement depth, except *HMA CL 1/2" PG 64.22 asphalt* shall be a minimum compacted thickness of 2 inches and concrete cement shall be a minimum compacted thickness of 6 inches.

- ~~C.D.~~ Tack shall be applied to the existing pavement and edge of cut and shall be emulsified asphalt grade CSS-1 as specified in Section 9-02.1(6) of the WSDOT Standard Specifications. Tack coat shall be applied as specified in Section 5-04 of the WSDOT Standard Specifications.
- ~~D.E.~~ ~~Asphalt concrete Class B~~*HMA CL 1/2" PG 64.22* shall be placed on the prepared surface by an approved paving machine and shall be in accordance with the applicable requirements of Section 5-04 of the WSDOT Standard Specifications, except that longitudinal joints between successive layers of asphalt concrete shall be displaced laterally a minimum of 12 inches unless otherwise approved by the City. Fine and coarse aggregate for asphalt concrete shall be in accordance with Section 9-03.8 of the WSDOT Standard Specifications. *HMA CL 1/2" PG 64.22 Asphalt concrete* ~~over 2 inches thick shall be placed in equal lifts not to exceed 2 inches each.~~

All street surfaces, walks or driveways within the street trenching areas affected by the trenching shall be feathered and shimmed to an extent that provides a smooth-riding connection and expeditious drainage flow for the newly paved surface. Shimming and feathering as required by the City Inspector shall be accomplished by raking out the oversized aggregates from the *HMA CL 1/2" PG 64.22 Class B* mix as appropriate.

Surface smoothness shall be per Section 5-04.3(13) of the WSDOT Standard Specifications. The paving shall be corrected by removal and repaving of the trench only.

- ~~E.F.~~ All joints shall be sealed using paving asphalt AR4000W.

- ~~F.G.~~ When trenching within the roadway shoulder(s), the shoulder shall be restored to its original or better condition.

- ~~G.H.~~ The final patch shall be completed as soon as possible and shall be completed within 30 days after first opening the trench. This time frame may be adjusted if delays are due to inclement paving weather, or other adverse conditions that may exist. However, delaying of final patch of overlay work is allowable only subject to the City Public Works Supervisor's approval. The City Administrator may deem it necessary to complete the work within the 30 days time frame and not allow any time extension. If this occurs, the Contractor shall perform the necessary work as directed by the City Administrator.

4.18 Survey Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor performing and directing such work shall be currently licensed by the State of Washington to perform said task.

A pre-construction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of streets shall be as follows:

- A. Stake centerline alignment every 25 feet (50 feet in tangent sections), with cuts and/or fills to subgrade.

- B. Stake top of ballast and top of crushed surfacing at centerline and edge of pavement every 25 feet.
- C. Stake top back of curb at a consistent offset for vertical and horizontal alignment *and every 25 feet (50 feet in tangent sections).*

Per 4.20.f staking

4.19 Material and Construction Testing

Testing shall be required at the developer’s or contractor’s expense. The testing shall be ordered by the developer or contractor and the chosen testing lab shall be preapproved by the City. Testing shall be done on all materials and construction as specified in the WSDOT Standard Specifications and with frequency as specified herein.

In addition, the City shall be notified before each phase that street construction commences (i.e., staking, grading, subgrade, ballast, base, top course, and surfacing).

CITY OF BUCKLEY

TESTING AND SAMPLING FREQUENCY GUIDE

<i>ITEM</i>	<i>TYPE OF TESTS</i>	<i>MIN NO.</i>	<i>FREQUENCY</i>
<i>GRAVEL BORROW</i>	<i>GRADING & SE</i>	<i>1 EACH</i>	<i>1-4000 TON</i>
<i>SAND DRAINAGE BLANKET</i>	<i>GRADING</i>	<i>1 EACH</i>	<i>1-4000 TON</i>
<i>CSTC</i>	<i>GRADING, SE & FRACTURE</i>	<i>1 EACH</i>	<i>1-2000 TON</i>
<i>CSBC</i>	<i>GRADING, SE & FRACTURE</i>	<i>1 EACH</i>	<i>1-2000 TON</i>
<i>BALLAST</i>	<i>GRADING, SE & DUST RATIO</i>	<i>1 EACH</i>	<i>1-2000 TON</i>
<i>BACKFILL/SAND DRAINS</i>	<i>GRADATION</i>	<i>1 EACH</i>	<i>1-2000 TON</i>
<i>GRAVEL BACKFILL FOR:</i>			
<i>FOUNDATIONS</i>	<i>GRADING, SE & DUST RATIO</i>	<i>1 EACH</i>	<i>1-1000 TON</i>
<i>WALLS</i>	<i>GRADING, SE & DUST</i>	<i>1 EACH</i>	<i>1-1000 TON</i>

	<i>RATIO</i>		
<i>PIPE BEDDING</i>	<i>GRADING, SE & DUST RATIO</i>	<i>1 EACH</i>	<i>1-1000 TON</i>
<i>DRAINS</i>	<i>GRADATION</i>	<i>1 EACH</i>	<i>1-100 TON</i>
<i>PCC STRUCTURES: (Sidewalk, Curb and Gutter, Foundations)</i>			
<i>COARSE AGGREGATE</i>	<i>GRADATION</i>	<i>1 EACH</i>	<i>1-1000 TON</i>
<i>FINE AGGREGATE</i>	<i>GRADATION</i>	<i>1 EACH</i>	<i>1-500 TON</i>
<i>CONSISTENCY</i>	<i>SLUMP</i>	<i>1 EACH</i>	<i>1-100 CY</i>
<i>AIR CONTENT</i>	<i>AIR</i>	<i>1 EACH</i>	<i>1-100 CY</i>
<i>CYLINDERS (28 DAY)</i>	<i>COMPRESSIVE STRENGTH</i>	<i>2 EACH</i>	<i>1-100 CY</i>
<i>CEMENT:</i>			
	<i>CHEMICAL & PHYSICAL CERTIFICATION</i>	<i>1</i>	<i>1-JOB</i>
<i>ASPHALT CEMENT CONCRETE:</i>			
<i>BLEND SAND</i>	<i>SE</i>	<i>1 EACH</i>	<i>1-1000 TON</i>
<i>MINERAL FILLER</i>	<i>S.G. & PI, CERTIFICATION</i>	<i>1</i>	<i>1-JOB</i>
<i>COMPLETED MIX</i>	<i>FRACTURE, SE, GRADING, ASPHALT CONTENT COMPACTION</i>	<i>2 EACH</i>	<i>5-400 TON</i>
<i>ASPHALT TREATED BASE:</i>			
<i>COMPLETED MIX</i>	<i>SE, GRADING, ASPHALT CONTENT COMPACTION</i>	<i>1 EACH</i>	<i>1-1000 TON</i>
	<i>COMPACTION</i>	<i>1 EACH</i>	<i>5-Control Lot*</i>
<i>ASPHALT MATERIALS:</i>			
	<i>CERTIFICATION</i>	<i>1</i>	<i>1-JOB</i>
<i>RUBBERIZED ASPHALT:</i>			
	<i>CERTIFICATION</i>	<i>1</i>	<i>1-JOB</i>
<i>COMPACTION TESTING:</i>			
<i>EMBANKMENT</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500 LF</i>
<i>CUT SECTION</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500 LF</i>
<i>CSTC</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500 LF</i>
<i>CSBC</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500 LF</i>
<i>BALLAST</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500 LF</i>
<i>TRENCH BACKFILL</i>	<i>COMPACTION</i>	<i>1 EACH</i>	<i>1-500</i>

ITEM TYPE OF TESTS MIN. NO. FREQUENCY

TON	GRAVEL BORROW	GRADING & SE	1 EACH	1 4000-
TON	SAND DRAINAGE BLANKET	GRADING	1 EACH	1 4000-
FRACTURE	CSTC		GRADING, SE &	
		1 EACH	1 2000 TON	
FRACTURE	CSBC		GRADING, SE &	
		1 EACH	1 2000 TON	
TON	BALLAST	GRADING, SE & DUST RATIO	1 EACH	1 2000-
TON	BACKFILL/SAND DRAINS	GRADING	1 EACH	1 2000-
GRAVEL BACKFILL FOR:				
TON	FOUNDATIONS	GRADING, SE & DUST RATIO	1 EACH	1 1000-
TON	WALLS	GRADING, SE & DUST RATIO	1 EACH	1 1000-
TON	PIPE BEDDING	GRADING, SE & DUST RATIO	1 EACH	1 1000-
TON	DRAINS	GRADING	1 EACH	1 100-
PCC STRUCTURES: (Sidewalk, Curb and Gutter, Foundations)				
TON	COARSE AGGREGATE	GRADING	1 EACH	1 1000-
TON	FINE AGGREGATE	GRADING	1 EACH	1 500-
CY	CONSISTENCY	SLUMP	1 EACH	1 100-
CY	AIR CONTENT	AIR	1 EACH	1 100-
CY	CYLINDERS (28 DAY)	COMPRESSIVE STRENGTH	2 EACH	1 100-
CEMENT:		CHEMICAL &	1	1 JOB
		PHYSICAL CERTIFICATION		
ASPHALT CEMENT CONCRETE:				
TON	BLEND SAND	SE	1 EACH	1 1000-
	MINERAL FILLER	S.G. & PI, CERTIFICATION	1	1 JOB
TON	COMPLETED MIX	FRACTURE, SE, GRADING,	1 EACH	1 1000-
		ASPHALT CONTENT		
TON		COMPACTION	2 EACH	5 400-
ASPHALT TREATED BASE:				
TON	COMPLETED MIX	SE, GRADING, ASPHALT	1 EACH	1 1000-
		CONTENT		
		COMPACTION	1 EACH	5-
Control Lot*				

ASPHALT MATERIALS	CERTIFICATION	1	1 JOB
RUBBERIZED ASPHALT:	CERTIFICATION	1	1 JOB
COMPACTION TESTING:			
EMBANKMENT	COMPACTION	1 EACH	1 500-
LF			
CUT SECTION	COMPACTION	1 EACH	1 500-
LF			
CSTC	COMPACTION	1 EACH	1 500-
LF			
CSBC	COMPACTION	1 EACH	1 500-
LF			
BALLAST	COMPACTION	1 EACH	1 500-
LF			
TRENCH BACKFILL	COMPACTION	1 EACH	1 500-
LF			

SE = Sand Equivalency

* A control lot shall be a normal day’s production. For minor quantities 200 tons or less per day, a minimum of two (2) gauge readings shall be taken.

4.20 Sidewalks, Curbs, and Gutters

A. General

All properties within commercial zones of the city, properties abutting arterial streets, collectors or local access streets shall, in conjunction with new construction on such properties or alternations, reconstruction, or improvements shall have sidewalks, curbs and gutters constructed along abutting streets unless exempted pursuant to ~~section~~*Section* 4.07 of this chapter. See Details provided herein.

B. Design Standards

Plans for the construction of sidewalks, curbs and gutters are to be submitted as part of the street plans when applicable.

The City has set forth *minimum* standards as referenced herein and further shown in details which must be met in the design and construction of sidewalks, curbs and gutters. Because these are minimum standards, they may be modified by the City should the City Administrator *or the City Engineer* feel circumstances warrant same.

C. Sidewalks

Sidewalks shall be constructed of Portland Cement Concrete, 4 inches thick per Section 8-14 of the WSDOT Standard Specifications, unless the sidewalk is to be constructed using the SLID method referenced in Section 4.26 and approved by the City Engineer. When the sidewalk, curb and gutter are contiguous, the width of the sidewalk shall be measured from back of curb to back of sidewalk.

Sidewalks will be constructed on a compacted gravel base, (Class B), or 5/8-inch minus crushed rock of suitable thickness to provide a firm and unyielding base. Sidewalks will be constructed of Portland Cement Concrete as described in Section 8-14 of the *WSDOT* Standard Specifications and be designed and constructed in compliance with those Details as shown herein. In commercially zoned areas the sidewalks shall abut the curb unless ~~other wise~~*otherwise* approved by the City.

The sidewalk thickness shall be as follows:

SIDEWALK LOCATION

SIDEWALK THICKNESS

Planting strip more than 4 feet wide	4" thick
Planting strip 0-4 feet wide	4" thick
Driveway sections	6" thick

The sidewalks will be divided into five foot lengths by contraction joints and expansion joints will be at intervals of no more than 15 feet. Joints will be filled with an asphalt mastic material.

1. Arterial, Collector and Local Access Streets. Sidewalks, curbs and gutters shall be required on both sides of all major and minor arterial streets and on collector and local access streets interior to the development including cul-de-sacs. Sidewalks, curbs and gutters shall also be required on the development side of streets abutting the exterior of said development.

Sidewalk widths shall be as listed in the "Minimum Street Design Standards" in section 4.03 (D) of this chapter. See Detail.

2. The design and construction of all sidewalks, curbs, gutters and walkways shall meet the following minimum standards:

The width of sidewalks shall be as shown in details. The City Public Works Department shall require that the design of all sidewalks provides for a gradual rather than an abrupt transition between sidewalks of different widths or alignments.

3. Form and subgrade inspection by the City, are required before sidewalk is poured.

4. Monolithic pour of curb, gutter and sidewalk will not be allowed.
5. For driveway requirements, see Section 4.11 herein.
6. When the air temperature is expected to reach the freezing point during the day or night, the concrete shall be protected from freezing. The contractor shall provide a sufficient supply of straw, hay, grass, earth, blankets, or other suitable blanketing material and spread it over the pavement to a sufficient depth to prevent freezing of the concrete, *per ACI 306.:* The contractor shall be responsible for the quality and strength of the concrete thus cured. Any concrete injured by frost action or freezing shall be removed and replaced at the contractor's expense in accordance with these Specifications.

D. Curb and Gutter

Cement concrete curb and gutter shall be used for all street edges unless otherwise approved by the City Administrator. All curbs and gutters shall be constructed of Commercial Class Cement Concrete in accordance with *the* WSDOT Standard Specifications, and as further shown in Detail(s) located herein. Rolled curbs shall not be permitted.

Extruded curb and gutter per *the* WSDOT Standard Specifications ~~is-are~~ allowed only with the specific approval of the City Public Works Department.

Form and subgrade inspection by the City are required before curb and gutter are poured. Forms, wood or steel, shall be staked securely in place,

true to line and grade. Sufficient support shall be given to the form to prevent movement in any direction, resulting from the weight of the concrete or the concrete placement. Forms shall not be set until the subgrade has been compacted within one inch of the established grade. Forms shall be clean and well oiled prior to setting in place. When set, the top of the form shall not depart from grade more than one-eighth (1/8) inch when checked with a ten-foot straightedge. The alignment shall not vary more than one-fourth (1/4) inch in ten (10) feet. Immediately prior to placing the concrete, forms shall be carefully inspected for proper grading, alignment and rigid construction. Adjustments and repairs as needed shall be completed before placing concrete.

The subgrade shall be properly compacted and brought to specified grade before placing concrete. The subgrade shall be thoroughly dampened immediately prior to the placement of the concrete. Concrete shall be spaded and tamped thoroughly into the forms to provide a dense, compacted concrete free of rock pockets. The exposed surfaces shall be floated, finished and brushed longitudinally with a fiber hair brush approved by the *City* Engineer.

The face form of the curb shall be stripped at such time in the early curing as will enable inspection and correction of all irregularities that appear thereon.

Forms shall not be removed until the concrete has set sufficiently to retain its true shape. The face of the curb shall be troweled with a tool cut to the exact section of the curb and at the same time maintain the shape, grade and alignment of the curb. The exposed surface of the curb shall be brushed with a fiber hair brush.

White pigmented or transparent curing compounds shall be applied to all exposed surfaces immediately after finishing. Transparent curing compounds shall contain a color dye of sufficient strength to render the film distinctly visible on the concrete for a minimum period of four (4) hours after application.

When the curb section is to be placed separately, the surface of the gutter directly underneath the curb section shall be covered with a protective cover to protect that area from the curing agent when the gutter is sprayed. This cover must remain in place until the curb is placed. Care shall be taken in the placing of this cover to prevent the steel dowels from puncturing the cover.

If, at any time during the curing period any of the forms are removed, a coat of curing compound shall be applied immediately to the exposed surface. The curing compound shall be applied in sufficient quantity to obscure the natural color of the concrete. Additional coats shall be applied if the City Inspector determines that the coverage is not adequate. The concrete shall be cured for the minimum period of 72 hours time set forth in Section 8-04 of the *WSDOT* Standard Specifications.

Joints shall be constructed in the manner and at the locations shown in Details SW-1 and SW-2. They shall be cleaned and edged as shown on the drawings. All expansion and contraction joints shall extend entirely through the curb section above the pavement surface. Joint filler in the curb shall be normal to the pavement and in full but contact with pavement joint filler.

E. Handicap (Curb) Ramps

All sidewalks shall be constructed to provide for handicap (curb) ramps in accordance with the current standards of applicable state and federal law. Details provided herein are current as of the date of this publication and are subject to change. It is the Developer's responsibility to verify current ADA requirements and to furnish and install these amenities per current standards. Since these standards are subject to change, the Developer is cautioned that the detail enclosed may, or may not be current.

Handicap curb ramps shall be constructed of Portland Cement Concrete. Form and subgrade inspection by the City are required before ramp is poured.

F. Staking

All surveying and staking shall be performed by an engineer or surveying firm capable of performing such work. The engineering or surveyor directing and/or performing such work shall be currently licensed by the State of Washington to perform said task.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of curb, gutter and sidewalk shall be as follows:

Stake top back of curb at a consistent offset for vertical and horizontal alignment every 25 feet (50 feet in tangent sections).

G. Testing

Testing shall be required at the developer's or contractor's expense on all materials and construction as specified in the WSDOT Standard Specifications.

At a minimum, one slump test and 2 test cylinders shall be taken once per day. All other testing frequencies shall be as specified in the Testing and Sampling Table in Section ~~4B.18.4.19~~.

In addition, the City shall be notified before each phase of sidewalk, curb and gutter construction commences.

4.21 Street Illumination

Street Illumination shall require LED luminaires

Street lighting systems design shall conform to the Illuminating Engineering Society of North American (IES) Standards Specification for Roadway Lighting as Outline in (RP-8-00). Puget Sound Energy (PSE) owns and maintains the street illumination system for the City of Buckley.

- A. Plats and Short Plats, Commercial, Industrial or Institutional Property Development. Street lighting is required for all public streets. The street lighting design shall be reviewed and approved by the City Engineer prior to final plat approval. The cost of all street lighting shall be paid for by the developer.

The City will accept maintenance and power cost responsibility for the public street light system when a plat is fifty percent (50%) or more occupied. Until the plat is fifty percent (50%) occupied, the developer is

responsible for the maintenance and energy charges for the street lighting system.

Street lighting is not required on private streets within a plat. However, a street lighting system is encouraged. The City does not install or maintain private street lighting systems. On private streets, all street light maintenance and power cost shall be paid by the developer, homeowner, or homeowners association.

- B. Existing Residential Areas. If a resident or group of residents desires the installation of a new street light they must apply to the City Administrator.
- C. Commercial. Street lighting is required on all public street frontages. The developer is responsible for design, installation or relocation of new or existing lighting. Commercial development shall replace existing lighting systems on power poles with a new lighting system serviced by underground power if the system will not conflict with essential distribution lines.
- D. Ownership and Maintenance. Puget Sound Energy (PSE) under franchise with the City provides, installs, owns and maintains the street illumination system for the City. Maintenance of the completed lighting system is provided by ~~PSE~~~~Puget Sound Energy~~.

The property owner or homeowners association shall maintain private lighting systems.

- E. General Considerations.

Existing street light systems that extend along the frontage of a new development project, or within the limits of a roadway improvement project will not be generally required to be brought into conformance with these street lighting standards, unless the project is required to install full frontage improvements. If the City determines that existing street light systems should be brought into conformance with these requirements due to special circumstances the applicant will be notified of this requirement during the City's development review process.

When required, the applicant is responsible for the installation of streetlights and all accessories necessary to energize the street light system consistent with Standards.

For all new street light installations, the applicant shall coordinate jointly with Puget Sound Energy and the Public Works Department to prepare a street lighting plan for submittal to and approval by the City engineer. The type of installation shall be as set forth in ~~PSE~~ (IES) Standard Specifications and these standards. The applicant can request that PSE design the street illumination system.

Street lighting plans shall be designed and submitted to the City Engineer for review and approval prior to construction. All lighting plans shall be prepared by a licensed engineer experienced with lighting design or by PSE (INTOLIGHT Lighting Services). Lighting plans shall pursuant to ~~PSE (IES)~~ Standard Specifications and these standards.

The applicant shall coordinate with ~~PSE Puget Sound Energy~~ for the availability and location of power sources for new light system.

All public street light systems shall be accessible for public maintenance by a wheeled vehicle weighing twenty-thousand pounds (20,000 lbs.).

All street light installations including wiring, conduit, and power connections shall be located underground. Exception: existing residential areas with existing above ground utilities may have street lighting installed on the existing power poles. The applicant will be responsible for providing or obtaining necessary easements for underground power for street lighting systems designed and constructed as part of an approved development permit.

As-built drawings on 22-inch x 34-inch or 24-inch x 36-inch mylar are required for all new or relocated underground street lighting systems prior to receiving a final occupancy permit

Street light circuitry will be provided with available voltage.

The exact location of the power source should be indicated. System continuity and extension should be considered.

Particular attention shall be given to locating luminaires near intersections, at all street ends and at pedestrian and/or equestrian crossings.

- F. Illumination. Calculations should include luminaire spacing, illumination level, uniformity ratio, line losses, power source and other necessary details for the electrical and physical installation of the street lighting system.

Design Standards

A. Illumination Levels utilizing cut-off luminaires.

Street light illumination levels shall conform to the levels listed in the table below:

**Illumination Standards Average
Maintained Horizontal Illumination (Foot Candles)**

Road Class	Area Class	
	Residential	Industrial/Commercial
Private(Access)	0.4	N/A
Residential (Local Access)	0.6 0.4	0.6 to 0.9 0.9 To 1.2
Residential (Collector)	0.6	0.6 to 0.9 0.9 To 1.2
Arterial*	0.8	0.6 to 0.9 1.2 To 1.6

*Intersection lighting is required. Street lights shall be placed in accordance with the Standards listed below.

Uniformity Ratio:-

- ~~6:1 average to minimum for private (access)~~
- ~~12 6:1 average to minimum for residential (local access)~~
- ~~6 4:1 average to minimum for residential (collector)~~
- ~~4 3:1 average to minimum for arterial~~

Average illumination levels at intersections shall be 1.5 times the illumination required on the more highly illuminated street. Exception: Local residential streets intersecting other local residential streets shall not require 1.5 times the illumination at other intersections, provided that one luminaire is placed at the intersection.

At signalized intersections, all signal poles shall include a street light. Lighting levels at these locations may be higher than the criteria listed above.

B. Luminaires shall be cut-off.

1. The following luminaires have been approved for use in the City of Buckley;

Arterials:

Fixtures: PSE Hunter Green (RAL6009) LED Cobrahead Wattage Based On Design.

Arms: Ameron Mo-AE Elliptical Arm. Appropriate Arm Lengths Based On Design.

Poles: Ameron 25' Mounting Height Victorian 2 Fluted Green Concrete.

Residential:

Fixtures: Hunter Green (RAL6009) King K823 Falconbridge LED Shallow Lens. Wattage Based On Design.

Arms: Hunter Green (RAL6009) Bishops Crook.

Poles: Ameron 13', 15' or 18' Mounting Height Victorian 2 Fluted Green Concrete. Based on Design & Location

2. All luminaires shall be LED color temperature 4000k.

~~DELETE~~

3. ~~All luminaries shall be cut-off high pressure sodium.~~

- a. ~~400 watt lamp = 50,000 initial lamp lumens~~
- ~~250 watt lamp = 29,000 initial lamp lumens~~
- ~~200 watt lamp = 22,000 initial lamp lumens~~
- ~~150 watt lamp = 16,000 initial lamp lumens~~
- ~~100 watt lamp = 9,500 initial lamp lumens~~

- b. ~~Combined Light Loss Factor = 0.77 or as indicated by current design standard~~

~~* NOTE: LED'S WILL BE USED BY THE CITY AS AN ALTERNATIVE TO REDUCE ENERGY AND MAINTENANCE COST.~~

C. Light Standards

1. Street Light Requirements for Each Street Classification

Road Class	Maximum Spacing for Area Class			
	Residential		Industrial/Commercial	
	Cobrahead	Falconridge w/Bishops Crook	Cobrahead	Falconridge w/Bishops Crook
Private(Access)	N/A	200'	N/A	200'
Local Access	N/A	200'	N/A	200'
Collector	240'	150'	240'	150'
Arterial*	240'	150'	240'	150'

- 2. Light standards ~~shall be located on one side of the roadway only or shall be located opposite each other when placed along both sides of the roadway.~~ should be staggered on either side of the road. Each completed intersection should have a minimum of two luminaires at the intersection. If the developer is only performing half street improvements, luminaire spacing shall be at a maximum of twice the spacing distance outlined in the table above. Junction boxes and

conduit stubs across roadway may be required for half street improvements.

~~Staggered spacing will be allowed upon approval of the City Engineer where there is an established staggered pattern and it is necessary to continue this patten, or when site or safety conditions prevent locating luminaires on only one side of the roadway.~~

3. In areas where the street width differs from the City standard, or there are other factors influencing the location of the street lights, the City Engineer will provide input to the applicant on acceptable options.

Street light poles shall be direct buried as specified by PSE Line loss calculations shall show that no more than a 5 percent voltage drop occurs in any circuits. Branch circuits shall serve a minimum of four luminaires.

Conductors: Conductor size will be determined by the wattage and circuit lengths provided through the IES design. The minimum wire size for any illumination circuit shall be No. 6 Aluminum. No. 10 wire will be acceptable for the pole and bracket cable within the light standard only.

4.22 Signals

4.23 Roadside Features

A. General

Miscellaneous features included herein shall be developed and constructed to encourage the uniform development and use of roadside features wherever possible.

B. Design Standards

The design and placement of roadside features included herein shall adhere to the specific requirements as listed for each feature.

C. Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing and/or performing such work shall be currently licensed by the State of Washington to perform said tasks.

A preconstruction meeting shall be held with the City prior to commencing staking. All staking shall be inspected by the City prior to construction, and subject to the City's approval.

D. Testing

Testing shall be required at the developer's or contractor's expense on all materials and construction as specified in the WSDOT Standard Specifications and with a frequency as specified in *the most current edition of the WSDOT Construction Manual, and amendments thereto*.

Survey Monuments

1. All existing (or new) survey control monuments and/or markers which are disturbed, lost, or destroyed during surveying or building shall be replaced with the proper monument as outlined below, by a land surveyor currently registered (licensed) in the State of

Washington at the expense of the responsible contractor, builder or developer.

2. Street type: Major Arterial or Minor Arterial; Collector Street;

A pre-cast concrete monument with cast iron monument case and cover installed per City of Buckley Standards is required.

If the monument case and cover are placed in cement concrete pavement, the pre-cast base will not be necessary.

3. Street type: Local Access;

A cast-in-place concrete surface monument with sufficient ferrous metal embedded to allow for detection by a magnetic detection device per City of Buckley standards is required.

4. Monument Locations

Appropriate monuments shall be placed:

- a. At all street intersections;
- b. At the PC and PT's of all horizontal curves;
- c. At PI of all horizontal curves of streets where the PI lies within the limits of the traveled roadway;
- d. At all corners, control points and angle points around the perimeter of subdivisions as determined by the City;

- e. At all section corners, quarter corners, and sixteenth corners that fall within the right-of-way.

E. Mailboxes

1. During construction, existing mailboxes shall be accessible for the delivery of mail or, if necessary, moved to a temporary location. Temporary relocation shall be coordinated with the local U.S. Postal Service. The mailboxes shall be reinstalled at the original location or to a new location as may be required by the local Postmaster, as further outlined below and approved by the U.S. Postal Service.
2. Location
 - a. Bottom or base of box shall be 36” to 42” above the road surface.
 - b. Front of mailbox 18 inches behind vertical curb face or outside edge of shoulder.
 - c. New developments. Clustered mailboxes will, in all likelihood, be required. Contact the U.S. Postal Service for details.
3. Mailboxes shall be set on posts strong enough to give firm support but not to exceed 4 x 4 inch wood or one 1-1/2 inch diameter pipe, or material and design with comparable breakaway characteristics.

Deviations may be allowed only with the written approval of the City.

F. Guard Rails

For purposes of design and location, all guard rails along roadways shall conform to the criteria of the ~~“Washington State Department of Transportation most current edition of the WSDOT Design Manual and current amendments thereto.”~~ *as may be amended or revised.*

Retaining Walls

1. Rock walls may be used for erosion protection of cut or fill embankments up to a maximum height of 6 feet in stable soil conditions which will result in no significant foundation settlement or outward thrust upon the walls. For heights over 6 feet or when soil is unstable, structural wall of acceptable design stamped by a structural engineer currently licensed in the State of Washington shall be used. Design and construction of rock walls shall be per the Association of Rockery Contractors (ARC) Specifications and/or applicable geotechnical recommendations. Rock walls over 6 feet high shall be subject to inspection by a geotechnical engineer as outlined in the following paragraph.

Any rock wall over 30 inches high in a fill section shall require an engineered design by a geotechnical engineer. The geotechnical engineer shall continuously inspect the installation of the wall as it progresses and shall submit inspection reports, including compaction test results and photographs taken during the

construction, documenting the techniques used and the degree of conformance to the geotechnical engineer's design.

In the absence of such a rock wall design, walls having heights over 6 feet or walls to be constructed in conditions when soil is unstable require a structural wall having a design approved by the City of Buckley. The design of structural walls shall be by a professional engineer currently licensed in the State of Washington qualified in retaining wall design.

2. The rock material shall be as nearly rectangular as possible. No stone shall be used which does not extend through the wall. The rock material shall be hard, sound, durable and free from weathered portions, seams, cracks and other defects. The rock density shall be a minimum of 160 pounds per cubic foot.
3. The rock wall shall be started by excavating a trench having a depth below subgrade of one half the base course or one foot (whichever is greater).
4. Rock selection and placement shall be such that there will be minimum voids and, in the exposed face, no open voids over 6 inches across in any direction. The final course shall have a continuous appearance and shall be placed to minimize erosion of the backfill material. The larger rocks shall be placed at the base of the rockery so that the wall will be stable and have a stable appearance. The rocks shall be placed in a manner such that the longitudinal axis of the rock shall be at right angles or perpendicular to the rockery face. The rocks shall have all inclining faces sloping to the back of the rockery. Each course of

rock shall be seated as tightly and evenly as possible on the course beneath. After setting each course of rock, all voids between the rocks shall be chinked on the back with quarry rock to eliminate any void sufficient to pass a 2 inch square probe.

5. The wall backfill shall consist of quarry spalls with a maximum size of 6 inches and a minimum size of 4 inches or as specified by a licensed engineer. This material shall be placed to a 12-inch minimum thickness between the entire wall and the cut or fill material. The backfill material shall be placed in lifts to an elevation approximately 6 inches below the top of each course of rocks as they are placed, until the uppermost course is placed. Any backfill material on the bearing surface of one rock course shall be removed before setting the next course.
6. Perforated drainage pipe and filter fabric shall be installed as required by the City.
7. Walls greater than 18-inches in height, shall have a fence or guardrail (as approved by the City), installed above the wall, unless otherwise approved by the City Administrator.

A Public Works permit is required for all rock walls within the public right-of-way and for all those exceeding 4 feet in height on private property.

8. Alternate types of retaining walls, including reinforced geosynthetic, gabion walls, H-pile, and rock buttress, shall be constructed in accordance with the standard details and under the direct supervision of a geotechnical engineer.

G. Metal Hand Railings

This section applies to providing and building metal hand railings that meet the requirements of the Plans, these Specifications and the city engineer.

1. Materials shall meet the requirements of the following:

Ornamental Handrail

Ornamental handrail shall be constructed in accordance with these Specifications. Horizontal rails and vertical support posts shall be 1½ inches by 1½ inches by 1/8 inch tubular steel conforming to ASTM A120. Balusters shall be 1/2 inch by 1/2 inch and the horizontal bottom rail 1-1/2 inches by 1/2 inch by 1/8 inch channel steel (ASTM A120). Vertical support posts shall be a maximum 8 feet on center and balusters a maximum 4 inches clear space. The center of the bottom rail shall be a maximum 4 inches above finished grade. Finished height of the railing shall be 42 inches above the pedestrian walking surface. Provide slip joints at stairway expansion joints and at 24 feet on center maximum.

Pedestrian Handrail (Galvanized Steel and Aluminum)

Galvanized Steel and Aluminum pedestrian handrail shall be constructed in accordance with these Specifications. Horizontal rails and vertical support posts shall be 1-1/2 inch diameter Schedule 40 Standard pipe and balusters shall be 3/4 inch diameter Schedule 40 Standard Pipe. Vertical support posts shall be on 8 foot centers and balusters on 4 inches clear space. Finished height of the railing shall be 42 inches above the pedestrian walking

surface. Provide slip joints at stairway expansion joints and at 24 feet on center maximum.

2. Fabrication

Before fabricating the railing, the contractor shall submit 5 copies of the shop plans for the City Engineers approval. The contractor may substitute other rail connection details for those shown in the plans if details of these changes show in the shop plans and if the engineer approves. In approving shop plans, the City Engineer indicates only that they are adequate and complete enough. Approval does not indicate a check on dimensions.

Welding shall conform to the requirements of the "Structural Welding Code" AWS D1.1 for steel, and to the requirements of the "Specifications for Aluminum Structures" of the Aluminum Association, for aluminum alloys. All exposed welds shall be ground flush with adjacent surfaces.

Railing panels shall be straight and true to dimensions. Adjacent railing panels shall align with each other with a variation not to exceed 1/16 inch. Joints shall be matchmarked.

For structures on curves, either horizontal or vertical, the railing shall conform closely to the curvature of the structure by means of series of short chords. The lengths of the chords shall be the distance center to center of rail posts.

Steel railing units shall be galvanized after fabrication. Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B6 with a minimum 2 ounces per square foot.

Completed aluminum railing units shall be anodized after fabrication conforming to the requirements of the Aluminum Class 1 Anodic Coating, AA-C22-A41.

Ornamental railing shall be painted with a rust proof metal primer and one coat of black ornamental iron metal paint.

3. Installation

The railing shall be erected in accordance with the plans on anchor bolts, or in holes formed by inserts provided in the concrete railing base to receive the railing posts. Sheet metal inserts shall be removed before the erection of the railing.

No railing shall be erected on the structure until the sidewalk to which it is to be attached is completed and all falsework supporting the system is released.

The railing shall be carefully erected, true to line and grade. Posts and balusters shall be vertical with the direction from the vertical for the full height of the panel not exceeding 1/8 inch.

Slip joints shall be designed and shown on plans for City Engineer approval. Railing installed without slip joints will be rejected and the contractor shall install new railing at his own expense.

H. Street Trees and Landscaping Items

Street trees and/or landscaping, landscape medians or strips, shall be furnished and installed as may be specifically required by the City’s Planning Department. They shall be provided at the City’s sole discretion and direction. Exact size, spacing, type, location, and quantity to be as specified by the City’s adopted Street Tree planting list and the City Planning Department.

4.24 Parking Lots

A building permit is required prior to surfacing any unsurfaced designated parking area.

Pedestrian walkways may be required within commercial parking lots as determined by the City.

Internal vehicle and pedestrian circulation for parking lots shall be approved by the City engineer. Parking lot circulation shall allow for access so pedestrians and wheelchairs can easily gain access from public sidewalks and bus stops to building entrances through the use of pedestrian paths which are physically separated from vehicle traffic and maneuvering areas. In shopping center parking lots containing more than 100 spaces, such pedestrian/wheelchair paths shall be a minimum of 5 feet wide and constructed in a manner that they cannot be used as a holding area for shopping carts.

The driving aisle within the parking lot shall be 20’.

Parking areas shall be positioned as close to sight entrance as possible as to reduce the need for long access driveways.

Access driveways for parking areas shall be located so as to cause the least possible conflict with vehicular and pedestrian traffic on public rights-of-way.

The City may require joint use of driveways by more than one property.

Storm water detention shall be provided and shall follow the criteria as set forth in Chapter 5 of these standards.

Five sets of plans and specifications shall be required to be submitted for review and approval by the City with respect to storm drainage discharge and on site retention or detention, matching street and/or sidewalk grades, access locations, parking layout, and to check for future street improvement conformity and City zoning regulations.

Parking lot surfacing materials shall satisfy the requirement for a permanent all-weather surface, unless the parking lot is to be constructed using the SLID method referenced in Section 4.26 and approved by the City Engineer. Asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved materials. Gravel surfaces are not acceptable or approved surface material types.

4.25 Utilities

Within the right-of-way on new roads, or in roadways that share existing topography, utilities, or storm drains that are not in conflict, utilities shall be located as shown in the Standard Details listed herein. Where existing

utilities are in place, new utilities shall conform to these Standards as nearly as practical and yet be compatible with the existing installations.

Exceptions may be approved by the City when necessary to meet special or localized requirements.

A. Water Lines

Water lines shall be located as follows:

1. Shoulder-and-Ditch Section (on existing “standard” street sections):

If practical: Outside of ditch line.

Otherwise: In shoulder 3 feet minimum from edge of travel lane.

2. Curb and Gutter Section:

Preferable: 10 feet from right-of-way centerline. Mains and service connections to all lots should be completed prior to placing of surface materials.

Otherwise: 1.5 feet minimum from back of curb, or at distance which will clear root masses of street trees if these are present or planned for.

3. Designated side of centerline:

WATER: North and East.

4. Depth: Per City standards.

B. Sanitary Sewers

Sanitary sewers shall be located 5 feet south and west of centerline; depth 8 feet minimum from finished grade, unless otherwise approved by the City Engineer.

Sanitary and water lines shall be horizontally and vertically separated per Washington State Department of Ecology minimum requirements unless otherwise approved by the City Engineer.

Gravity systems, whether sanitary or storm drainage, shall have precedence over other systems in planning and installation.

C. Other Utilities

Other utilities (gas, power, telephone, and cable TV) shall be located as follows:

Preferable: Underground, either side of road, at plan location and depth compatible with other utilities and storm drains.

Otherwise: On poles (as applicable and if approved by City Planning Department) set back of ditchline or sidewalk, at locations compatible with driveways, intersections, and other essential road features. To extent practical, utilities should share facilities so that a minimum of poles are needed, and preferably on only one side of road.

Notwithstanding other provisions, underground systems shall be located behind sidewalks or, as a minimum, at least 5 feet away from road centerline and where they will not otherwise disturb existing survey monumentation.

D. Utility Crossings in Existing Streets

For smaller diameter pipes and wires the crossing shall be made without surface cut of the traveled portion where the street is of oil mat or better. The crossing shall be made by pushing or boring a pipe under the road. Where rock is known or expected in the area of the crossing, the attempt need not be first, but prior approval of the City Street Superintendent is required.

4.26 Sustainable low-impact development alternative (SLID)

For uses such as alleys, driveways, utility access, loading areas, trails, *sidewalks, road shoulders* and parking areas *including street parking lanes*; low-impact alternatives such as permeable paving systems are encouraged by the City. These systems allow water to permeate below their surfaces, both filtering/reducing impurities and decreasing the strain on the City's future stormwater treatment facilities.

Permeable paving systems have an expected service life of approximately 20 years and require considerably less maintenance than concrete and asphalt pavements conventionally used for the same applications.

A. **Infiltration Rate**

The expected long-term infiltration rate for permeable paving systems may be as low as 0.5 inch/hour. Application of these systems requires an infiltration test and approval by the City Engineer. The USDA Soil Textural Classification (also known as Rawls survey) shall be implemented every 200 feet of road or every 5,000 square feet.

B. **Subgrade**

The subgrade for permeable paving systems should be cleared, drained, graded, and dragged as is required for conventional paving systems. After grading the subgrade, it should not be compacted or driven over with construction equipment.

C. Base Course

A base course shall be prepared of sandy gravel commonly used for roadbed construction. The sandy gravel shall come from local sources and may be composed of either “pit run” or “crusher run” materials, provided crusher run materials be augmented with sharp sand (25%-35% by volume) ensuring long term porosity. Materials used shall pass the following sieve analysis:

Percent Passing	Base Course
3/4” square sieve	100
3/8” square sieve	85.....
U.S. No. 4 sieve	60.....
U.S. No. 40 sieve	30.....
U.S. No. 200 sieve	3 Max.....

Approved base course material for permeable paving systems shall be placed over subgrade to grades shown on approved plan. Minimum depth of base course is 6” unless otherwise approved by the City Engineer. Lifts shall not exceed 6”; each compacted separately to 95% modified proctor, leaving 1” for insertion of top course.

D. Top Course

The Gravelpave2 flexible plastic grid system is the City-approved top course for permeable paving systems. Other permeable paving systems may be used per approval by the City Engineer. The Gravelpave2 grid should be installed according to directions at a depth of 1" immediately after base preparation so as to reduce introduction of sediment and displacement of base material. When completely installed, the top of the rings of the permeable paving system shall be flush with the surfaces of adjacent hard-surfaced pavements.

E. Fill

Gravel fill shall meet strict City standards composed of clean, washed, fine, decorative gravel bits not bigger than 10mm and generally uniform in size. The gravel bits shall be sharp and angular stones (as opposed to rounded stones) and shall be of granite hardness. The fill shall be installed into the voids in the permeable paving system directly from a dump truck or tractor to a minimum depth of 6". After the rings have been filled, the depositing vehicle shall drive over the filled rings. The gravel shall then be spread and compacted to 1/4" above the top of the rings. Edging constraints shall be placed along the edges of the grid and other areas that may experience particular stress with vehicle loads.

SECTION 5
STORM DRAINAGE STANDARDS

SECTION 5 STORM DRAINAGE STANDARDS

5.01 General

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities. Greater or lesser requirements may be mandated by the City due to localized conditions.

5.02 Design Standards

The design of storm drainage and detention system shall depend on their type and local site conditions. The design elements of storm drainage systems shall conform to City Standards as set forth herein and follow current design practice as set forth herein. The following design considerations shall apply:

- A. The use of commercial parking lots for detention of stormwater will be reviewed by the City Administrator and approved or denied based on the design and other available alternatives. The detention area shall be situated away from areas of pedestrian movement unless means for rapid closing of the areas is incorporated in the design. The maximum depth of water in parking lot storage shall be limited to 6 inches. Curbs cannot be used for retaining storage.
- B. Maximum catch basin spacing shall be 200 feet on road grades up to 3%, 300 feet when the road grade is 3% or greater and 500 feet maximum on main storm drains between access structures, whether catch basins or manholes. No surface water (unless otherwise approved in writing by the City Public Works Department) shall cross any roadway. In addition, catch basins shall be placed whenever the length of surface drainage exceeds 300 feet on road grade, extending either direction from crest or sag on vertical curves. Vaned grates shall be employed on street grades exceeding 6% slope.

The General Notes on the following page shall be included on any plans dealing with storm systems.

- C. Plans for storm drainage shall indicate where the stormwater will be discharged. If the proposed development will increase the amount of storm runoff, it must be shown that the pipes and channels downstream from the discharge point (a minimum of 1/4 mile) can carry the increased runoff without damage to the adjoining properties. Wherever possible, provisions should be made for detainage and/or retainage of stormwater in order to decrease the amount of storm runoff and, more importantly, to decrease the peak runoff volume.
- D. Where storm drains run outside an existing public right-of-way, permanent easements will be required for public or private maintenance as may be required and warranted. Such easement shall be a minimum of 10 feet in width. Where the City is to maintain the storm drain, a permanent easement will be required having a minimum width of 15 feet. A construction (temporary) easement of suitable width shall also be provided.
- E. Storm Drain Detention Systems shall be designed and constructed in strict compliance with [these standards and](#) ~~currently adopted Pierce County Public Works Standards,~~ [the latest—most current edition of the “Stormwater Management Manual for Western Washington” prepared by Washington State Department of Ecology,](#) and any amendments thereto.
- F. The General Notes, numbered 1 thru 10, as shown and further referenced herein shall be included or referenced on any plans submitted to the City for construction approval dealing with storm system design.

GENERAL NOTES (STORM DRAIN CONSTRUCTION)

1. All workmanship and materials shall be in accordance with City of Buckley Standards and the most current ~~copy~~-*edition* of the *WSDOT State of Washington Standard Specifications for Road, Bridge and Municipal Construction (WSDOT)*.
2. Temporary erosion/water pollution measures shall be required in accordance with Section 1-07.15 of the *WSDOT* Standard Specifications.
3. Comply with all other permits and other requirements by the City of Buckley or other governing authority or agency as may be applicable.
4. A preconstruction meeting shall be held with the City Public Works Department prior to the start of construction.
5. All storm mains and retention/detention areas shall be staked for grade and alignment by engineering or surveying firm capable of performing such work, and currently licensed in the State of Washington to do so.
6. Storm drain pipe shall meet the following requirements:
 - a) Plain concrete pipe conforming to the requirements of AASHTO M 86, Class 2.
 - b) Reinforced concrete pipe conforming to the requirements of AASHTO M 170.
 - c) PVC pipe shall conform to ASTM D 3034-73 SDR 35 for 4" thru 15" diameter PVC pipe, and shall conform to ASTM F 679 for 18" thru 27" diameter PVC pipe, with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.

- d) Ductile iron pipe conforming to the requirements of ANSI A21.51, and AWWA C 151, thickness class as shown on the plans.
 - e) Polyethylene smooth wall pipe per Advanced Drainage Systems (ADS) N-12 constructed per WSDOT Standard Specifications 7-04. Inspection to ensure compaction around this pipe will be more rigorous than when other types of approved storm drain pipe are used.
- 7. Special structures, oil/water separators and outlet controls shall be installed per plans and manufacturers recommendations.
 - 8. Provide traffic control plan(s) as required in accordance with MUTCD.
 - 9. Call underground locate line 1-800-424-5555 (or 811) a minimum 48 hours prior to any excavations.
 - 10. Where connections require "field verifications", connection points will be exposed by contractor and fittings verified 48 hours prior to distributing shut-down notices.

5.03 Conveyance

Pipe: Storm drain pipe within a public right-of-way or easement shall be sized to carry the maximum anticipated runoff from the possible contributing tributary area.

The minimum main size shall be 12 inches diameter. Lateral lines if approved by the City Engineer may be 8 inches diameter. Runoff shall be computed and, if the flow requires it, a larger pipe shall be used. Nothing shall preclude the City from requiring the installation of a larger sized main if the City determines

a larger size is needed to serve adjacent areas or for future service.

Storm drain gradients shall be such as to assure minimum flow velocity of three feet per second when flowing full.

All pipe for storm mains shall be "pre-approved" by the City's Public Works Department based on localized conditions and comply with one of the following types:

- Polyvinyl Chloride: PVC pipe shall conform to ASTM D 3034, SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D3212 and ASTM F477.
- Plain Concrete: Plain concrete pipe per WSDOT Standard Specifications as set forth in Section 7-04.
- Reinforced Concrete: Reinforced concrete pipe per WSDOT Standard Specifications as set forth in Section 7-04.
- Ductile Iron: Ductile iron pipe shall conform to AWWA C151 Class 50 and have a cement mortar lining conforming to AWWA C 104. All pipes shall be joined using non-restrained joints which shall be rubber gaskets, push on type or mechanical joint, conforming to AWWA C 111.
- Polyethylene: PE smooth wall pipe per Advanced Drainage Systems (ADS) N-12, or City approved equal, constructed per WSDOT Standard Specifications 7-04.
- Corrugated Metal: Zinc-coated (galvanized) corrugated iron or steel pipe shall be coated uniformly with asphalt.

5.04 Connections

Connections of storm drain pipe leading from an existing street inlet location may be made into an existing main storm drain without a structure, subject to case-by-case approval by the City Engineer or [Public Works Utility Superintendent](#) and subject to the following requirements:

1. The inletting structure shall be a catch basin and not a simple inlet lacking a catch or drop section.
2. Outside diameter of inlet pipe shall not exceed one-half the inside diameter of the main storm drain.
3. Length of inlet connection shall not exceed 30 feet.
4. Standard shop-fabricated tees, wyes, and saddles shall be used.

Channels: The City encourages the use of open vegetated channels to convey stormwater runoff when feasible as long as they do not pose a health or safety threat to the general public. Any open channels proposed to be located within public right-of-way shall require special approval from the City Public Works Department.

5.05 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing and/or performing such work shall be currently licensed by the State of Washington to perform said tasks.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of storm sewer systems shall be as follows:

1. Stake centerline alignment every 25 feet with cuts and/or fills to bottom of trench.
2. Stake location of all catch basins/manholes and other fixtures for grade and alignment.
3. Stake location, size and depth of retention/detention facility.
4. Stake finished grade of catch basin/manhole rim elevation and invert elevations of all pipes in catch basins, manholes, and those that daylight.

5.06 Trench Excavation

- A. Clearing and grubbing where required shall be performed within the easement or public right-of-way as permitted by the City and/or governing agencies. Debris resulting from the clearing and grubbing shall be disposed of by the owner or contractor in accordance with the terms of all applicable permits.
- B. Trenches shall be excavated to the line and depth designated by the City to provide a minimum of 24 inches of cover over the pipe. Except for unusual circumstances where approved by the City, the trench sides shall be excavated vertically and the trench width shall be excavated only to such widths as are necessary for adequate working space as allowed by the governing agency and in compliance with all safety requirements of the prevailing agencies. See

Detail. The trench shall be kept free from water until joining is complete. Surface water shall be diverted so as not to enter the trench. The Contractor shall maintain sufficient pumping equipment on the job to insure that these provisions are carried out.

- C. The contractor shall perform all excavation of every description and whatever substance encountered and boulders, rocks, roots and other obstructions shall be entirely removed or cut out to the width of the trench and to a depth 6 inches below storm line grade. Where materials are removed from below the pipeline grade, the trench shall be backfilled to grade with material satisfactory to the City and thoroughly compacted.
- D. Trenching and shoring operations shall not proceed more than 100 feet in advance of pipe laying without specific written approval of the City, and shall be in conformance with Washington Industrial Safety and Health Administration (WISHA) and Office of Safety and Health Administration (OSHA) Safety Standard.
- E. The bedding course shall be finished to grade with hand tools in such a manner that the pipe will have bearing along the entire length of the barrel. The bell holes shall be excavated with hand tools to sufficient size to facilitate the construction of pipe joints.

5.07 Bedding

Gravel backfill for pipe bedding shall be installed in conformance with Section 2-09 of the *WSDOT* Standard Specifications ~~(WSDOT)~~. See Detail.

Bedding for Rigid Pipe (Concrete or Ductile Iron Pipe):

- Gravel backfill for rigid pipe bedding shall consist of crushed, processed, or naturally occurring granular material. It shall be essentially free from various types of wood waste or other extraneous or objectionable materials. It shall have such characteristics of size and shape that it will compact readily and shall meet the following specifications for grading and quality:

<u>Sieve Size</u>	<u>Percent Passing*</u>
3/4" Square	100
3/8" Square	95-100
U.S. No. 8	0-10
U.S. No. 200	0-3
Sand Equivalent	35 MIN.

*All percentages are by weight.

Bedding for Flexible Pipe (P.V.C. pipe):

- Gravel backfill for flexible pipe (P.V.C. pipe) bedding shall consist of crushed, processed, or naturally occurring granular material. It shall be essentially free from various types of wood waste or other extraneous or objectionable materials. It shall have such characteristics of size and shape that it will compact readily and shall meet the following specifications for grading and quality:

<u>Sieve Size</u>	<u>Percent Passing*</u>
3/4" Square	100
3/8" Square	95-100
U.S. No. 8	0-10
U.S. No. 200	0-3
Sand Equivalent	35 MIN.

*All percentages are by weight.

Native Material shall not be used for bedding, unless approved by the [City Engineer](#).

Bedding for Flexible Pipe (H.D.P.E. pipe):

- Bedding material for flexible pipe shall be a clean gravel mixture free from organic matter and conforming to the following gradation:

<u>Sieve Size</u>	<u>Percent Passing*</u>
3/4" Square	100
3/8" Square	70-100
U.S. No. 4	55-100
U.S. No. 10	35-95
U.S. No. 20	20-80
U.S. No. 40	10-55
U.S. No. 100	0-10
U.S. No. 200	0-3

*All percentages are by weight.

5.08 Backfilling

Backfilling and surface restoration shall closely follow installation of pipe so that not more than 100 feet is left exposed during construction hours without approval of the City. Selected material shall be placed and compacted around and under the storm drain by hand tools. Special precautions should be provided to protect the pipe to a point 12 inches above the crown of the pipe. The remaining backfill shall be compacted to 95 percent of the maximum density in traveled areas, 90 percent outside driveway, roadways, road prism, shoulders, parking or other travelled areas. Where governmental agencies other than the City have jurisdiction over roadways, the backfill and compaction shall be done to the satisfaction of the agency having jurisdiction. If suitable backfill material, as determined by the City, is not available from trenching operations, the City

may order the placing of gravel base conforming with Section 9-03.10 of the *WSDOT* Standard Specifications (~~WSDOT~~) for backfilling the trench.

5.09 Street Patching and Restoration

See Chapter 4 for requirements regarding street patching and trench restoration.

SECTION 6

SANITARY SEWER STANDARDS

SECTION 6 SANITARY SEWER STANDARDS**6.01 General**

The standards established by this chapter are intended to represent the *minimum* standards for the design and construction of sanitary sewer facilities. Greater or lesser requirements may be mandated by the City due to localized conditions. Where gravity service can be reasonably provided, it shall be so provided. Where gravity service cannot be reasonably provided, low pressure sewer systems may be approved by the City due to special circumstances, as approved by the City Council. Such systems shall be designed and constructed to *City standards as approved by the City engineer.* ~~current Pierce County Utilities Department standards and regulations.~~ The following design and construction considerations shall apply:

6.02 Design Standards

The design of sanitary sewer systems shall be dependent on local site conditions. The design elements of sanitary sewer systems shall conform to minimum City Standards set forth herein and follow design guidelines as further set forth in the Department of Ecology's "Criteria for Sewage Design" manual.

- A. Detailed plans shall be submitted for the City's review, which provide the location, size, type and direction of flow of the proposed sewers and the connection with existing sewers. These plans shall be separate from water plans.
- B. Project plans should have a horizontal scale of not more than 50 feet to the inch and a vertical scale of not more than 5 feet to the inch. Plan views

shall be drawn to a corresponding horizontal scale. Plans and profiles shall show:

1. Locations of streets, right-of-ways, existing utilities, and sewers.
2. Ground surface, pipe type, class and size, manhole stationing, invert and surface elevation at each manhole, and grade of sewer between adjacent manholes. All manholes shall be numbered on the plans and correspondingly numbered on the profile. Where there is any question of the sewer being sufficiently deep to serve any residence, the elevation and location of the basement floor, if basements are served, shall be plotted on the profile of the sewer which is to serve the house in question. The Developer shall state that all sewers are sufficiently deep to serve adjacent basements, except where otherwise noted on the plans. Minimum floor elevations of structures shall be noted for each lot being provided sewer service.
3. All known existing structures, both above and below ground, which might interfere with the proposed construction, particularly water mains, gas mains, storm drains, overhead and underground power lines, telephones lines, and television cables.
4. All utility easements.
5. Details in scale drawings which clearly show special sewer joints and cross-sections, and sewer appurtenances such as manholes and related items.

- C. Construction of new sewer systems or extensions of existing systems will be allowed only if the existing receiving system is capable of supporting the added hydraulic load.
- D. Collection and interceptor sewers shall be designed for the ultimate development of the tributary areas.
- E. Sewer systems shall be designed and constructed to achieve total containment of sanitary wastes and maximum exclusion of infiltration and inflow.
- F. Computations and other data used for design of the sewer system shall be submitted to the City for approval.
- G. The sewage facilities shall be constructed in conformance with the *WSDOT Standard Specifications*. 20081998, ~~Standard Specifications for Road, Bridge, & Municipal Construction, and current amendments thereto, State of Washington, revised as to form to make reference to Local Governments,~~ and as modified by any special City requirements and standards.
- H. Material and installation specifications shall contain appropriate requirements that have been established by the industry in its technical publications, such as ASTM, AWWA, WPCF, and APWA standards. Requirements shall be set forth in the specifications for the pipe and methods of bedding and backfilling so as not to damage the pipe or its joints, impede cleaning operations and future tapping, nor create excessive side fill pressure or ovalation of the pipe, nor seriously impair flow capacity.

I. All sewers shall be designed to prevent damage from superimposed loads. Proper allowance for loads on the sewer because of the width and depth of trench should be made. When standard-strength sewer pipe is not sufficient, extra-strength pipe shall be used.

J. *Prior to acceptance and approval of construction, the following tests shall apply to each type of construction.*

1. *Gravity Sewer*

(1) *Prior to acceptance of the project, the gravity sewer pipe shall be subject to a low pressure air test per WSDOT/APWA Standards. The contractor shall furnish all equipment and personnel for conducting the test under the observation of the City Inspector. The testing equipment shall be subject to the approval of the City. The contractor shall provide a minimum of 2 complete sets of test gear to test two (2) sections of pipe manhole to manhole at the same time. The contractor shall perform an air pre-test prior to notifying the City to Schedule the actual test. The acceptance air test shall be made after trench is back filled and compacted and the roadway section is completed to sub grade.*

All wyes, tees, and end of side sewer stubs shall be plugged with flexible joint caps, or acceptable alternates, securely fastened to withstand the internal test pressures. Such plugs or caps shall be readily removable and their removal shall provide a socket suitable for making a flexible jointed lateral connection or extension.

~~J~~(2) *Testing of the sewer main shall include a television inspection by the contractor. The camera shall be equipped with a rotating head to allow televising of the side sewers as mainline inspection is occurring. The camera unit shall be equipped with a measuring device that is in plain view ahead of the camera. The device shall be 1 inch in diameter and on a flexible shaft. Television inspection shall be done after the WSDOT low pressure air test #7-17.3(2) F has passed, the pipe line cleaned and before the roadway is paved. Immediately prior to a television inspection enough water shall be run*

down the line so it comes out the lower manhole, unless televising is done right after the cleaning has taken place. A copy of the video tape and written report shall be submitted to the City. Acceptance of the line will be made after the tape has been reviewed and approved by the inspector. Any tap to an existing system needs to be televised as well. Televising shall start at the closest manhole to the tap and extend 15 feet beyond the tap. All pipe shall be laid in straight lines and at uniform rate of grade between manholes. Variance from established line and grade shall not be greater than one-half inch (1/2"), provided that such variation does not result in a level of reverse-sloping invert; provided, also, that variation in the invert elevation between adjoining ends of pipe, due to non-concentricity of joining surface and pipe interior surfaces, does not exceed one-sixty-fourth inch (1/64") per inch of pipe diameter, or one-half inch (1/2") maximum. Any corrections required in line and grade shall be reviewed with the City and/or the City Engineer and shall be made at the expense of the Developer and/or Contractor.

K. *A mandrel test in accordance with Section 7-17.3 (2)G of the WSDOT/APWA Standard Specifications shall be required on all sewers except laterals as defined in these standards as directed by the City. Deflection tests shall be performed on all PVC sewer mains and the deflection test limit shall be 5.0 percent of the base inside diameter of the pipe.*

~~L. Prior to final inspection, all pipelines shall be tested, flushed and cleaned and all debris removed. A pipeline "cleaning ball" of the proper diameter for each size of pipe shall be flushed through all pipelines prior to final inspection. Hydrant meters shall be acquired (deposit required) from the City and utilized by the Contractor for all water withdrawn from the City of Buckley's system for flushing purposes.~~

- ~~M.L.~~ ~~Before sewer lines are accepted, the Contractor/Developer shall perform a complete televised inspection of the sewer pipe and appurtenances and shall provide to the City an audio visual tape recording of these inspections. All equipment and materials shall be compatible with existing City equipment. It shall be the Contractor/Developer's responsibility to confirm equipment compatibility with the City prior to inspection.~~
- ~~N.M.~~ At all times during the televised inspection process, the City's Utility Superintendent ~~and/or his-a~~ designated representative shall be present. The City's *Public Works Department* shall be notified forty-eight (48) hours prior to any televised inspection.
- ~~O.N.~~ After all other work is completed and before final acceptance, the entire roadway, including the roadbed, planting, sidewalk areas, shoulders, driveways, alley and side street approaches, slopes, ditches, utility trenches, and construction areas shall be neatly finished to the lines, grades and cross sections for a new roadway consistent with the original section.
- ~~P.O.~~ The Developer shall be required, upon completion of the work and prior to acceptance by the City, to furnish the City with a written guarantee covering all material and workmanship for a period of two years after the date of final acceptance and the Developer shall make all necessary repairs during that period at his own expense, if such repairs are necessitated as the result of furnishing poor materials and/or workmanship. The Developer shall obtain warranties from the contractors, subcontractors and suppliers of material or equipment where such warranties are required, and shall deliver copies to the City upon completion of the work.

6.03 General Requirements

1. Prior to construction, the sewer plans shall be reviewed and approved by the Department of Ecology (if specifically requested by the City) and an affidavit stating such ~~be~~*are* on file at the City's Public Works Department.
2. Prior to construction, the Contractor shall notify the City for a pre-construction meeting.
3. Work shall be performed only by licensed and bonded contractors with a demonstrated experienced in laying public sewer mains of the type being proposed for construction.
4. Prior to any work being performed, the Contractor shall contact the City's Utility Superintendent or City Engineer to set forth his proposed schedule.
5. Contractor shall obtain approval of materials to be used from the City's Public Works Department prior to ordering of materials.
6. Sewer main shall be laid only in dedicated streets or in easements which have been exclusively granted to the City. A street is normally not officially recognized until the plat which created it has been filed (recorded) with the County Auditor.
7. The sewer main shall run parallel to and 5 feet southerly or westerly of street centerline where possible. The sewer main shall maintain a minimum 10 foot horizontal separation from proposed or existing water mains.

8. The maximum distance between manholes shall be 400 feet unless specifically approved otherwise by the City Public Works Department.
9. PVC pipe shall be a minimum Class S.D.R. 35 and be manufactured in accordance with ASTM D3034. Ductile iron pipe shall be Class 52 conforming to AWWA C151 and C104.
10. The allowable cover (finished grade) for the various types of pipe are:

PVC Pipe:	3' to 25'
D.I. Pipe (CL 52):	<3' (if allowed) 25' & above Slopes of 18 percent or greater

All pipe shall have a minimum of thirty six (36") inches of cover (18" in the case of a side sewer on private property). The City reserves the right to require a minimum of three feet of cover unless topography, existing facilities or other future improvements prohibit this minimum cover for installation.

11. The minimum slope for 8" gravity mains shall be 0.5% (except the minimum slope for dead end runs shall be 1.0% for 8" gravity mains) and the minimum slope for 6" side sewer laterals shall be 2.0%.
12. All side sewer laterals shall be of the same material as the main line.
13. Each side sewer lateral shall be equipped with a 6" x 6" tee or wye (see detail), with an approved water-tight cap (adequately secured

- to facilitate pressure testing), located adjacent to, but within, the public right-of-way, to be utilized as a clean-out.
14. Each side sewer lateral shall have an approved water-tight cap at the termination of the ~~stub~~,*stub*; it shall be adequately “blocked” to satisfactorily resist the air pressure testing.
 15. Each side sewer lateral shall have a twelve (12) foot long 2” x 4” wood “marker” at the termination of the stub. The “marker” shall extend from the bottom of the trench to above finished grade. Above the ground surface, it shall be painted “white” with “S/S” and the depth, in feet, stenciled in black letters 2” high.
 16. Front lot corners shall be staked prior to construction for side sewer tee location.
 17. All side sewers shall be extended to the lowest property corner and located a minimum of 10 feet from the side lot line and extend a minimum of 10 feet past the street right-of-way line (or property line).
 18. Side sewer connections if allowed directly into manholes shall be constructed to match the sewer main crown (outlet) and the manhole channeled accordingly.
 19. All lots shall be serviced with ~~it's~~*sits* own *individual* side sewer.
 20. Terminating manholes, where sewer extension may occur, shall be provided with knock-outs and channeled accordingly.

21. Manholes shall be provided with a 0.10 foot drop across the channel.
22. Locking lids shall be provided for all manholes and all manhole lids shall have the word “sewer” cast integrally onto its surface.
23. Concrete collars shall be placed around all frames per the Standard Detail for manholes as noted herein.
24. Pipe connections to manholes shall be as follows:
 - PVC Pipe: Cast or grout a watertight manhole coupling (see detail) into manhole wall.
 - Pipe: Bell and spigot joint or flexible coupling; either shall be 12” maximum distance from manhole wall.
 - PVC and D.I. pipe, optional: Core the manhole and connect sewer pipe with a water-tight flexible rubber boot in manhole wall, Kor-N-Seal boot or equal.
25. Provide the City’s Engineer and ~~Sewer Superintendent~~ *Utility Superintendent* a copy of the cut sheets prior to construction.
26. Pipe trenches shall not be backfilled until pipe and bedding installation has been inspected and approved by the City’s Inspector.
- ~~27. Final air testing shall not be accepted until after the asphalt treated base or finished paving is accomplished, all other underground~~

~~utilities have been installed, and the lines have been flushed, cleaned, deflection tested and television inspected.~~

27. Manhole rim and invert elevations shall be field verified after construction by the Developer’s engineer(s) and the “as constructed” drawings individually stamped by a Washington State licensed professional engineer which shall attest to the fact that the information is correct.

6.04 Materials and Testing

- A. Sewer Mains, Laterals, ~~And~~and Force Mains

Sewer mains to be installed shall be of material noted below:

Gravity Sewer and Laterals:

PVC Pipe:	3’-25’ Cover
DI Pipe (Class 52):	<3’ Cover (if allowed) 25’ and Over Slopes of 18 percent or greater

Force Main:

DI Pipe Class 52

PVC pipe shall be a minimum Class S.D.R. 35 and be manufactured in accordance with ASTM D3034. The pipe and fittings shall be furnished with bells and spigots which are integral with the pipe wall. Pipe joints shall use flexible elastomeric gaskets conforming to ASTM D3212. Nominal laying lengths shall be 20 feet and 13 feet.

The ductile iron pipe shall conform to ANSI/AWWA C151/A21.51-91 Standards, and current amendments thereto, except the ductile iron pipe

shall be thickness Class 52 for gravity sewers and Class 52 for force mains. Grade of iron shall be a minimum of 60-42-10. The pipe shall be cement lined to a minimum thickness of 1/16", and the exterior shall be coated with an asphaltic coating. Each length shall be plainly marked with the manufacturer's identification, year case, thickness, class of pipe and weight.

Type of joint shall be mechanical joint or push-on type, employing a single gasket, such as "Tyton", except where otherwise calling for flanged ends. Bolts furnished for mechanical joint pipe and fittings shall be high strength ductile iron, with a minimum tensile strength of 50,000 psi.

Restrained joint pipe, where shown on the Plans shall be push-on joint pipe with "Field Lok" gaskets as furnished by U.S. Pipe or equal for 12" diameter and smaller pipe and "TR FLEX" as furnished by U.S. Pipe or equal for 16" and 24" diameter pipes. The restrained joint pipe shall meet all other requirements of the non-restrained pipe.

All pipe shall be jointed by the manufacturer's standard coupling, be all of one manufacturer, be carefully installed in complete compliance with the manufacturer's recommendations.

All fittings shall be short-bodied, ductile iron complying with applicable ANSI/AWWA C110 or C153 Standards for 350 psi pressure rating for mechanical joint fittings and 250 psi pressure rating for flanged fittings. All fittings shall be cement lined and either mechanical joint or flanged, as indicated on the Plans.

Fittings in areas shown on the Plans for restrained joints shall be mechanical joint fittings with a mechanical joint restraint device. The

mechanical joint restraint device shall have a working pressure of at least 250 psi with a minimum safety factor of 2:1 and shall be EBAA Iron, Inc., MEGALUG, or ROMAC “Grip Ring”, as approved by the City Water Manager (Utilities Superintendent).

All couplings shall be ductile iron mechanical joint sleeves.

The sewer pipe, unless otherwise approved by the City and/or Engineer, shall be laid upgrade from point of connection on the existing sewer or from a designated starting point. The sewer pipe shall be installed with the bell end forward or upgrade. When pipe laying is not in progress, the forward end of the pipe shall be kept tightly closed with an approved temporary plug. Wherever movable shoring (steel box) is used in the ditch, pipe shall be restrained by use of a winch mounted in the downstream manhole and a line of sufficient strength threaded through the pipe and set tight before each move. Any indication that joints are not being held shall be sufficient reason for the City to require restraints, whether or not movable shoring is being used.

All pipe shall be laid in straight lines and at uniform rate of grade between manholes. Variance from established line and grade shall not be greater than one-half inch (1/2”), provided that such variation does not result in a level of reverse sloping invert; provided, also, that variation in the invert elevation between adjoining ends of pipe, due to non-concentricity of joining surface and pipe interior surfaces, does not exceed one-sixty-fourth inch (1/64”) per inch of pipe diameter, or one-half inch (1/2”) maximum. Any corrections required in line and grade shall be reviewed with the City Utility Superintendent and/or City Engineer and shall be made at the expense of the Developer and/or Contractor.

All extensions, additions and revisions to the sewer system, unless otherwise indicated, shall be made with sewer pipe jointed by means of a flexible gasket which shall be fabricated and installed in accordance with the manufacturer's specifications.

All joints shall be made up in strict compliance with the manufacturer's recommendations and all sewer pipe manufacture and handling shall meet or exceed the ASTM and APWA recommended specifications, current revisions.

Pipe handling after the gasket has been affixed shall be carefully controlled to avoid disturbing the gasket and knocking it out of position, or loading it with dirt or other foreign material. Any gaskets so disturbed shall be removed, cleaned, relubricated if required, and replaced before the rejoining is attempted.

Care shall be taken to properly align the pipe before joints are entirely forced home. During insertion of the tongue or spigot, the pipe shall be partially supported by hand, sling or crane to minimize unequal lateral pressure on the gasket and to maintain concentricity until the gasket is properly positioned. Since most flexible gasketed joints tend to creep apart when the end pipe is deflected and straightened, such movement shall be held to a minimum once the joint is home.

Sufficient pressure shall be applied in making the joint to assure that it is home, as described in the installation instructions provided by the pipe manufacturer. Sufficient restraint shall be applied to the line to assure that joints once home are held so, until fill material under and alongside the pipe has been sufficiently compacted. At the end of the work day, the last

pipe laid shall be blocked in an effective way to prevent creep during “down time.”

For the joining of dissimilar pipes suitable adapter couplings shall be used which have been approved by the City Utility Superintendent and/or the Engineer.

All gravity sewer pipe shall be bedded with pea gravel. The PVC pipe shall be bedded from a depth of four (4) inches below the pipe to twelve (12) inches above the pipe and ductile iron gravity sewer pipe shall be bedded from a depth of four (4) inches below the pipe to the springline of the pipe. The bedding material shall extend across the full width of the trench and shall be compacted under the haunches of the pipe.

Special concrete bedding shall consist of a pipe cradle constructed of Portland cement concrete containing not less than four (4) sacks of cement per cubic yard. Sand, gravel and water proportions are subject to approval by the Engineer. Maximum aggregate size shall be 1-1/2”. Maximum slump shall be 4”. The bottom of the trench shall be fully compacted before the placement of pipe cradle. The Contractor shall protect pipe against flotation and disturbing the horizontal alignment of the pipe during the pouring of the concrete. ~~(Washington State Department of Transportation~~ [WSDOT](#) Standard Specifications for “Class A” concrete bedding will be acceptable.)

Clay or Bentonite dams shall be installed across the trench and to the full depth of the granular material in all areas of steep slopes, stream crossings and wetland to prevent migration of water along the pipeline.

All backfill shall be placed and compacted in accordance with City, County, or State requirements as may be applicable and copies of the compaction results shall be provided to the City Engineer.

B. Manholes

Manholes shall be of the offset type and shall be precast concrete sections with either a cast in place base, or a precast base made from a 3,000 psi structural concrete. Joints between precast wall sections shall be confined O-ring or as otherwise specified. Pre-channeled manholes are not acceptable.

For connections to existing systems, a concrete coring machine, suitable for this type of work, shall be utilized in making the connection. The existing manhole shall be rechanneled as required. The new pipe connection shall be plugged (water tight) until the new pipe system has been installed and approved. The Contractor shall be responsible for any existing defects in the existing manhole unless these defects are witnessed by a representative of the City prior to any work being performed to make the connection. The Contractor shall be required to remove any and all deleterious material in the existing manhole and downstream reaches as a result of his/her work.

1. Manhole Sections

Manhole sections shall be placed and aligned so as to provide vertical sides and vertical alignment of the ladder steps. The completed manhole shall be rigid, true to dimension, and be water tight. Rough, uneven surfaces will not be permitted.

The mortar used between the joints in the precast sections and for laying manhole adjusting bricks shall be composed of one part cement to two parts of plaster sand. All joints shall be thoroughly wetted and completely filled with mortar, smoothed both inside and outside to insure water tightness.

Masonry units (manhole adjusting brick) shall conform to the ASTM C-32, Grade MA. The outside and inside of manhole adjusting bricks and the joints of precast concrete sections shall be plastered and troweled smooth with 1/2" (minimum) of mortar in order to attain a watertight surface.

2. Manhole Steps

Manhole steps shall be polypropylene, Lane International Corp. No. P13938 or equal. Ladders (maximum 3 foot length) shall be polypropylene Lane International Corp. or equal, and shall be compatible with steps.

3. Grade Adjustment

Where work is located in public right--of--way, not less than 18" or more than 26" shall be provided between the top of the cone or slab and the top of the manhole frame.

4. Channels

Channels shall be made to conform accurately to the sewer grade and shall be brought together smoothly with well rounded junctions, satisfactory to the City Utilities ~~(Sewer)~~ Superintendent and/or the City Engineer. The

channels shall be field poured after the inlet and outlet pipes have been laid and firmly grouted into place at the proper elevation. Allowances shall be made for a one-tenth foot (0.1') drop in elevation across the manhole in the direction of flow. Channel sides shall be carried up vertically from the invert to three-quarters of the diameter of the various pipes. The concrete shelf shall be warped evenly and sloped 3/8" per foot to drain. Rough, uneven surfaces will not be permitted. Channels shall be constructed to allow the installation and use of a mechanical plug or flow meter of the appropriate size.

5. Drop Manholes

Drop manholes shall, in all respects, be constructed as a standard manhole with the exception of the drop connection.

6. Lift Holes and Steel Loops

All lift holes shall be completely filled with expanding mortar, smoothed both inside and outside, to insure water tightness. All steel loops shall be removed, flush with the manhole wall. The stubs shall be covered with mortar and smoothed. Rough, uneven surfaces will not be permitted.

7. Frames and Covers:

Frames and covers shall be ductile iron. Castings shall be free of porosity, shrink cavities, cold shuts or cracks, or any surface defects which would impair serviceability. Repair of defects by welding, or by the use of "smooth-on" or similar material, will not be permitted. Frames and covers shall be machine finished or ground on seating surfaces so as to assure non-rocking fit in any position and interchangeability of covers. Frames

and covers shall be provided with three bolt locking lids. Rings and covers shall be positioned so one of the three locking bolts is located over the manhole steps and shall be adjusted to conform to the final finished surface grade of the street or easement to the satisfaction of the City or agent for the City. Manhole frames and covers shall be as manufactured by “Sather” Manufacturing Company, Model No. 6024-R, or City approved equal.

C. Side Sewer Lateral

A side sewer lateral is considered to be that portion of a sewer line that will be constructed between a main sewer line and a property line or easement limit line.

All applicable specifications given herein for sewer construction shall be held to apply to side sewer laterals.

Side sewers shall be for a single connection only and be a minimum six inch (6”) diameter pipe. Side sewers shall be connected to the tee, provided in the sewer main where such is available, utilizing approved fittings or adapters. The side sewer shall rise at a maximum of 45° and a minimum of 2%, from the sewer main.

Where there are no basements, the minimum side sewer depth shall be six (6) feet below existing curb line and five (5) feet below ground at the property line where possible, except where existing improvements, proposed improvements or topography may dictate additional depth. The elevations of the side sewer connections shall be of sufficient depth to serve all existing and potential future basements.

The Contractor shall provide for each 6 inch side sewer service a twelve (12) foot long 2 inch x 4 inch wooden post which extends from the invert of the end of the 6 inch pipe to above the existing ground. The exposed area of this post shall be painted white and shall have selected thereon in two inch letters (black paint) "S/S" and shall also indicate the depth of the sewer service stub from finished grade.

Where no tee or wye is provided or available, connection shall be made by machine-made tap and saddle, only with specific written authorization of the City. The City shall review the exact location and material, list in its evaluation.

The maximum bend permissible at any one fitting shall not exceed forty-five degrees (45°). The maximum bend of any combination of two adjacent fittings shall not exceed 45° (one-eighth bend) unless straight pipe of not less than three (3) feet in length is installed between such adjacent fittings, or unless one of the fittings is a wye branch with a cleanout provided on the straight leg.

D. Private Side Sewers

Private side sewers are the extension of side sewer laterals located outside of the public rights-of-way or easements granted to the City of Buckley.

1. Side sewer pipe located on private property shall be 4" (larger if specifically approved by the City), ductile iron or PVC ASTM D-3034, and shall be installed at 2% minimum grade (1/4 inch fall per foot). Construction on private property may be performed by owner, but requires a permit.

2. Pipe shall be bedded with pea gravel or clean free draining sand.
3. Six inch sewer pipe is required in the street right-of-way and shall have a 2% minimum grade. Construction in street rights-of-way shall be performed by a licensed side sewer contractor and requires a permit.
4. Side sewer shall be inspected by the City's Representative / Inspector prior to backfilling. Side sewer shall be plugged and tested in the presence of the City Inspector by filling with water. Leakage rate shall not exceed 0.31 gal./hr. for 4 inch pipe and 0.47 gal./hr. for 6 inch pipe, per 100 feet of pipe.
5. On private property, minimum cover shall be 18" over top of pipe from the point which is 30" out from house and continuing to the connection with the City's sewer system.
6. Parallel water and sewer lines shall be 10 feet apart horizontally wherever possible and have a vertical separation of 18" if a vertical crossing is necessary.
7. No more than 100 feet is allowed between cleanouts. Cleanouts are required for bends equal to or greater than 45°. Cleanout shall be a watertight plugged gasketed tee or wye lateral.
8. All pipe joints shall be rubber gasket type.
9. Provide "grease trap" of a size and type approved by the City at all such locations as may be deemed necessary by the City.

E. Testing Gravity Sewers ~~For~~ Acceptance

The Contractor and/or Developer shall furnish all facilities and personnel for conducting tests under the observation of the City Engineer or City Utilities ~~(Sewer)~~ Superintendent. Methods other than Part “B” shall be subject to the approval of the City Administrator and/or City Engineer.

1. Preparation for Testing for Leakage

The Contractor and/or Developer shall be required, prior to testing, to clean and flush all gravity sewer lines ~~with an approved cleaning ball and clean water.~~ The completed gravity sewer, including side sewer stubs, after completion of backfill and cleaning shall be televised inspected. This will be permitted prior to paving. The sewer shall then be tested by the low pressure air test method and/or an infiltration test. ~~but only after all utilities are installed and the project paved.~~ Except, however, that in certain conditions an exfiltration test may be required by the City Utilities Superintendent and/or City Engineer.

The first section of pipe not less than 300’ in length installed by each crew shall be tested, in order to qualify the crew and/or the material. A successful installation of this first section shall be a prerequisite to further pipe installation by the crew. At the Contractor’s option, crew and/or material qualification testing may be performed at any time during the construction process after at least two (2) feet of backfill has been placed over the pipe.

~~Before the test is performed, the pipe installation shall be cleaned. The Contractor shall furnish an inflatable diagonally ribbed rubber ball of a size that will inflate to fit snugly into the pipe to be tested. The ball may,~~

~~at the option of the Contractor, be used without a tag line, or a rope or cord may be fastened to the ball to enable the Contractor to know and control its position at all times. The ball shall be placed in the last cleanout, or manhole on the pipe to be cleaned, and water shall be introduced behind it.~~

~~The ball shall pass through the pipe with only the pressure of the water impelling it. All debris flushed out ahead of the ball shall be removed at the first manhole where its presence is noted. In the event cemented or wedged debris, or a damaged pipe shall stop the ball, the Contractor and/or Developer shall remove the obstruction, and/or repair any damaged pipe. All visible leaks showing flowing water in pipelines or manholes shall be stopped even if the test results fall within the allowable leakage.~~ The cleaning shall be carried out in such a manner to not infiltrate existing facilities. Precautions shall be taken to prevent any damage caused by cleaning and testing. Any damage resulting shall be repaired by the Contractor and/or Developer at his own expense. The manner and time of testing shall be subject to approval of the City Utilities Superintendent and/or the City Engineer.

2. Low Pressure Air Test

The sewer pipe shall be tested for leaks through the use of air (unless method “C” and “D” are approved) in the following manner:

~~Immediately following the pipe cleaning and televised inspection, the pipe installation shall be tested with low pressure air.~~ Air shall be slowly supplied to the plugged pipe installation until the internal air pressure reaches 4.0 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe. At least two minutes shall be allowed for temperature stabilization before proceeding further.

The rate of air loss shall then be determined by measuring the time interval required for the internal pressure to decrease from 3.5 to 2.5 pounds per square inch greater than the pipe section’s average adjacent groundwater back pressure.

The pipeline shall be considered acceptable, when tested at an average pressure of 3.0 pounds per square inch greater than the pipe section’s adjacent groundwater back pressure if the total rate of air loss from any section tested in its entirety between manholes, cleanouts or pipe ends does not exceed the following table:

		Length of 6” Pipe (ft)								
		0	50	100	150	200	250	300	350	400
0		0	0:40	1:20	1:58	2:38	3:18	3:58	4:38	5:16
50		1:10	1:50	2:30	3:10	3:48	4:28	5:08	5:48	5:56
100		2:20	3:00	3:40	4:20	5:00	5:38	6:14	6:12	6:08
150		3:32	4:10	4:50	5:30	6:10	6:30	6:26	6:22	6:18
200		4:42	5:22	6:00	6:40	6:44	6:38	6:34	6:30	6:26
250		5:52	6:32	6:48	6:58	6:50	6:44	6:40	6:36	6:32
300		7:02	7:20	7:10	7:02	6:56	6:50	6:44	6:40	6:36
350		7:34	7:22	7:14	7:06	7:00	6:54	6:50	6:44	6:42
400		7:34	7:24	7:16	7:08	7:02	6:58	6:52	6:48	6:44

Test time in minutes and seconds

Test times will be provided by the City Engineer upon request for combinations other than 8-inch mains and 6-inch laterals.

If the pipe installation fails to meet these requirements, the Developer and/or Contractor shall determine at his own expense the source or sources of leakage, and he shall repair (if the extent and type of repairs proposed by the Developer and/or Contractor appear reasonable to the City *Utility Sewer* Superintendent and/or City Engineer) or replace all defective materials or workmanship. The completed pipe installation shall meet the

requirements of this low pressure air test or the alternative water exfiltration test before being considered for acceptance.

Plugs used to close the sewer pipe for the air test shall be securely braced to prevent the unintentional release of a plug which can become a high velocity projectile. Gauges, air piping manifolds and valves shall be located at the top of the ground. No one shall be permitted to enter a manhole where a plugged pipe is under pressure. Air testing apparatus shall be equipped with a pressure release device such as a rupture disk or a pressure relief valve designed to relieve pressure on the pipe under test at 6 psi.

3. Exfiltration Test (if approved by City)

All pipe shall be cleaned before the exfiltration test. Prior to making exfiltration leakage tests, the Developer and/or Contractor may fill the pipe with clear water to permit normal absorption into the pipe walls; provided however, that after so filling the pipe he shall complete the leakage test within twenty-four (24) hours after filling. When under test, the leakage allowable shall comply with the provisions that follow:

Leakage shall be no more than 0.15 gallons per hour per inch of diameter per one hundred (100) feet of sewer pipe, with a minimum test pressure of six (6) feet of water column above the crown at the upper end of the pipe or above the active groundwater table, whichever is higher as determined by the City. The length of pipe tested shall be limited so that the pressure on the invert of the lower end of the section tested shall not exceed sixteen (16) feet of water column. For each increase in pressure of two (2) feet above a basic six (6) feet measured above the crown at the lower end of the test station, the allowable leakage shall be increased by 10 percent.

The Developer and/or Contractor shall furnish all equipment, materials, and labor necessary for making test. The equipment shall be to the approval of the City *Utilities* ~~Sewer~~ Superintendent and/or City Engineer. The manner and time of testing shall be subject to approval of the City Utilities ~~(Sewer)~~ Superintendent and/or City Engineer. It shall be the Developer's and/or Contractor's responsibility to determine the level of the water table at each manhole. If leakage exceeds the allowable amount, corrective measures shall be taken and the line then be retested to the satisfaction of the City's designated inspector.

4. Infiltration Test (if approved by City)

Infiltration testing shall take place during jetting of backfill, except when the natural groundwater table is above the crown of the higher end of the test section. The maximum allowable limit for infiltration shall be 0.15 gallon per hour per inch of internal diameter per 100 feet of length with no allowance for external hydrostatic head.

5. Deflection Test

Deflection tests shall be performed on all PVC gravity sewer mains by pulling a mandrel through the pipe and the deflection test limit shall be 5.0 percent of the base inside diameter or for example 7.28 inches for 8-inch diameter pipe. The sewer lines shall be thoroughly cleaned prior to the deflection test.

F. Testing Force Main

1. Test Specifications

All force mains shall be tested prior to acceptance of work. All pumps, gauges, plugs, saddles, corporation stops, miscellaneous hose and piping, and measuring equipment necessary for performing the test shall be furnished, installed and operated by the Contractor. Feed for the pump shall be from a barrel or other container within the actual amount of “makeup” water, so that it can be measured periodically during the test period.

The pipeline shall be backfilled sufficiently to prevent movement of the pipe under pressure. All thrust blocks shall be in place and time allowed for the concrete to cure before testing. Where permanent blocking is not required, the Contractor shall furnish and install temporary blocking.

The pipeline shall be subjected to a pressure and leakage test of a minimum of 150 pounds per square inch for a period of not less than one (1) hour. The test pressure shall be applied at the low end of the section tested.

The quantity of water lost from the main shall not exceed the number of gallons per hour determined by the formula:

$$L = \frac{ND(P)^{0.5}}{7,400}$$

in which

- L = Allowable leakage, gallons/hour
- N = Number of joints in the length of pipeline tested
- D = Nominal diameter of the pipe in inches
- P = Average test pressure during the leakage test, psi

Defective materials or workmanship, discovered as a result of the tests, shall be replaced by the Contractor at the Contractor’s expense. Whenever

it is necessary to replace defective material or correct the workmanship, the tests shall be re-run at the Contractor's expense until a satisfactory test is obtained.

2. Preliminary Tests

Developer and/or Contractor shall conduct preliminary tests and assure himself/*herself* that the section to be tested is in an acceptable condition before requesting the City *Utilities* ~~Sewer~~ Superintendent and/or City Engineer to witness the test.

3. Thrust Blocks & Anchor Blocks

All fittings shall be blocked with concrete in order to prevent movement and separation of pipe joints. Timber will not be permitted as permanent blocking. Sufficient time shall be allowed for concrete to set before commencement of pressure tests. The type and size of blocks and anchors shall be as detailed herein. A visqueen barrier shall be provided to protect glands, bolts, and other miscellaneous materials required for this type of connection from the concrete.

6.05 Video ~~Taping~~Recording

Upon completion, the Developer shall require that the sewer lines be internally televised *and recorded*. A ~~1/2-inch VHS tape~~ *DVD or CD* together with a written log of the television inspection shall be submitted to the City for their review and approval, and if accepted, be retained in their files. This work can be performed prior to paving. The City's inspector shall be notified of the date of TV inspection to insure his availability during this time.

6.06 State Highway Crossings

All state highway and stream crossings shall be encased with a steel casing or ductile iron or PVC sleeve, as approved by the City and prevailing regulatory agencies. The steel casing or sleeve shall be of sufficient diameter, size and strength to enclose the sewer pipe and to withstand maximum highway loading. Sizing and wall thickness of casing is subject to approval by the City Engineer. Sand backfill or grout fill between the casing and the sewer pipe shall be required. In order to prevent the sand from being washed from the casing the ends of the casing shall be bricked and cemented after installation, backfill and testing of the pipe are completed.

6.07 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing or performing such work shall be currently licensed by the State of Washington to perform said tasks.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of sanitary sewer systems shall be as follows:

- A. Stake centerline alignment at a minimum of fifty foot intervals unless otherwise approved by the City.

- B. Stake location of all manholes and side sewer laterals for grade and alignment.
- C. Provide a copy of “cut sheets” to City inspector.
- D. Stake finished manhole rim elevation and invert elevations of all pipes in manholes.

6.08 Trench Excavation

- A. Clearing and grubbing where required shall be performed within the easement or public right-of-way as permitted by the City and/or governing agencies. Debris resulting from the clearing and grubbing shall be disposed of by the owner or contractor in accordance with the terms of all applicable permits.
- B. Trenches shall be excavated to the line and depth designated by the City to provide a City approved minimum of cover over the pipe. See Details as applicable. Except for unusual circumstances where approved by the City, the trench sides shall be excavated vertically and the trench width shall be excavated only to such widths as are necessary for adequate working space as allowed by the governing agency and in compliance with all safety requirements of the prevailing agencies. See Detail. The trench shall be kept free from water until joining is complete. Surface water shall be diverted so as not to enter the trench. The owner shall maintain sufficient pumping equipment on the job to insure that these provisions are carried out.

- C. The contractor shall perform all excavation of every description and whatever substance encountered and boulders, rocks, roots and other obstructions shall be entirely removed or cut out to the width of the trench and to a depth 6 inches below sewer line grade. Where materials are removed from below pipe grade, the trench shall be backfilled to grade with material satisfactory to the City and thoroughly compacted.

- D. Trenching and shoring operations shall not proceed more than 100 feet in advance of pipe laying without approval of the City, and shall be in conformance with Washington Industrial Safety and Health Administration (WISHA) and Office of Safety and Health Administration (OSHA) Safety Standard.

- E. The bedding course shall be constructed to grade with hand tools in such a manner that the pipe will have bearing along the entire length of the barrel. The bell holes shall be excavated with hand tools to sufficient size to make up the joint.

6.09 Bedding

Gravel backfill for pipe bedding shall be installed in conformance with Section 2-09 of the *WSDOT* Standard Specifications—(~~WSDOT~~). See Detail.

Bedding for Rigid Pipe (Ductile Iron Pipe):

Gravel backfill for rigid pipe bedding shall consist of crushed, processed, or naturally occurring granular material. It shall be essentially free from various types of wood waste or other extraneous or objectionable

materials. It shall have such characteristics of size and shape that it will compact readily and shall meet the following specifications for grading and quality:

<u>Sieve Size</u>	<u>Percent Passing*</u>
3/4" Square	100
3/8" Square	95-100
U.S. No. 8	0-10
U.S. No. 200	0-3
Sand Equivalent	35 MIN.

*All percentages are by weight.

Bedding for Flexible Pipe (P.V.C. pipe):

Gravel backfill for flexible pipe (P.V.C. pipe) bedding shall consist of crushed, processed, or naturally occurring granular material. It shall be essentially free from various types of wood waste or other extraneous or objectionable materials. It shall have such characteristics of size and shape that it will compact readily and shall meet the following specifications for grading and quality:

<u>Sieve Size</u>	<u>Percent Passing*</u>
3/4" Square	100
3/8" Square	95-100
U.S. No. 8	0-10
U.S. No. 200	0-3
Sand Equivalent	35 MIN.

*All percentages are by weight.

Native Material shall not be used for bedding, unless approved by the [City](#) Engineer.

6.10 Backfilling

Backfilling and surface restoration shall closely follow installation of pipe so that not more than 100 feet is left exposed during construction hours without approval of the City. Selected backfill material shall be placed and compacted around and under the sewer pipe by hand tools. Special precautions shall be provided to protect the pipe to a point 12 inches above the crown of the pipe. The remaining backfill shall be compacted to 95 percent of the maximum density in traveled areas and road “prisms”, 90 percent outside driveway, roadways, road prism, shoulders, parking or other traveled areas. Where governmental agencies other than the City have jurisdiction over roadways, the backfill and compaction shall be done to the satisfaction of the agency having jurisdiction. If suitable backfill material, as determined by the City, is not available from trenching operations, the City may order the placing of gravel base conforming with Section 9-03.10 of the *WSDOT* Standard Specifications—~~(WSDOT)~~ for backfilling the trench.

6.11 Street Patching and Restoration

See Chapter 4 for requirements regarding street patching and trench restoration.

6.12 Erosion Control

The detrimental effects of erosion and sedimentation shall be minimized by conforming with *BMC 14.30 and* the following general principles:

1. Soil shall be exposed for the shortest possible time.
2. Reducing the velocity and controlling the flow of runoff.
3. Detaining runoff on the site to trap sediment.
4. Releasing runoff safely to downstream areas.

In applying these principles, the Developer and/or Contractor shall provide for erosion control by conducting work in workable units; minimizing the disturbance to cover crop materials; providing mulch and/or temporary cover crops, sedimentation basins, and/or diversions in critical areas during construction; controlling and conveying runoff; and establishing permanent vegetation and installing erosion control structures as soon as possible.

1. Trench Mulching

Where there is danger of backfill material being washed away due to steepness of the slope along the direction of the trench, backfill material shall be compacted and held in place by covering the disturbed area with straw and held with a covering of jute matting or wire mesh anchored in place.

2. Cover-Crop Seeding

A cover crop shall be sown in all areas excavated or disturbed during construction that were not paved, landscaped and/or seeded prior to construction. Areas landscaped and/or seeded prior to construction shall be restored to their original or superior condition.

Cover-crop seeding shall follow backfilling operations.

The Developer and/or Contractor shall be responsible for protecting all areas from erosion until the cover crop affords such protection. The cover crop shall be re-seeded, if required, and additional measures taken to

provide protection from erosion until the cover crop is capable of providing protection.

During winter months, the Contractor may postpone seeding, if conditions are such that the seed will not germinate and grow. The Developer and/or Contractor will not, however, be relieved of the responsibility of protecting all areas until the cover crop has been sown and affords protection from erosion.

The cover crop shall be sown at a rate of 10 to 15 pounds of seed per acre using a hand or power operated mechanical seeder capable of providing a uniform distribution of seed.

6.13 Adjustment ~~Of~~ New ~~And~~ Existing Utility Structures ~~To~~ Grade

This work consists of constructing and/or adjusting all new and existing utility structures encountered on the project to finished grade.

1. Asphalt Concrete Paving Projects

On asphalt concrete paving projects, the manholes shall not be adjusted until the pavement is completed, at which time the center of each manhole lid shall be relocated from references previously established by the Developer and/or Contractor. The pavement shall be cut as further described and base material removed to permit removal of the cover. The manhole shall then be brought to proper grade.

Prior to commencing adjustment, a plywood and visqueen cover as approved by the City Public Works Department shall be placed over the manhole base and channel to protect them from debris.

The asphalt concrete pavement shall be cut and removed to a neat circle, the diameter of which shall not exceed 48" or 14" from the outside diameter of the ductile iron frame, whichever is smaller. The ductile iron frame shall be brought up to desired grade, which shall conform to surrounding road surface.

Adjustment to desired grade shall be made with the use of concrete or bricks. No cast or ductile iron adjustment rings will be allowed. An approved class or mortar (one part cement to two parts of plaster sand) shall be placed between manhole sections; adjustment rings or bricks and ductile iron frame to completely fill all voids and to provide a watertight seal. No rough or uneven surfaces will be permitted inside or out. Adjustment rings or brick shall be placed and aligned so as to provide vertical sides and vertical alignment of manhole steps and ladder.

Check manhole specifications for minimum and maximum manhole adjustment and step requirements. Special care shall be exercised in all operations in order not to damage the manhole, frames and lids or other existing facilities.

As soon as the street is paved past each manhole, the asphalt concrete mat shall be scored around the location of the manhole, catch basin, meter boxes or valve box. After rolling has been completed and the mat has cooled, it shall be cut along the scored lines. The manholes, catch basins, meter boxes and valve boxes shall then be raised to finished pavement grade and the annular spaces filled with cement concrete to within 1-1/2 inches of the finished grade. The remaining 1-1/2 inches shall be filled with asphalt concrete Class B to give a smooth finished appearance. See detail in Project Plans.

After pavement is in place, all joints shall be sealed with hot asphalt cement (AR 4000W). A sand blanket shall be applied to the surface of the AR 4000W hot asphalt cement binder to help alleviate “tracking”.

Asphalt concrete patching shall not be carried out during wet ground conditions or when the ambient air temperature is below 50°F. Asphalt concrete mix shall be at required temperature when placed. Before making the asphalt concrete repair, the edges of the existing asphalt concrete pavement and the outer edge of the casting shall be tack coated with hot asphalt cement. The remaining 2” shall then be filled with Class B asphalt concrete and compacted with hand tampers and a patching roller.

The completed patch shall match the existing paved surface for texture, density and uniformity of grade. The joint between the patch and the existing pavement shall then be carefully painted with hot asphalt cement or asphalt emulsion and shall be immediately covered with dry paving sand before asphalt cement solidifies. All debris such as asphalt pavement, cement bags, etc., shall be removed and disposed of by Developer and/or Contractor.

Prior to acceptance of a project, manholes shall be cleaned of all debris and foreign material. All manhole steps and ladders shall be cleaned free of grout. Any damage occurring to the existing facilities due to the Developer’s and/or Contractor’s operations shall be repaired at his/her own expense.

2. Adjustment of Manholes in Easements

Manholes in easement areas shall be adjusted to insure drainage away from the manhole frame and cover. The manhole frame and cover shall be set approximately 0.1 foot above finished grade. Concrete collars shall be set about the structure, as shown herein, in all non-paved areas.

3. Adjustment of Valve Box Castings

Adjustment of valve box castings (force main valving) shall be made in the same manner as for manholes.

6.14 Finishing And Cleanup

Before acceptance of sewer system construction, all pipes, manholes, catch basins, and other appurtenances shall be cleaned of all debris and foreign material. After all other work on this project is completed and before final acceptance, the entire roadway, including the roadbed, planting, sidewalk areas, shoulders, driveways, alley and side street approaches, slopes, ditches, utility trenches, and construction areas shall be neatly finished to the lines, grades and cross sections of a new roadway consistent with the original section, and as hereinafter specified.

On sewer construction where all or portions of the construction is in undeveloped areas, the entire area which has been disturbed by the construction shall be shaped so that upon completion the area will present a uniform appearance, blending into the contour of the adjacent properties. All other requirements outlined previously shall be met.

Slopes, sidewalk areas, planting areas and roadway shall be smoothed and finished to the required cross section and grade by means of a grading machine insofar as it is possible to do so without damaging existing

improvements, trees and shrubs. Machine dressing shall be supplemented by hand work to meet requirements outlined herein, to the satisfaction of the City and/or the Engineer.

Upon completion of the cleaning and dressing, the project shall appear uniform in all respects. All graded areas shall be true to line and grade. Where the existing surface is below sidewalk and curb, the area shall be filled and dressed out to the walk. Wherever fill material is required in the planting area, the finished grade shall be elevated to allow for final settlement, but nevertheless, the raised surface shall present a uniform appearance.

All rocks in excess of one (1) inch diameter shall be removed from the entire construction area and shall be disposed of the same as required for other waste material. In no instance shall the rock be thrown onto private property. Overhang on slopes shall be removed and slopes dressed neatly so as to present a uniform, natural, well-sloped surface.

All excavated material at the outer lateral limits of the project shall be removed entirely. Trash of all kinds resulting from clearing and grubbing or grading operations shall be removed and not placed in areas adjacent to the project. Where machine operations have broken down brush and trees beyond the lateral limits of the project, the Developer and/or Contractor shall remove and dispose of same and restore said disturbed areas at his own expense.

Drainage facilities such as inlets, catch basins, culverts, and open ditches shall be cleaned of all debris which is the result of the Developer and/or Contractor's operations.

All pavements and oil mat surfaces, whether new or old, shall be thoroughly cleaned. Existing improvements such as Portland cement concrete curbs, curb and gutters, walls, sidewalks, and other facilities which have been sprayed by the asphalt cement shall be cleaned to the satisfaction of the City ~~Utilities~~ ~~Public Works~~ Superintendent and/or City Engineer.

Castings for manholes, valves, lamp holes, vaults and other similar installations which have been covered with the asphalt material shall be cleaned to the satisfaction of the City.

6.15 Final Acceptance

Prior to final inspection, all pipelines shall be flushed and cleaned and all debris removed. A pipeline “cleaning ball” of the proper diameter for each size of pipe shall be flushed through all pipelines prior to final inspection.

Before sewer lines are accepted, all lines shall be inspected for line and grade by checking each section between manholes for alignment. A full circle of light shall be seen by looking through the pipe at a light held in the manhole at the opposite end of the section of sewer line being inspected. Any corrections required in line and grade shall be made at the expense of the Developer and/or Contractor.

6.16 General Guarantee ~~And~~ Warranty

The Developer shall be required, upon completion of the work, and acceptance by the City, to furnish the City a written guarantee covering all material and workmanship for a period of two years after the date of final acceptance and he shall make all necessary repairs during that period at his

own expense, if such repairs are necessitated as the result of furnishing, poor materials and/or workmanship. The Developer shall obtain warranties from the contractors, subcontractors and suppliers of material or equipment where such warranties are required, and shall deliver copies to the City upon completion of the work.

Easement documents, if applicable, shall be filed and recorded with the Pierce County Auditor's office and the documents reviewed by the City's Engineer and/or Attorney prior to project acceptance.

6.17 Sanitary Sewer Lift Stations

A. Objective

Section 6.17 is intended to present information and provide an outline of the minimum general standards to be accomplished in planning a sewage lift station installation within the City's service area.

The Developer shall submit to the City for review and approval, complete sewage lift station plans and design which provide for the lift station, electrical service/controls and telemetry system, auxiliary generator, and transfer switch together with all accessories for a complete, automatically operating installation.

Design material and drawings shall provide all civil, mechanical and electrical details and align with all applicable codes and regulations, and good engineering practice.

The principle components of a sewage lift station installation will be addressed in the remainder of this section.

B. Lift Station

1. Type

The sewage lift station shall be a submersible station of a type approved by the City or a Smith Loveless (or owner approved equal) buried, dry-pit-type, with an above-ground entrance hatch having a steel cover, lockable to City Standards, with anode protection. Construction shall be in compliance with O.S.H.A., U.L., A.S.T.M., N.E.C. and other applicable codes and regulations.

All sewage lift stations shall have, as a minimum, two sewage pumps. The pumps shall have sufficient capacity and capability to efficiently handle the peak design flow with one pump and to insure a minimum velocity of 3 feet per second in the force main. Design calculations and pump curves shall be provided with the submittal information, and stamped and ~~singed~~-signed by a currently licensed engineer *in the State of Washington*.

Each sewage pump shall be drilled, tapped and valved with 2-inch drainage fittings on the pump suction between the shut-off valve and the pump, and then piped to the sump.

The pump and motor shafts shall be the maximum diameter available for these units.

Pump motors shall be 3-phase, 60-cycle, and operate at the voltage as supplied by the utility company.

Three phase pump motors shall be N.E.M.A. standard starting or better as noted:

<u>Code</u>	<u>Starting KVA/HP</u>	<u>Typical Size Range</u>
A	0-3.15	---
A	3.15-3.55	---
A	3.55-4.0	---
A	4.0-4.5	---
A	4.5-5.0	---
A	5.0-5.6	15 HP & Up
A	5.6-6.3	10 HP
A	6.3-7.1	7.5 & 5 HP
A	7.1-8.0	3 HP
A	8.0-9.0	2 & 1-1/2 HP
A	9.0-10.0	1 HP
A	10.0-11.2	Less Than 1 HP

The sewage lift station supplier shall check the station during installation to determine if the installation is correct. Written confirmation of each visit and recommendations shall be provided to the City Public Works Department.

The sewage lift station supplier shall provide four hours of check-out training for City personnel at the station site during start-up.

The sewage lift station supplier shall provide four complete copies of maintenance and operation material to the City Public Works Department.

The Developer shall demonstrate that no surge problems exist with the station, and if found to exist, that they shall be corrected at no expense to the City.

Provide mouse proofing where applicable to ground-mounted structures.

All keys, miscellaneous items, and spare parts shall be given to the City prior to approval.

The Developer shall provide an area yard light for the lift station site.

2. Capacity

The Developer shall perform a study and make the determination to assure that the lift station installation is sized to serve the overall sewage flows generated within the potential service area. The flow study shall include the Developer's plat boundary area as well as adjacent and future service areas. The service areas shall be the areas within that which could be served by the installation of the lift station(s).

The station's design flow capacity shall be based on an average daily per capita flow with related peaking factors and inflow/infiltration allowances.

Documentation of present and future service area flow rates for lift station size and capacity determination shall be provided to the City.

The effects of the minimum flow conditions shall be estimated to be sure that retention of the sewage in the wet well will not create a nuisance and that pumping equipment will not operate too infrequently.

Lift station capacity shall meet the maximum rate of flow expected. The capacity of the receiving sewer shall also match the flow expected. At least two pump units shall be provided at each lift station installation, each capable of handling the expected maximum flow.

3. Location

The Developer shall furnish a site layout for the lift station installation.

The sewage lift station shall be located as far as practicable from present or proposed built-up residential areas, and an asphalt concrete access road shall be provided. Noise control, odor control, and station architectural design shall be taken into consideration. Sites for sewage lift stations shall be of sufficient size for future expansion or addition, if applicable.

The limits of the cut and fill areas for the lift station site and access shall be within the easement area and the slope of all embankments shall not exceed 2:1. The method of fill construction, i.e., compaction, etc., shall be noted on the plans. The easement shall be submitted to the City for review prior to construction of the lift station. Lift station sites not located within the plat boundary shall be deeded to the City of Buckley.

The water service to the lift station site shall be 1-inch with a 1-inch buried washdown hydrant, together with backflow preventer of the reduced pressure type, both installed near the wet well, including meter box, meter and hose bib and 1-inch heavy-duty rubber hose, 50-foot long with a spray nozzle.

A 7'-0" high galvanized chain link fence with vertical wooden redwood or plastic slats in-laid for screening, and a combination 12-foot wide gate all with 3 rows of barbed wire enclosing the lift station and generator site shall be provided.

4. Wet Well

The wet well shall be of pre-cast concrete construction with flat slab cover and 30-inch hatch or manhole cover for access. The flat slab concrete cover shall be provided with a 4-inch vent which is “hooked and screened”.

The wet well shall provide for the volume of the pumps to be fully submerged and a minimum of 3 minutes between pump cycles at pump capacity. The high water alarm shall be set a minimum of 7 inches below the invert of the lowest gravity sewer inlet pipe, or at an elevation as may be set by the City.

The wet well and the steel lift station shall be located on a common reinforced concrete slab. Protection against buoyancy shall be provided, together with the calculations to verify the same. The wet well chamber shall be provided with polypropylene safety steps as specified for typical precast manhole in accordance with the City’s Standard Details.

The suction lines from the wet well to the pumps shall be a minimum of 6-inch inside diameter ductile iron, Class 53.

The force main shall be a minimum 6-inch diameter ductile iron Class 53, and provided with a continual positive slope. There shall be no intermediate high point between the pump station and the force main discharge point (depth shall be a minimum of 4’-0”). All pipes (gravity and pressure) entering and leaving the wet pit or dry pit shall have flexible couplings within 18-inches of the structure.

An outside drop manhole connection for the force main discharge into existing manholes shall be utilized with ductile iron fittings and the existing manhole re-channeled accordingly.

An emergency pump connection shall be located near the wet well.

C. Electrical Service/controls & Telemetry System

1. General

Codes and regulations exist at the federal, state, and local level dictating minimum acceptable requirements for electrical systems. The following partial list of codes and regulations shall be used as a basis for design and review.

- National Electric Code (NEC)
- Occupational Safety & Health Act (OSHA)
- State & Local Building Codes
- National Electrical Safety Code (NESC)

Various manufacturers and technical societies publish standards and recommendations. The following partial list of standards and recommendations shall be used as a basis for design and review whenever the project specifications have not made them mandatory.

- National Electrical Manufactures Association (NEMA)
- Underwriters' Laboratory (UL)
- Insulated Power Conductor Engineering Association (IPCEA)

- American National Standards Institute (ANSI)
- Institute of Electrical & Electronic Engineers (IEEE)

2. Electrical Service

The local electric utility will be the primary source of electrical power. The Developer shall ascertain proper coordination between the nominal secondary delivery voltage supplied by the local power company and the connection to the lift station equipment. The electrical service shall be 4-wire, 3-phase, 60 hertz, with a solid neutral terminal at the disconnect, or as may otherwise be required by the local P.U.D.; this shall be confirmed with the local power company and confirmed by the suppliers.

The pump motors, generator and transfer switch shall match the utility supplied voltage.

All wire shall be copper.

All conduit shall be galvanized, rigid.

All installation shall be approved by the local P.U.D. and shall be in conformance with the N.E.C. (current issue) U.L. 98, O.S.H.A. and County and State electrical codes. The City shall be furnished with a certificate of final inspection by the inspecting agency.

All underground conduits shall be marked with polyethylene tape placed 6-inches below finished grade and directly above the conduit.

All conduit shall have a minimum of 24 inches of cover.

Heating strips shall be provided for outside electrical enclosures.

A service entrance shall be provided with a pedestal on which shall be mounted, as a minimum, the following equipment:

- a) Meter and meter can (as required by the local utilities).
- b) Meter C.T. (as required by the local utilities).
- c) Main disconnect circuit breaker in a N.E.M.A., 3-R, enclosure, with padlock to City standards.
- d) A generator transfer switch, sized for the full connected load, in a N.E.M.A. 3-R enclosure, with padlock to City standards.
- e) 277/480 Volt circuit, a 5 KVA minimum, 480 to 240/120-volt, single-phase transformer for outside installation with padlock to City Standards.
- f) A 240/120-volt panel (12-circuit) in a N.E.M.A. 3-R enclosure with padlock to City standards.
- g) A 120-volt duplex in N.E.M.A. 3-R enclosure with padlock to City standards.
- h) Ground rod and connector wire in conduit to N.E.C. standards.

- i) For mounting electrical equipment, provide two, 6'-0" high (above ground) 4" H.W. steel galvanized pipe support posts with H.W. galvanized "*super strut*" for supporting equipment; for minimum required the length of the pedestal secure to the posts. Post shall be encased in ground 3'-0" with 12-inch diameter concrete encasement. Enclose assembly in 8-inch thick poured-in-place concrete pad (finished surface 3 inches above ground), reinforced with #5 bars at 8 inches wide. Chamfer all concrete edges 3/4-inch.
- j) When applicable, as determined by the City, include a galvanized roof structure over electrical enclosures.
- k) Provide a 2-inch future conduit from a point 6 inches above the concrete slab as noted above, thence, underground to a point 24 inches from slab. Cap both ends.

Provide electrical single-line diagram showing all components and control between pedestal, lift station and generator with wire and conduit sizes.

The City shall be provided with a complete reproducible set of as-constructed Plans and Details showing final location of all equipment, conduit and wire.

3. Controls

Control and instrument system plans shall thoroughly and completely depict system design. The plans, in conjunction with the specifications, shall define the type of control system, the type of components in the system, set points and the interface between the instrumentation and

control system and the lift station system. To accomplish this, the control and instrument plan(s) shall include, as a minimum, the following

- a) control and instrumentation system legend and general notes
- b) control, instrumentation and distribution diagram
- c) plans showing location of all control, instrument, and distribution system equipment and components, both electrical and pneumatic
- d) all equipment and installation details

The power, control and instrumentation systems shall be designed with both operational reliability and maintainability. Use standard products wherever possible.

All components within the lift station system, including both internally and face-mounted instruments and ~~devices~~,*devices* shall be clearly identified with phenolic nameplates of black background with white letters.

All wiring between cabinet, equipment and components shall be marked and multiple color coded where applicable.

All wiring shall be copper.

All pump motors shall have an independent circuit breaker located within the lift station and the lift station shall have a main circuit breaker located outside the lift station.

The lift station shall be furnished with a wet well gauge in the control panel. The control panel shall be furnished with an A-O-H switch for each pump motor and voltage monitor relays to protect the pump motors from single-phasing, phase reversal and low voltage.

The pump controls shall be air bubbler type with two compressors alternating on timer control, and shall provide for both pumps to operate at high water conditions. The control elevations shall be indicated on the plans, i.e., on-off, first pump on, second pump on, and high water alarm.

The single-phase transformer for the lift station shall be 5 KVA, or as required for proper operation of the single phase side system.

The lift station electrical circuit shall be modified for generator starting and telemetry as required.

Provide check valve limit switches and relays to confirm pump run to telemetry on each pump.

A complete set of spare fuses shall be provided for all fused equipment.

4. Telemetry

The lift station installation shall be installed with a complete telemetry system. This shall include all remote equipment, at the lift station, and all central based equipment, at the office of the City of Buckley.

Telemetry shall be furnished and installed by S&B, Inc., and shall be compatible with any current system and shall send all signals to the City office. The alarm priority shall be: 1) telemetry line failure; 2) normal

power failure; 3) water in dry pit; 4) high/low water wet well; and 5) pump failure; 6) generator run. All contacts shall close on alarm. The panel shall be installed within the lift station. A water level sensor shall be provided in the dry pit.

The City will coordinate with the telemetry supplier and further mandate those alarms which the City desires to transmit.

All telemetry equipment shall be installed in a single NEMA 3R metal enclosure with an inner and outer door and shall be padlocked to City Standards. This equipment shall be installed on the electrical service mounting rack.

For ease of serving and maintaining the equipment, all wiring shall be multi-colored and numbered, using solderless pressure connectors.

All major components, including relays, timers, tone transmitters, and receivers, and power supplies shall be identified using phenolic or vilam engraved labels.

A line (surge) protector unit shall be provided for the telemetry equipment. The unit shall protect the equipment from transient and electrical surges on the telephone line. Protection shall include line fuses and clamps for voltages over 25 volts, gas tubes shall be provided as an integral part of the lightning protection unit.

The telemetering between the central based system and the lift station site shall be performed over a voice grade circuit leased to the City from the local telephone company. The telemetry supplier shall coordinate with the City to ensure proper circuits are furnished.

D. Auxiliary Power System

1. General

Emergency power generation equipment shall be provided at the lift station site which will operate the lift station in the event of a commercial power outage.

It is essential that the emergency system be designed with capacity and rating to carry safely the entire connected lift station load.

The auxiliary power unit shall be complete in every respect and shall include, but not be limited to, the following:

- a) Generator, control panel & circuit breaker.
- b) Engine, radiator & exhaust system.
- c) Fuel tank.
- d) Generator set enclosure.
- e) Automatic transfer switch.
- f) Battery & rack.
- g) Battery charger.
- h) Conduit, wire and piping.

The auxiliary power unit shall be new, factory assembled, tested and as manufactured by Cummins/Onan, or owner approved equal. The generator set shall be manufactured and installed to all current electrical and other codes and regulations, as required by national, state, county and local agencies having jurisdiction.

Generator shall be capable of automatic starting and maintaining a full load from a cold start.

Generator shall have locking panels to engine and butterfly compartment. Fuel tank and radiator cap shall be lockable with common key.

Provide mouse proofing where applicable to ground-mounted structures.

2. Power System

Generator, engine and accessories enclosed in metal enclosure with removable panels and sides. Enclosures shall be lockable to City standards.

Generator shall be designed so that the danger of accidents to the operator will be minimized.

Suitable guards shall be provided on all electrical parts to minimize the personal shock hazard.

Generator shall be broken-in sufficiently to permit application of full load immediately upon installation.

Generator supplier shall provide all tools for the generator set as recommended and required by the manufacturer.

Generator installation shall be checked three (3) times by the supplier during construction to determine that the installation is correct. Written confirmation of each visit and recommendations shall be provided to the City.

Generator supplier shall provide two (2) eight (8) hour days of supervision during start-up.

Generator supplier shall provide training for City personnel. This training shall be four (4) hours in length, and shall be conducted at the lift station site.

Generator manufacturer shall provide four (4) copies of a ~~maintenance~~ *maintenance* and operations manual. These manuals shall be complete and shall include all information necessary to allow City personnel to maintain the generator.

Generator mounting pad shall be reinforced concrete to carry the weight of the unit and shall extend a minimum of 3 inches beyond generator housing. Chamfer all edges 3/4-inch.

Propane tank support pad shall be as above.

Provide a roof structure and/or fiberglass enclosure over generator per City direction. If the City desires a roof structure, the structure shall be designed by the Developer's engineer and subject to the City's approval. It shall be designed to protect the generator and City personnel from inclement weather, to be utilized as a noise barrier, and be aesthetically pleasing to the surrounding area.

a) Engine

(Shall be provided with/have):

Engine shall be propane fueled. No gasoline or diesel engines are permitted. Fuel tank shall be above-ground, separate from unit for propane. Capacity shall be 24 hours when full + 25% reserve.

Fuel system shall be provided with an electrical shut-off valve with flexible connection to the generator. The generator set shall be manufacturer in compliance with the following codes, regulations and standards; N.E.M.A., I.E.E., A.N.S.I., N.E.C. and O.S.H.A.

Generator recovery after acceptance of 100% rated load in one step shall be 1 second.

Cooling shall be by radiator, provided with anti-freeze protected to -45°F and with corrosion protection. Provide block heater. Radiator cover shall have padlock hasp and padlock to City standards.

Lubrication shall be full circulation pressure type, with replaceable filter with bypass.

Engine governor shall be gear-type mechanical.

Engine air filter shall be replaceable type.

Generator unit shall be furnished with vibration mounts.

Electrical fuel shut-off and flex-connections to engine.

Engine oil drain extension.

Stainless steel flexible exhaust connector and hospital (critical) rated muffler with condensation and rain collector including insulation.

Skid base with vibration isolators between base and concrete pad; secure to concrete per manufacturer's specifications.

High amperage industrial rated batteries and cables.

Battery charger capable of recharging battery in 4 hours from complete discharge.

Engine shall be 1,800 rpm, 4-cycle.

b) Generator

(Shall be provided with/have):

Designed and manufactured in accordance with N.E.M.A., I.E.E., and A.N.S.I. standards for temperature rise and all applicable electrical codes.

Revolving field, dynamically balanced, static excited, static regulated, 12-lead.

Upon application of rated continuous load, in one step, voltage dip shall be less than 25 percent or less with recovery to normal voltage in less than one second, measured with a light beam oscillograph.

Voltage regulation, solid state, within + 1 percent.

40°C temperature rise above 90°C ambient operation.

Frequency regulation within 3-hertz.

Radio suppression.

Self-ventilated, drip-proof construction.

Brushless, fast response, amortized winding, Class “B” and “F” fungus resistant. Coils and stator mechanically and epoxy braided.

Winding heaters shall be provided (120-volt).

Shock mounted.

Pump lockout circuit when generator is running (locked-out pump to be second call pump).

Low coolant level alarm shall shut down unit if coolant level is low.

Generator shall be 3-phase, 60-cycle and shall match the supply voltage of the utility distribution system.

c) Control Panel

(Shall be provided with/have):

Three position selector switch (off, test, automatic), which shall include a red flashing indicator light which lights in the off position.

Manual start-stop switch for testing without interrupting normal source.

Contact for an alarm and report system (6 contacts) N.O./N.C.

Cranking reset button.

Over-cranking protection shall open cranking circuit after 30-90 seconds of cranking (adjustable).

Cranking cyler with four attempts of 15 seconds each and 10 second rest periods between attempts.

Line circuit breaker rated at full generator capacity.

AC volt meter with switch for each phase.

AC ammeter with switch for each phase.

Current transformers.

Frequency meter.

Running time meter (99,999.9 hours capacity)

Panel light.

Oil pressure gauge.

Water temperature gauge.

Voltage adjusting reostat.

Alarm indication panel with shut-off control; 1) over-speed; 2) over-crank; 3) high temperature; 4) low oil pressure; 5) low coolant level.

All contacts shall close on alarm.

All alarm sensors and instruments shall be protected by individual push-type reset circuit breakers.

Generator load meter (to measure true load on generator) in kW.

Panel to be N.E.M.A. 12 construction.

3. Transfer Switch

The transfer switch shall be sized, in amps, to equal plus 25%, the full connected load of the lift station generator and auxiliary equipment. The transfer switch shall be enclosed in a N.E.M.A. 3-R cabinet with padlock to City standards and mounted on the entrance pedestal.

Shall be U.L., 1008 and C.S.A. approved.

Shall protect all types of loads, inductive and resistive.

Shall be rated, 3-phase, 60-cycle, 3-pole, 4-wire with neutral lug and match the commercially supplied system voltage.

Shall be rated for all classes of loads without de-rating, either open or closed.

Shall automatically transfer load upon failure of normal power and return upon restoration of normal power.

Shall be electrically operated, mechanically-held using circuit breakers.

Shall be provided with time delay in the neutral position.

The automatic transfer panel shall have solid state, close-differential, field-adjustable, voltage-sensing relays, nominally set at 70 percent drop-out and 90 percent pick-up, both modes: emergency to normal and normal to emergency.

Interrupting and withstand capacity, measured symmetrical of breakers shall be as follows:

40, 70, 100 amp =	14,000
150, 260 amp =	30,000
400, 600 amp =	65,000
800, 1000 amp =	65,000

The automatic transfer switch shall obtain current from the source to which the load is being transferred.

Panel shall be front opening.

All equipment listed shall be mounted directly in the automatic transfer panel lockable cabinet.

All equipment shall be accessible from the front of the cabinet for ease of maintenance or removal.

All pilot devices and/or relays shall be industrial type rated 10-amperes with self-cleaning contacts.

Components of the operation mechanism shall be insulated or electrically dead.

The transfer mechanism shall be energized only momentarily during transfer.

Components of linkages and handles of operating mechanism shall be ruggedly constructed and not subject to deterioration.

Time Delay - transfer from normal power source to standby generator set, shall be delayed in order to override momentary power fluctuations or outages. Adjustable, 0 to 50 seconds.

Time Delay - emergency to normal transfer shall be delayed after normal power resumes to permit stabilization of the normal power source prior to transfer. Adjustable, 30 seconds to 30 minutes.

Time Delay for Engine Cool-Off - a time delay shall allow the engine to run, unloaded for a period of not less than two minutes after power has been transferred back to the normal source. The time delay shall be adjustable from a minimum period of 60 seconds to 15 minutes.

Protection for under-voltage, over-voltage, phase reversal, single-phasing, unbalanced operating voltage; both modes - emergency to normal and normal to emergency.

Auxiliary Contacts - a minimum of six (6) pairs of auxiliary contacts shall be provided in the transfer switch panel, complete with switches to prevent chosen circuits from operating during periods of normal power outage. The contacts shall be cartridge type convertible from normally closed to normally open.

Time delay at the neutral position - when transferring from normal power to generator power and from generator power to normal power. Time delay shall be adjustable from 0.2 to 50 seconds.

SECTION 7
WATER SYSTEM STANDARDS

SECTION 7 WATER SYSTEM STANDARDS**7.01 General**

The standards established by this chapter are intended to represent the *minimum* standards for the design and construction of water system facilities. Greater or lesser requirements may be mandated by the City due to localized conditions. The following design and construction considerations shall apply:

7.02 Design Standards

The design of water system improvements shall depend on their type and local site conditions. The design elements of water system improvements shall conform to City Standards as set forth herein and follow current design practice as set forth by the Department of Health and/or current AWWA standards.

- A. Detailed plans shall be submitted for the ~~City's~~ ~~HY'S~~ review which provide the locations, size, and type of the proposed water system and points of connection. These Plans shall be separate from Sewer Plans.
- B. Project plans shall have a horizontal scale of not more than 50 feet to the inch. Plans shall show:
 - 1. Locations of streets, right-of-ways, existing utilities and water system facilities.
 - 2. Ground surface, pipe type and size, and water valves and hydrants stationing.

3. All known existing structures, both above and below ground, which might interfere with the proposed construction, particularly sewer lines, gas mains, storm drains, overhead and underground power lines, and telephone lines and television cables.
 4. All utility easements.
- C. Computations and other data used for design of the water system shall be submitted to the City for approval.
 - D. The water system facilities shall be constructed in conformance with the *most current edition of the WSDOT Standard Specifications* ~~2008~~ *1998 Standard Specifications for Road, Bridge, & Municipal Construction and current amendments thereto, State of Washington, revised as to form to make reference to Local Governments and as modified by the City's requirements and standards.*
 - E. Material and installation specifications shall contain appropriate requirements that have been established by the industry in its technical publications, such as ASTM, AWWA, WPCF, and APWA standards. Requirements shall be set forth in the specifications for the pipe and methods of bedding and backfilling so as not to damage the pipe or its joints.
 - F. Except as otherwise noted herein, all work shall be accomplished as recommended in applicable American Water Works Association (AWWA) Standards, and according to the recommendations of the manufacturer of the material or equipment concerned.

- G. The location of the water mains, valves, hydrants, and principal fittings including modifications shall be staked by the Developer. No deviation shall be made from the required line or grade. The Contractor shall verify and protect all underground and surface utilities encountered during the progress of this work.
- H. Prior to final inspection, all pipelines shall be tested and disinfected.
- I. Before acceptance of the water system by the City, all pipes, assemblies, and other appurtenances shall be cleaned of all debris and foreign material. After all other work is completed and before final acceptance, the entire roadway, including the roadbed, planting, sidewalk areas, shoulders, driveways, alley and side street approaches, slopes, ditches, utility trenches, and construction areas shall be neatly finished to the lines, grades and cross sections for a new roadway consistent with the original section.
- J. The Developer shall be required, upon completion of the work and prior to acceptance by the City, to furnish the City with a written guarantee covering all material and workmanship for a period of two years after the date of final acceptance and he shall make all necessary repairs during that period at his own expense, if such repairs are necessitated as the result of furnishing poor materials and/or workmanship. The Developer shall obtain warranties from the contractors, subcontractors and suppliers of material or equipment where such warranties are required and shall deliver copies to the City upon completion of the work.

7.03 General Requirements

- A. Prior to construction, the Contractor shall notify the City for a pre-construction meeting.

- B. Work shall be performed only by contractors experienced in laying public water mains.
- C. Prior to any work being performed, the Contractor shall contact the City's Utilities Superintendent or City Engineer to set forth his proposed work schedule.
- D. Contractor shall obtain approval of materials to be used from *the City Utilities Superintendent or City Engineer*~~City's Water Superintendent~~ prior to ordering of materials.
- E. Water mains shall be laid only in dedicated streets or in easements which have been granted to the City. A street is normally not considered dedicated until the plat which created it has been officially filed with the County Auditor.
- F. All water main distribution pipeline construction shall have minimum ~~3'-0~~ *36"* cover from finished grade. Mains shall generally be located parallel to and ten feet northerly or easterly of street centerline.
- ~~G. Fire hydrants are generally required approximately every 600 feet in residential areas. Fire hydrants are generally required every 300 feet in commercial areas. Spacing and locations shall be per City Fire Marshall.~~
Average spacing between fire hydrants will generally be determined by the fire-flow requirements of the development being served. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants will generally be provided every 600 feet in residential area and every 300 feet in commercial areas. Spacing and location of fire hydrants shall be determined by the City Fire Marshal.

- H. Fire hydrants on dead end streets and roads shall be located within approximately 300 feet from the frontage center of the farthest lot. Distances required herein shall be measured linearly along street or road.
- I. Pipes connecting hydrants to mains shall be at least 6 inch in diameter and not longer than 50 feet.
- J. Dead end lines are not permitted except where the Developer can demonstrate to the City's satisfaction that it would be impractical to extend the line at a future date. Water mains on platted cul-de-sacs shall extend to the plat line beyond the cul-de-sac to neighboring property for a convenient future connection, and a two (2) inch blow off assembly shall be provided.
- K. All materials shall be new and undamaged.
- L. Water main shall be ductile iron pipe class as shown below:

<u>Pipe Diameter</u>	<u>Class</u>
6" through 14"	Class 52
6" Hydrant Spools	Class 53
16" and larger	Class 50

- M. All fittings shall be cement-lined ductile iron.
- N. All water mains and services shall have tracer wire installed on them and the wire shall be brought to the surface through valve and meter boxes.

- O. Provide bends in field to suit construction and in accordance with pipe manufacturer's recommendations so as not to exceed allowable deflection at pipe joints.
- P. Provide concrete blocking at all fittings and bends in accordance with the City standards and conditions.
- Q. Provide anchor blocking at all up-thrust vertical bends in accordance with City standards.
- R. All valve marker posts shall be painted yellow and marked with the distance to valve being referenced.
- S. Water services shall be "Poly" pipe (no joints beneath pavement areas), as manufactured by Driscopipe (CL 200), or City approved equal. *Service lines shall be restricted to a maximum length of 150'.*
- T. Minimum size service lines (single service) between the water main and the water meter shall be 3/4 inch diameter. Minimum size service lines (double service) between the water main and double water meters (located at common property corner) shall be *one and one-half -inch 1 1/2"* diameter. All service lines shall be the minimum size specified. Larger diameters may be required by the current Plumbing Code to facilitate a large number of fixture units.
- U. Meter services and meter boxes shall be set to final grade and all adjustments shall be made prior to final pressure testing of the system, centerline of service inlets shall be located to match bottom elevation of meter box in such a manner that meter inlet and outlet will be the same elevation as bottom of meter box. Contractor shall furnish angle dual

check valve with neoprene gaskets for outlet connections to meter at City Utilities Department Public Works Yard for each service installed. Service inlet shall be centered at inlet end of box and faced toward outlet end of box parallel with long sides.

- V. All water services shall end within road right-of-way or easements.
- W. All fittings shall be brass.
- X. All meters shall be installed by the City, *unless otherwise approved*, and the Developer shall pay the current meter installation charge.
- Y. All new buildings and residences shall include in their water service a suitable pressure reducing valve to protect the plumbing from excessive pressures when static pressure exceeds 80 psi at the lot/property line (meter location).
- Z. All new construction shall comply with the *City's Cross-Connection Control Manual, dated May 2003* Program, *BMC Chapter 14.05. "Accepted procedure and practice in Cross Connection Control Manual" as published by the Pacific Northwest Section of the American Water Works Committee*, November 1985, Fourth Edition, and current amendments thereto. A copy of such is available for review at the City office.
- AA. Cut in connections shall not be made on Fridays, holidays or weekends. All tapping sleeves and tapping valves shall be pressure tested prior to making connection to existing mains.

- BB. Contractor shall notify City's ~~Utility Water~~ Superintendent and obtain approval from him/~~her~~ prior to any water shut-off or turn-on, affecting the water system, a minimum of 48 hours in advance.

- CC. Road restoration shall be per City, County or State design and construction standards, as may be applicable. Developer and Contractor shall become familiar with all State, County and City conditions of required permits, and shall adhere to all conditions and requirements.

7.04 Materials and Testing

A. Water Mains & Fittings:

- 1. Water mains to be installed shall be ductile iron pipe for all sizes.

- 2. The ductile iron pipe shall conform to ANSI/AWWA C151/A21.51-91 Standards, and current amendments thereto, except the ductile iron pipe shall be thickness Class 52 for ~~64~~ through 14" diameter pipe (except for 6-inch hydrant spools which shall be Cl. 53) and Class 50 for 16" and larger. Grade of iron shall be a minimum of 60-42-10. The pipe shall be cement lined to a minimum thickness of 1/16", and the exterior shall be coated with an asphaltic coating. Each length shall be plainly marked with the manufacturer's identification, year case, thickness, class of pipe and weight.

- 3. Type of joint shall be mechanical joint or push-on type, employing a single gasket, such as "Tyton", except where otherwise calling for flanged ends. Bolts furnished for mechanical joint pipe and

fittings shall be high strength ductile iron, with a minimum tensile strength of 50,000 psi.

4. Restrained joint pipe, where shown on the Plans shall be push-on joint pipe with “Field Lok” gaskets as furnished by U.S. Pipe or equal for 12” diameter and smaller pipe and “TR FLEX” as furnished by U.S. Pipe or equal for 16” and 24” diameter pipes. The restrained joint pipe shall meet all other requirements of the non-restrained pipe.
5. All pipe shall be jointed by the manufacturer’s standard coupling, be all of one manufacturer, be carefully installed in complete compliance with the manufacturer’s recommendations.
6. Joints shall be “made up” in accordance with the manufacturer’s recommendations. Standard joint materials, including rubber ring gaskets, shall be furnished with the pipe. Material shall be suitable for the specified pipe size and pressures.
7. All fittings shall be short-bodied, ductile iron complying with applicable ANSI/AWWA C110 or C153 Standards for 350 psi pressure rating for mechanical joint fittings and 250 psi pressure rating for flanged fittings. All fittings shall be cement lined and either mechanical joint or flanged, as indicated on the Plans.
8. Fittings in areas shown on the Plans for restrained joints shall be mechanical joint fittings with a mechanical joint restraint device. The mechanical joint restraint device shall have a working pressure of at least 250 psi with a minimum safety factor of 2:1 and shall be

EBAA Iron, Inc., MEGALUG, Romac “Grip Ring” or City approved equal.

9. All couplings shall be ductile iron mechanical joint sleeves.
10. The pipe and fittings shall be inspected for defects before installation. All lumps, blisters and excess coal tar coating shall be removed from the bell and spigot end of each pipe, and the outside of the spigot and the inside of the bell shall be wire-brushed and wiped clean and dry, and free from oil and grease before the pipe is laid.
11. Every precaution shall be taken to prevent foreign material from entering the pipe while it is being placed in the line. After placing a length of pipe in the trench, the spigot end shall be centered in the bell and pipe forced home and brought to correct line and grade. The pipe shall be secured in place with select backfill tamped under it. Precaution shall be taken to prevent dirt from entering the joint space. At times when pipe laying is not in progress, the open ends of pipe shall be closed by a water-tight plug. If water is in the trench when work resumes, the seal shall remain in place until the trench is pumped completely dry. No pipe shall be laid in water or when trench conditions are unsuitable.
12. The cutting of pipe for inserting fittings or closure pieces shall be done in a neat and workmanlike manner, without damage to the pipe or cement lining, and so as to leave a smooth end at right angles to the axis of the pipe. Pipe shall be laid with bell ends facing in the direction of the laying, unless directed otherwise by the City. Wherever it is necessary to deflect pipe from a straight

line, the amount of deflection allowed shall not exceed pipe manufacturer's recommendations.

13. For connection of mechanical joints, the socket, plain end of each pipe and gasket shall be cleaned of dirt before jointing, and shall be jointed according to manufacturer's directions. Bolts shall be tightened alternately at top, bottom and sides, so pressure on gasket is even.
14. For connection of "Tyton" joints, the jointing shall be done according to manufacturer's recommendations, with special care used in cleaning gasket seat to prevent any dirt or sand from getting between the gasket and pipe. Lubricant to be used on the gasket shall be non-toxic and free from contamination. When a pipe length is cut, the outer edge of the cut shall be beveled with a file to prevent injury to the gasket during jointing.
15. Valves, fittings, plugs and caps shall be set and jointed to pipe in the manner as required. All dead ends on new mains shall be closed with dead end M.J. caps.
16. Fittings shall be "blocked" with poured-in-place concrete, with a firm minimum bearing against an undisturbed earth wall. Timber blocking will not be permitted. Thrust blocks shall be poured as soon as possible after setting the fittings in place to allow the concrete to "set" before applying the pressure test. The concrete thrust blocks shall be in place before beginning the pressure test. Anchor blocks shall be allowed to set sufficiently to develop the necessary bond strength between the reinforcing rods and the concrete anchor before beginning the pressure test.

17. All of the new piping, valves and blocking shall have been installed, disinfected and tested up to the point of cutting into existing lines before the crossover is made. The crossover to the existing system shall be in full readiness, including the cut and sized specials. Forty-eight (48) hour notice shall be given the City in advance of the planned “cut-ins”. All sleeves shall be ductile iron.

B. VALVES:

All valves 12” and smaller shall be resilient seat gate valves. All valves 14” and larger shall be butterfly valves.

1. Resilient-Seated Gate Valves

All gate valves shall conform to ANSI/AWWA C509-87 Standards for resilient-seated disc gate valves. The valves shall be iron-bodied, iron disk completely encapsulated with polyurethane rubber and bronze, non-rising stem with “O” ring seals. The polyurethane sealing rubber shall be permanently bonded to the disk to meet ASTM tests for rubber to metal bond ASTM D429. The valves shall open counter-clockwise and be furnished with 2-inch square operating nuts except valves in vaults shall be furnished with handwheels. All surfaces, interior and exterior shall be fusion bonded epoxy coated, acceptable for potable water.

For applications with working pressure above 175 psi, a ductile iron valve rated as 250 psi or higher shall be used.

The valves shall be set with stems vertical. The axis of the valve box shall be common with the axis projected off the valve stem. The tops of the adjustable valve boxes shall be set to the existing or established grade, whichever is applicable.

Valves shall be Clow, M&H, or U.S. Pipe.

2. Butterfly Valves

Butterfly valves shall be of the tight closing rubber seat type with rubber seat either bonded to the body or mechanically retained in the body with no fasteners or retaining hardware in the flowstream. The valves may have rubber seats mechanically affixed to the valve vane. Where threaded fasteners are used, the fasteners shall be retained with a locking wire or equivalent provision to prevent loosening. Rubber seats attached to the valve vane shall be equipped with stainless steel seat ring integral with the body, and the body internal surfaces shall be epoxy coated to prevent tuberculations buildup which might damage the disc-mounted rubber seat.

No metal-to-metal sealing surfaces shall be permitted. The valves shall be bubble-tight at rated pressures with flow in either direction, and shall be satisfactory for applications involving valve operations after long periods of inactivity. Valve discs shall rotate ninety (90) degrees from the full open position to the tight shut position. The valves shall meet the full requirements of AWWA C504, Class 150B. The valve shall be Henry Pratt Company “*Groundhog*”, Dresser “450” or Mueller “*Lineseal III*”.

3. Tapping Sleeves & Tapping Valves

The tapping sleeves shall be rated for a working pressure of 200 psi minimum and furnished complete with joint accessories. Tapping sleeves shall be constructed in two sections for ease of installation and shall be assembled around the main without interrupting service.

Mechanical joint style sleeves shall be ductile iron and is required for size-on-size connection to cast iron pipe. Mechanical joint sleeves shall be cast by Clow, Dresser, Mueller, Tyler, U.S. Pipe or approved equal.

Fabricated steel style sleeves shall be fusion bonded coated, acceptable for potable water, and is acceptable for A.C. pipe taps only. Fabricated steel sleeves shall be manufactured by JCM, Romac or approved equal.

Tapping valves shall be provided with a standard mechanical joint outlet for use with ductile iron pipe and shall have oversized seat rings to permit entry of the tapping machine cutters. In all other respects, the tapping valves shall conform to the resilient seat gate valves herein specified with regards to operation and materials.

The installation of the tapping sleeves and valves shall be performed by Spear Tap or Pacific Water Works. All “others” must demonstrate that they are qualified.

4. Pressure Reducing and Relief Valves

There are two uniform plumbing codes: one is prepared by the International Association of Plumbing and Mechanical Officials, another is prepared by the International Conference of Building Officials. Both codes require installation of pressure reducing valves in the water service pipe when street main pressure exceed 80 psi, as follows:

- a. When street main pressure exceeds 80 psi, an approved pressure reducing valve with an approved pressure relief device shall be installed in the water service pipe near its entrance to the building to reduce the pressure to 80 psi or lower, except where the water service pipe supplies water directly to a water-pressure boost system, an elevated water gravity tank, or to pumps provided in connection with a hydropneumatic or elevated gravity water-supply tank system. Pressure at any fixture shall be limited to no more than 80 psi under no-flow conditions.

- b. Where local water pressure is in excess of eighty (80) pounds per square inch (551 kPa), an approved type pressure regulator preceded by an adequate strainer shall be installed and the pressure reduced to eighty (80) pounds per square inch (551 kPa) or less. For potable water services up to and including one and one-half (1-1/2) inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side from exceeding main supply pressure. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer accessible for cleaning without removing the regulatory or stainer body or disconnecting the supply piping. All pipe size

determinations shall be based on eight (80) percent of the reduced pressure.

Both uniform plumbing codes also require installation of pressure and temperature relief valves for hot water tanks as follows:

- a. Pressure-Relief Valves: Pressure-relief valves shall meet the ANSI Standards and the ASME Standards when required by the building office. The valves shall have a pressure relief rating adequate to meet the pressure conditions of the equipment served. They shall be installed either directly in a top tank tapping or in the hot or cold outlet line close to the tank. There shall be no shutoff valves between the pressure relief valve and the tank. The pressure relief valve must be set to open at not less than 25 psi above the street main pressure or not less than 25 psi above the setting of any house water press-regulating valve. The setting shall not exceed the tank rated working pressure.

- b. Temperature-Relief Valves: Temperature-relief valves shall be adequate relief rating, express in Btu/hr, for the equipment served. They shall be installed so that the temperature-sensing element is immersed in the hottest water within the top six inches of the tank. The valve shall be set to open when the stored water temperature is 210 degrees Fahrenheit (or less). These valves must conform to an approved standard and shall be sized so that when the valve opens, the water temperature cannot exceed 210 degrees Fahrenheit with the water heating element operating at maximum input.

All storage-type water heaters and hot water boilers deriving heat from fuels or types of energy other than gas, shall be provided with, in addition to the primary temperature controls, an over-temperature safety protection device constructed, list and installed in accordance with nationally recognized applicable standards for such devices.

The City will require that its customers install such pressure-reducing valves in the water service pipe when the street main static pressure exceeds 80 psi. The City will make static pressure information available upon request.

5. All Valves

All valves with operating nuts located more than 42” below finished grade shall be equipped with extension stems to bring the operating nut to within 18” of the finished grade.

At the top of the extension stem, there shall be a two-inch (2”) standard operating nut, complete with a centering flange that closely fits the five-inch (5”) pipe encasement of the extension stem. The valve box shall be set in a telescoping fashion around the five-inch (5”) pipe cut to the correct length to allow future adjustment up or down.

Each valve shall be provided with an adjustable two-piece cast iron valve box of five inches (5”) minimum inside diameter. Valve boxes shall have a top section with an eighteen-inch (18”) minimum length. The valve boxes and covers shall be Rich No. 940 or equal.

6. Valve Markers

For each valve outside of asphalt, provide a valve marker post.

The concrete marker posts shall have a 3-inch minimum square section and a minimum length of thirty-six inches (36"), with beveled edges, and contain at least one (1) three-eighths inch (3/8") diameter bar of reinforcing steel. Markers shall be placed at the edge of the right-of-way opposite the valve, and set so as to leave twelve inches (12") of the post exposed above grade. The exposed portion of the marker posts shall be painted with two (2) coats of ~~Preservative Brand No. 43-616 yellow~~blue enamel paint. Distance to referenced valve shall be to the nearest 0.5 foot, and shall be clearly stenciled in black numerals two inches (2") in height.

C. FIRE HYDRANTS:

All fire hydrants shall be approved by the National Board of Fire Underwriters and conform to AWWA Specification C502, break-away type, in which the valve will remain closed if the barrel is broken. The hydrant barrel shall have a diameter of not less than seven inches (7"), and the valve diameter shall be not less than five-and-one-quarter inches (5-1/4"). Each hydrant shall be equipped with two (2) two-and-one-half-inch (2-1/2") hose ports (National Standard Thread), and one (1) four-and-one-half-inch (4-1/2") pumper connection (National Standard Thread), with permanent *four inch (4")* Storz hydrant adaptor and Storz blind cap. Each hydrant shall be equipped with a suitable positive acting drain valve and one-and-one-quarter-inch (1-1/4") pentagonal operating nut (counter-

clockwise opening). The fire hydrants shall be Mueller Centurion, or “M & H” Style 929.

The holding spools between the gate valve and fire hydrant shall be made from six-inch (6”) Class 53 ductile iron pipe, 0.34-inch wall thickness. The hydrant and gate valve shall be anchored in place using holding spools and mechanical joint restraint device. Holding spools with length in excess of seventeen feet (17’) shall be supplied with an M.J. sleeve and mechanical joint restraint device.

The fire hydrants shall be painted with two (2) coats of ~~Preservative Brand No. 43-616 yellow enamel paint~~ *Rustoleum Safety Yellow Base No. 288-14., Color Code AX-6732, T-4432, or per local Fire Marshall, contractor to verify.* Distance to the hydrant valve shall be clearly stenciled in black numerals two inches (2”) in height on the fire hydrant below the pumper port. *Each hydrant shall be installed with blue lane reflectors in line with the hydrant off-set from the center of the roadway towards the hydrant.*

Between the time that the fire hydrant is installed and the completed facility is placed in operation, the fire hydrant shall at all times be wrapped in burlap, or covered in some other suitable manner to clearly indicate that the fire hydrant is not in service.

D. BLOW-OFFS & AIR RELIEF ASSEMBLIES

Two (2) inch diameter (minimum size) blowoff assemblies shall be installed at the terminus of all permanent and/or temporary dead end water mains. Blowoffs utilized by the Contractor for flushing the water main shall be sufficient size to obtain 2.5 feet per second velocity in the main.

Temporary blow-offs shall be removed and replaced with a suitably sized watertight brass plug.

Two (2) inch diameter (minimum size) air and vacuum release valves shall be installed at principal high points in the system, if specifically required by the City Public Works Director.

The installation of these items shall include connection piping, gate valve, valve box, and all accessories. Valve markers shall be optional with City.

E. WATER SAMPLING STATION

Water sampling station(s) shall be provided only if specifically required/requested by the City Public Works Director.

F. WATER PIPE TESTING & DISINFECTING

All pipelines shall be tested and disinfected prior to acceptance of work. A water hydrant meter shall be required and procured from the City for all water utilized for flushing pipelines. All pumps, gauges, plugs, saddles, corporation stops, miscellaneous hose and piping, and measuring equipment necessary for performing the test shall be furnished, installed and operated by the Contractor. Feed for the pump shall be from a barrel or other container within the actual amount of “makeup” water, so that it can be measured periodically during the test period.

The pipeline shall be backfilled sufficiently to prevent movement of the pipe under pressure. All thrust blocks shall be in place and time allowed for the concrete to cure before testing. Where permanent blocking is not required, the Contractor shall furnish and install temporary blocking.

As soon as pipe is secured against movement under pressure, it may be filled with water. Satisfactory performance of air valves shall be checked while the line is filling.

Contractor shall preflush all water mains after water has remained in the main for 24 hours and before pressure testing the main.

After the pipe is filled and all air expelled, it shall be pumped to a test pressure of 250 psi, and this pressure shall be maintained for a period of not less than thirty (30) minutes to insure the integrity of the thrust and anchor blocks. All tests shall be made with the hydrant auxiliary gate valves open and pressure against the hydrant valve. Hydrostatic tests shall be performed on every complete section of water main between two valves, and each valve shall withstand the same test pressure as the pipe with no pressure active in the section of pipe beyond the closed valve.

In addition to the hydrostatic pressure test, a leakage test shall be conducted on the pipeline. The leakage test shall be conducted at 150 psi for a period of not less than one (1) hour. The quantity of water lost from the main shall not exceed the number of gallons per hour determined by the formula:

$$L = \frac{ND(P)^{0.5}}{7,400}$$

in which

L = Allowable leakage, gallons/hour
N = Number of joints in the length of pipeline tested
D = Nominal diameter of the pipe in inches
P = Average test pressure during the leakage test, psi

Defective materials or workmanship, discovered as a result of the tests, shall be replaced by the Contractor at the Contractor's expense. Whenever it is necessary to replace defective material or correct the workmanship, the tests shall be re-run at the Contractor's expense until a satisfactory test is obtained.

As sections of pipe are constructed and before pipelines are placed in service, they shall be sterilized in conformance with the requirements of the State of Washington Department of Health Services.

The Contractor shall be responsible for flushing all water mains prior to water samples being acquired. The water mains shall be flushed at a rate to provide a minimum 2.5 feet per second velocity in the main.

In all disinfection processes, the Contractor shall take particular care in flushing and wasting the chlorinated water from the mains to assure that the flushed and chlorinated water does no physical or environmental damage to property, streams, storm sewers or any waterways. The Contractor shall chemically or otherwise treat the chlorinated water to prevent damage to the affected environment, particularly aquatic and fish life of receiving streams.

Chlorine shall be applied in one of the following manners, listed in order of preference, to secure a concentration in the pipe of at least 50 ppm.

1. Injection of chlorine-water mixture from chlorinating apparatus through corporation cock at beginning of section after pipe has been filled, and with water exhausting at end of section at a rate controlled to produce the desired chlorine concentration;

2. Injection similarly of a hypochlorite solution;
3. Placement of dry chlorinated lime throughout pipeline, as constructed, in proper quantities to produce the desired dosage. Filling of pipeline with this method should be at a very slow rate. Pipeline should be filled within two (2) days of placing sterilizing agent.

After the desired chlorine concentration has been obtained throughout the section of line, the water in the line shall be left standing for a period of twenty-four (24) hours. Following this, the line shall be thoroughly flushed and a water sample collected. The line shall not be placed in service until a satisfactory bacteriological report has been received.

City forces only will be allowed to operate existing and new tie-in valves. The Contractor's forces are expressly forbidden to operate any valve on any section of line which has been accepted by the City.

7.05 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing and/or performing such work shall be currently licensed by the State of Washington to perform said tasks.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of water systems shall be as follows:

7.23+

- A. Provide staking sufficient to satisfy City Public Works Director. In new plat development roadway centerline staking must be readily identifiable.
- B. Stake locations of all proposed fire hydrant, blow-off, air-vac, valves, meters, etc.

7.06 Trench Excavation

- A. Clearing and grubbing where required shall be performed within the easement or public right-of-way as permitted by the City and/or governing agencies. Debris resulting from the clearing and grubbing shall be disposed of by the owner or contractor in accordance with the terms of all applicable permits.
- B. Trenches shall be excavated to the line and depth designated by the City to provide a minimum of 36 inches of cover over the pipe. Except for unusual circumstances where approved by the City, the trench sides shall be excavated vertically and the trench width shall be excavated only to such widths as are necessary for adequate working space as allowed by the governing agency and in compliance with all safety requirements of the prevailing agencies. See Detail. The trench shall be kept free from water until joining is complete. Surface water shall be diverted so as not to enter the trench. The owner shall maintain sufficient pumping equipment on the job to insure that these provisions are carried out.
- C. The contractor shall perform all excavation of every description and whatever substance encountered and boulders, rocks, roots and other obstructions shall be entirely removed or cut out to the width of the trench and to a depth 6 inches below the pipeline grade. Where materials are

removed from below the pipeline grade, the trench shall be backfilled to grade with material satisfactory to the City and thoroughly compacted.

- D. Trenching and shoring operations shall not proceed more than 100 feet in advance of pipe laying without approval of the City, and shall be in conformance with Washington Industrial Safety and Health Administration (WISHA) and Office of Safety and Health Administration (OSHA) Safety Standard.
- E. The bedding course shall be finished to grade with hand tools in such a manner that the pipe will have bearing along the entire length of the barrel. The bell holes shall be excavated with hand tools to sufficient size to make up the joint.

7.07 Backfilling

Backfilling and surface restoration shall closely follow installation of pipe so that not more than 100 feet is left exposed during construction hours without approval of the City. Selected material shall be placed and compacted around and under the storm drain by hand tools. Special precautions should be provided to protect the pipe to a point 12 inches above the crown of the pipe. The remaining backfill shall be compacted to 95 percent of the maximum density in traveled areas and road prisms, 90 percent outside driveway, roadways, road prism, shoulders, parking or other traveled areas. Where governmental agencies other than the City have jurisdiction over roadways, the backfill and compaction shall be done to the satisfaction of the agency having jurisdiction. If suitable backfill material, as determined by the City, is not available from trenching operations, the City may order the placing of gravel base conforming with

7.25+

Section 9-03.10 of the *WSDOT* Standard Specifications (~~WSDOT~~) for backfilling the trench.

See Chapter 4~~B~~.16 and 4~~B~~.17 for requirements regarding street patching and trench restoration.

7.08 *Street Patching and Restoration*

See Chapter 4 for requirements regarding street patching and trench restoration.

7.09 Erosion Control

The detrimental effects of erosion and sedimentation shall be minimized by conforming with **BMC 14.30 and** the following general principles:

1. Soil shall be exposed for the shortest possible time.
2. Reducing the velocity and controlling the flow of runoff.
3. Detaining runoff on the site to trap sediment.
4. Releasing runoff safely to downstream areas.

In applying these principles, the Developer and/or Contractor shall provide for erosion control by conducting work in workable units; minimizing the disturbance to cover crop materials; providing mulch and/or temporary cover crops, sedimentation basins, and/or diversions in critical areas during construction; controlling and conveying runoff; and establishing permanent vegetation and installing erosion control structures as soon as possible.

A. Trench Mulching

7.26+

Where there is danger of backfill material being washed away due to steepness of the slope along the direction of the trench, backfill material shall be compacted and held in place by covering the disturbed area with straw and held with a covering of jute matting or wire mesh anchored in place.

B. Cover-Crop Seeding

A cover crop shall be sown in all areas excavated or disturbed during construction that were not paved, landscaped and/or seeded prior to construction. Areas landscaped and/or seeded prior to construction shall be restored to their original or superior condition.

Cover-crop seeding shall follow backfilling operations.

The Developer and/or Contractor shall be responsible for protecting all areas from erosion until the cover crop affords such protection. The cover crop shall be re-seeded if required and additional measures taken to provide protection from erosion until the cover crop is capable of providing protection.

During winter months, the Contractor may postpone seeding, if conditions are such that the seed will not germinate and grow. The Developer and/or Contractor will not, however, be relieved of the responsibility of protecting all areas until the cover crop has been sown and affords protection from erosion.

The cover crop shall be sown at a rate of 10 to 15 pounds of seed per acre using a hand or power operated mechanical seeder capable of providing a uniform distribution of seed.

7.10 Finishing and Cleanup

After all other work on this project is completed and before final acceptance, the entire roadway, including the roadbed, planting, sidewalk areas, shoulders, driveways, alley and side street approaches, slopes, ditches, utility trenches, and construction areas shall be neatly finished to the lines, grades and cross sections of a new roadway consistent with the original section, and as hereinafter specified.

On water system construction where all or portions of the construction is in undeveloped areas, the entire area which has been disturbed by the construction shall be shaped so that upon completion the area will present a uniform appearance, blending into the contour of the adjacent properties. All other requirements outlined previously shall be met.

Slopes, sidewalk areas, planting areas and roadway shall be smoothed and finished to the required cross section and grade by means of a grading machine insofar as it is possible to do so without damaging existing improvements, trees and shrubs. Machine dressing shall be supplemented by hand work to meet requirements outlined herein, to the satisfaction of the City Utilities Superintendent and/or the Public Works Director.

Upon completion of the cleaning and dressing, the project shall appear uniform in all respects. All graded areas shall be true to line and grade. Where the existing surface is below sidewalk and curb, the area shall be filled and dressed out to the walk. Wherever fill material is required in the

planting area, the finished grade shall be elevated to allow for final settlement, but nevertheless, the raised surface shall present a uniform appearance.

All rocks in excess of one (1) inch diameter shall be removed from the entire construction area and shall be disposed of the same as required for other waste material. In no instance shall the rock be thrown onto private property. Overhang on slopes shall be removed and slopes dressed neatly so as to present a uniform, natural, well-sloped surface.

All excavated material at the outer lateral limits of the project shall be removed entirely. Trash of all kinds resulting from clearing and grubbing or grading operations shall be removed and not placed in areas adjacent to the project. Where machine operations have broken down brush and trees beyond the lateral limits of the project, the Developer and/or Contractor shall remove and dispose of same and restore said disturbed areas at his own expense.

Drainage facilities such as inlets, catch basins, culverts, and open ditches shall be cleaned of all debris which is the result of the Developer and/or Contractor's operations.

All pavements and oil mat surfaces, whether new or old, shall be thoroughly cleaned. Existing improvements such as Portland cement concrete curbs, curb and gutters, walls, sidewalks, and other facilities which have been sprayed by the asphalt cement shall be cleaned to the satisfaction of the City Street Superintendent and/or City Public Works Director.

Castings for monuments, water valves, vaults and other similar installations which have been covered with the asphalt material shall be cleaned to the satisfaction of the City Resident Inspector and/or the Public Works Department.

7.11 General Guarantee and Warranty

The Developer shall be required, upon completion of the work and prior to acceptance by the City, to furnish the City a written guarantee covering all material and workmanship for a period of two years after the date of final acceptance and he shall make all necessary repairs during that period at his own expense, if such repairs are necessitated as the result of furnishing poor materials and/or workmanship. The Developer shall obtain warranties from the contractors, subcontractors and suppliers of material or equipment where such warranties are required, and shall deliver copies to the City upon completion of the work.

Easement documents, if applicable, shall be filed and recorded with the Pierce County Auditor's office and the documents reviewed by the City prior to project acceptance. Recorded copies shall be furnished to the City.

SECTION 8

LIST OF MISCELLANEOUS DETAILS

SECTION 8 LIST OF MISCELLANEOUS DETAILS

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Minor Arterial Street Section	ST-2
Collector Street Section	ST-2A
Local Access Street Section	ST-2B
Private Access Street Section	ST-2C
Half Street Section	ST-2D
Alley Section	ST-4
Maintenance Overlay Detail	OVERLAY
Trench Pavement Restoration	ST-5
Poured Monument in Place Detail	MON-1
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Surface Monument Detail	ST-8
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Wheelchair Ramp Detail	WHCH RAMP
Concrete Curb and Gutter Detail	CG-1
Turn Arrow Details	CHAN-1
Pavement Marking Details	CHAN-2
Parking Space Marking Details	CHAN-3
<i>Street Sign Detail</i>	<i>SIGN-1</i>
<i>Typical Street Name Sign</i>	<i>SIGN-2</i>
<i>Vehicular Control Signs</i>	<i>SIGN-3</i>
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Manhole, Catch Basin (Type II), or Valve Box Grade Adjustment Detail	STOM-2
<u>Storm Drainage:</u>	
Storm Drain Pipe Trench Section Detail	STOM-6
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<u>Sanitary Sewer:</u>	
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Inside Drop Manhole Detail	IDMH
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Force Main Discharge Manhole Detail	FMDMH

LIST OF MISCELLANEOUS DETAILS

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Typical Side Sewer Detail within New Development Detail	TSSD
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Standing Side Sewer Detail	SSS
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Roof Structure for Electrical Enclosure Detail Lift Station	RSEE
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Manhole Frame Collar Detail	MHCLAR

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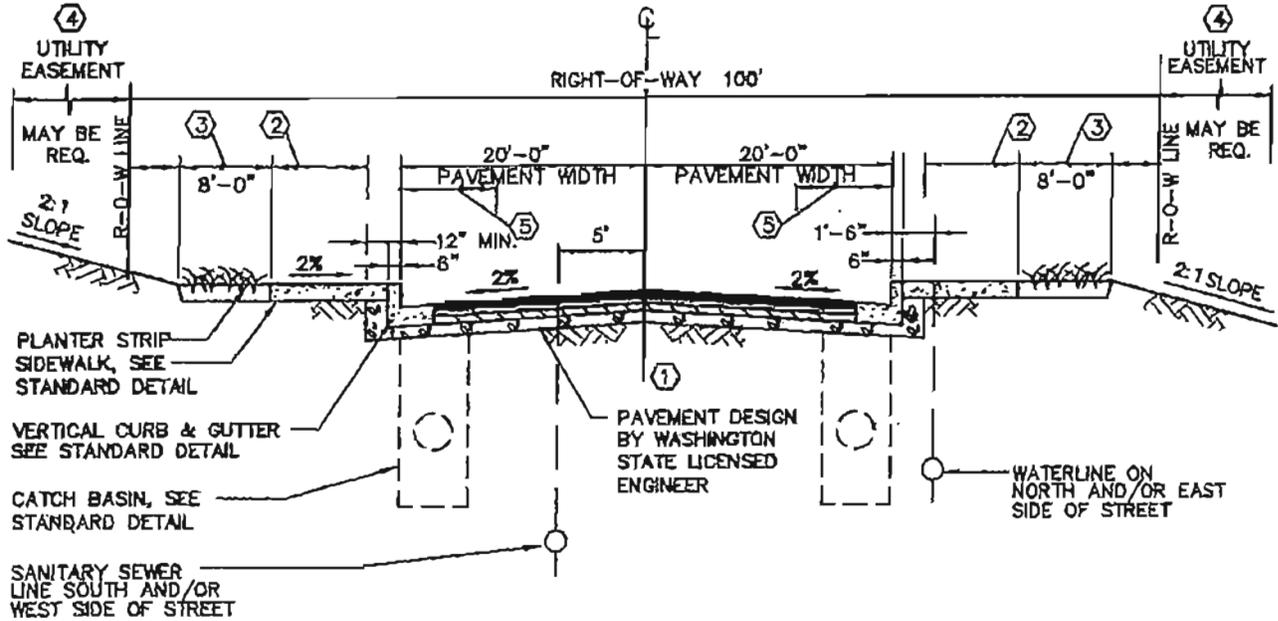
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LIST OF MISCELLANEOUS DETAILS

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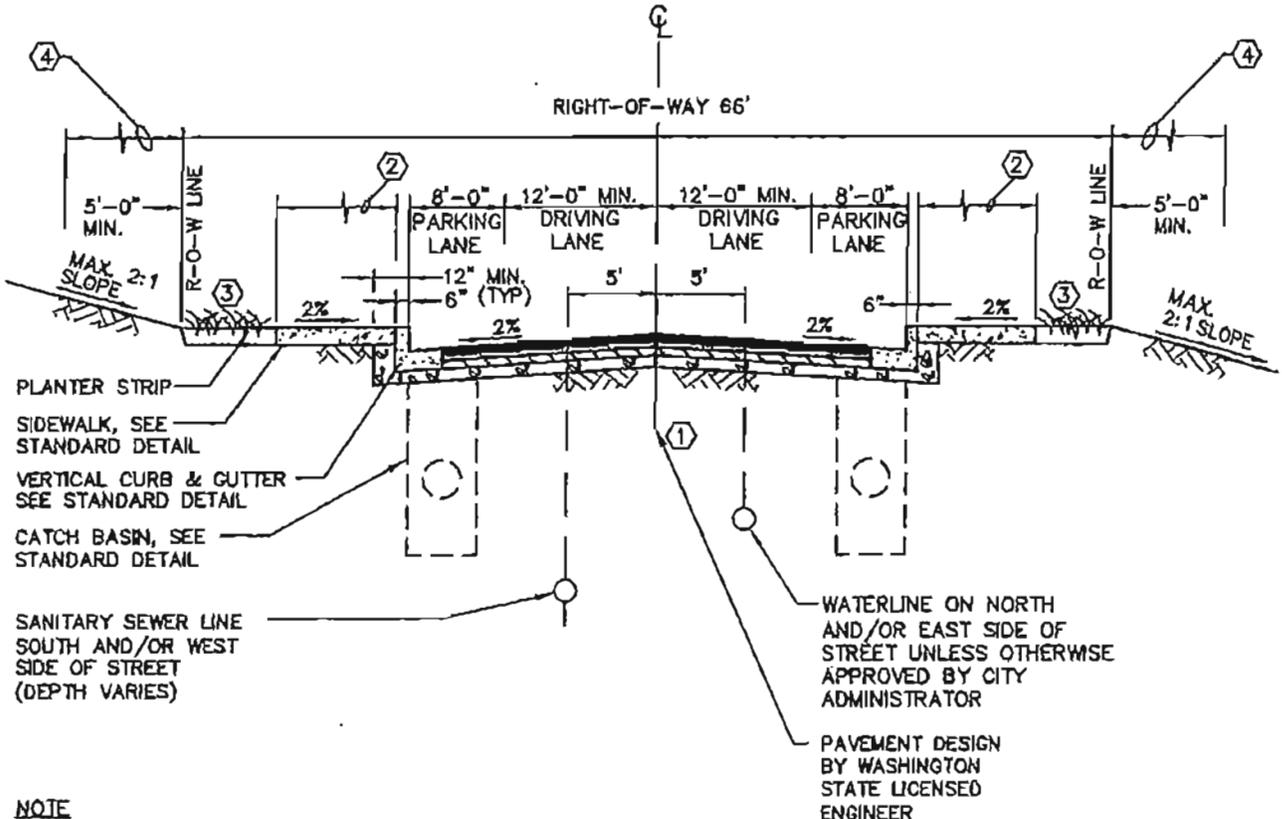
ROADWAY DETAILS



NOTE

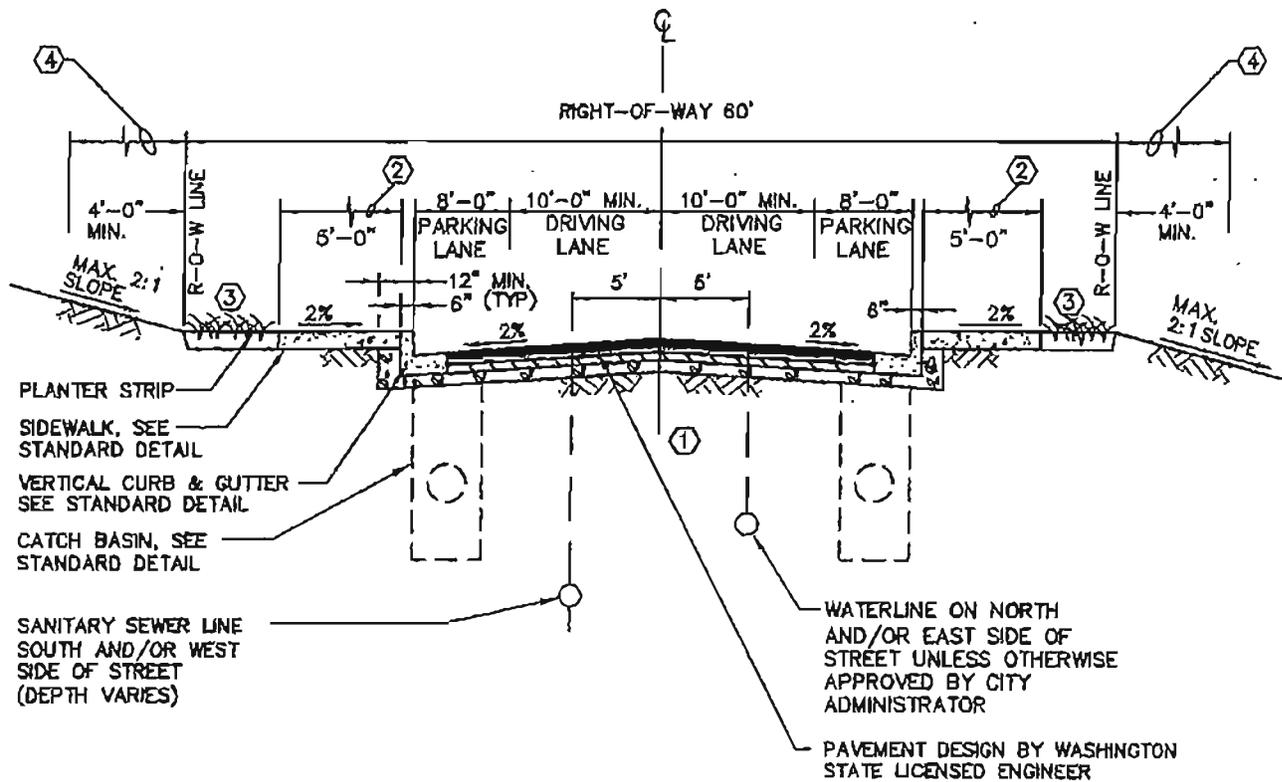
- ① ROAD PROFILE GRADE SHALL NOT EXCEED 8% NOR SHALL IT BE LESS THAN .7%
- ② SEE MINIMUM STREET DESIGN STANDARDS FOR SIDEWALK REQUIREMENTS
- ③ SEE MINIMUM STREET DESIGN STANDARDS FOR PLANTER REQUIREMENTS
- ④ 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)
- ⑤ ADD BIKE LANE AS DIRECTED BY CITY

CITY OF BUCKLEY			
MAJOR ARTERIAL STREET SECTION			
APPROVED:	<i>[Signature]</i>		DWG. NO.
PUBLIC WORKS DEPT.	12/11/08		ST-1
DATE:	DRWN:	CHKD:	SCALE:
REV: 10/08	R.R.	D.M.	NONE



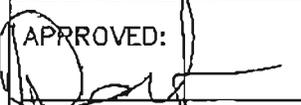
- NOTE**
- ① ROAD PROFILE GRADE SHALL NOT EXCEED 10% NOR SHALL IT BE LESS THAN .7%
 - ② SEE MINIMUM STREET DESIGN STANDARDS FOR SIDEWALK REQUIREMENTS
 - ③ SEE MINIMUM STREET DESIGN STANDARDS FOR PLANTER REQUIREMENTS
 - ④ 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

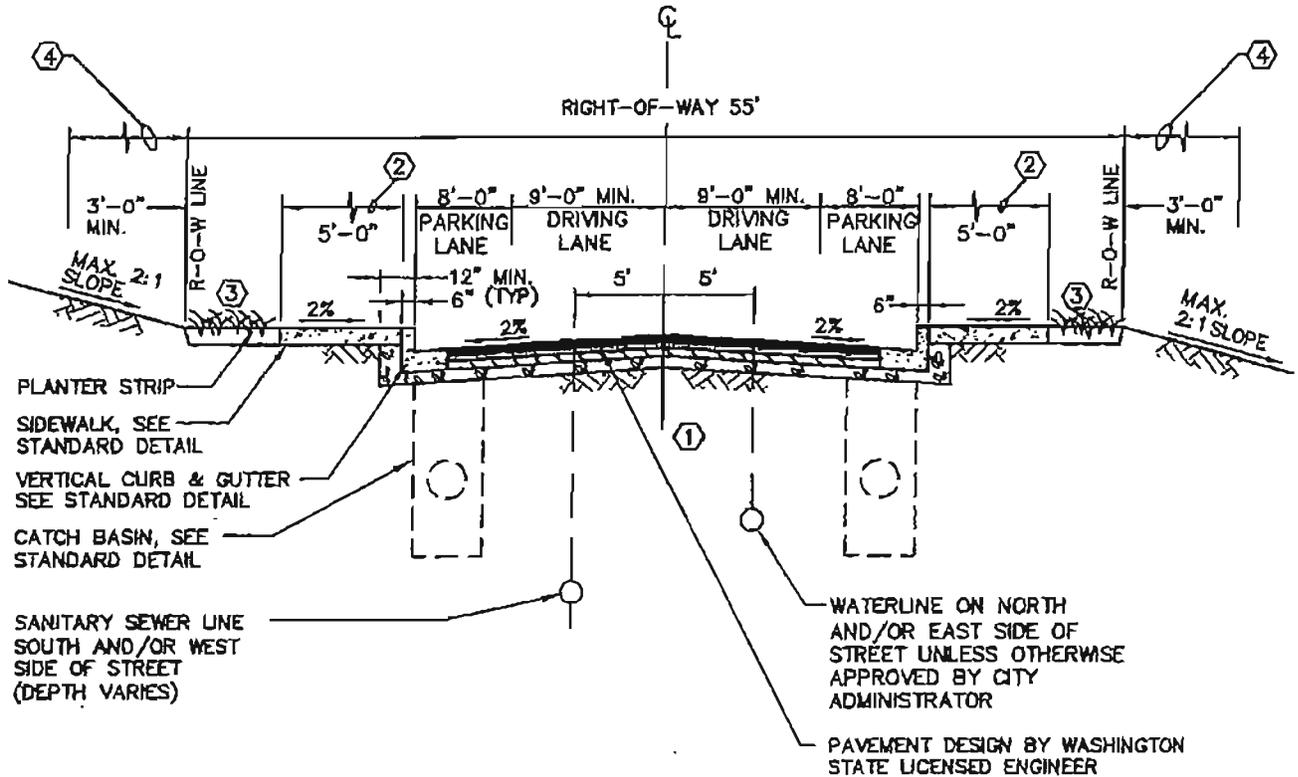
CITY OF BUCKLEY			
MINOR ARTERIAL STREET SECTION			
APPROVED:		11/18/08	DWG. NO. ST-2
PUBLIC WORKS DEPT.		DATE	
DATE: REV 10/08	DRWN: R.R.	CHKD: D.M.	SCALE: NONE



NOTE

- ① ROAD PROFILE GRADE SHALL NOT EXCEED 12% NOR SHALL IT BE LESS THAN .7%
- ② SEE MINIMUM STREET DESIGN STANDARDS FOR SIDEWALK REQUIREMENTS
- ③ SEE MINIMUM STREET DESIGN STANDARDS FOR PLANTER REQUIREMENTS
- ④ 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

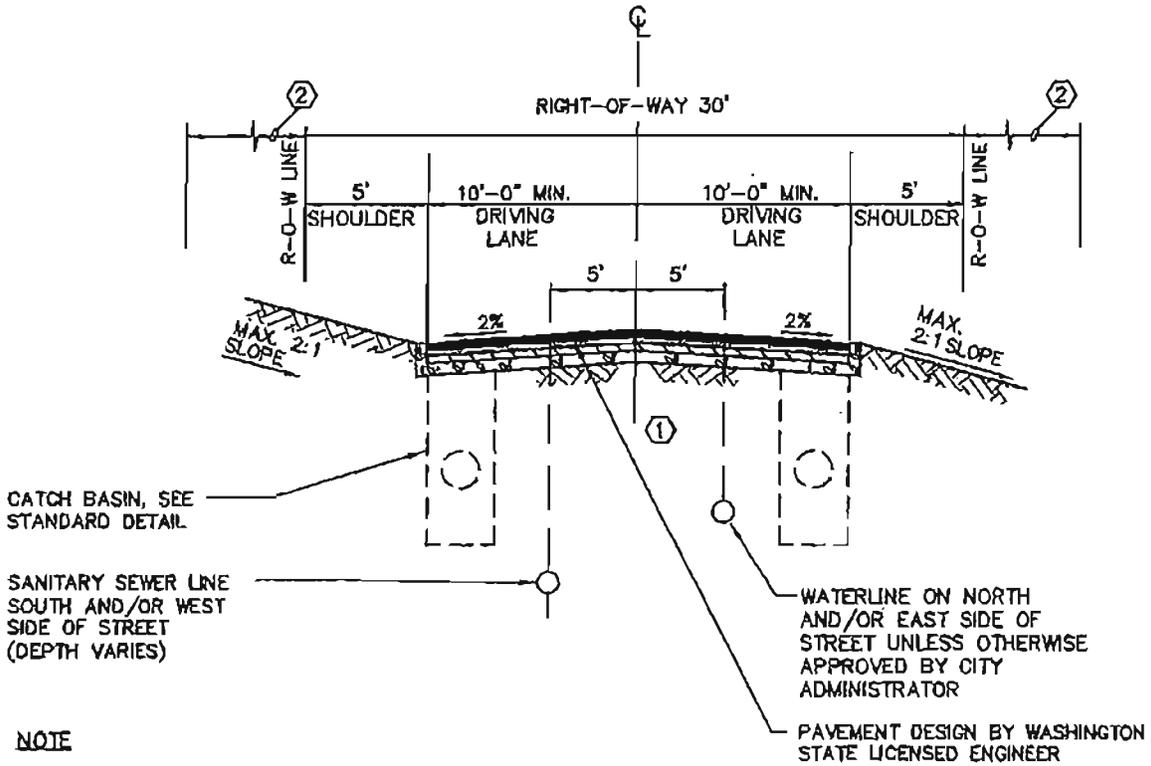
CITY OF BUCKLEY			
COLLECTOR STREET SECTION			
APPROVED: 		12/11/08	DWG. NO.
PUBLIC WORKS DEPT.		DATE	ST-2A
DATE:	DRWN:	CHKD:	SCALE:
REV 10/08	R.R.	D.M.	NONE



NOTE

- ① ROAD PROFILE GRADE SHALL NOT EXCEED 12% NOR SHALL IT BE LESS THAN .7%
- ② SEE MINIMUM STREET DESIGN STANDARDS FOR SIDEWALK REQUIREMENTS
- ③ SEE MINIMUM STREET DESIGN STANDARDS FOR PLANTER REQUIREMENTS
- ④ 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

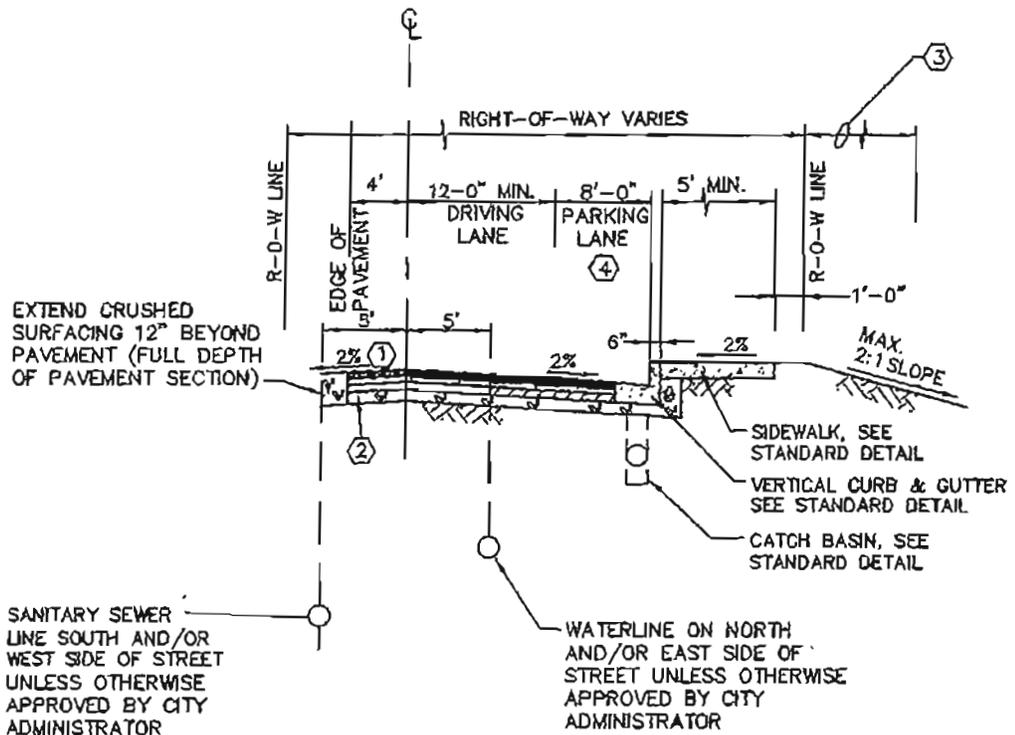
CITY OF BUCKLEY			
LOCAL ACCESS STREET SECTION			
APPROVED: PUBLIC WORKS DEPT.	12/11/08 DATE	DWG. NO. ST-2B	
DATE: REV 10/08	DRWN: R.R.	CHKD: D.M.	SCALE: NONE



NOTE

- ① ROAD PROFILE GRADE SHALL NOT EXCEED 12% NOR SHALL IT BE LESS THAN .7%
- ② 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

CITY OF BUCKLEY			
PRIVATE ACCESS STREET SECTION			
APPROVED: 		11/18/08	
PUBLIC WORKS DEPT.		DATE	
DATE: REV 10/08	DRWN: R.R.	CHKD: D.M.	SCALE: NONE
		DWG. NO. ST-2C	

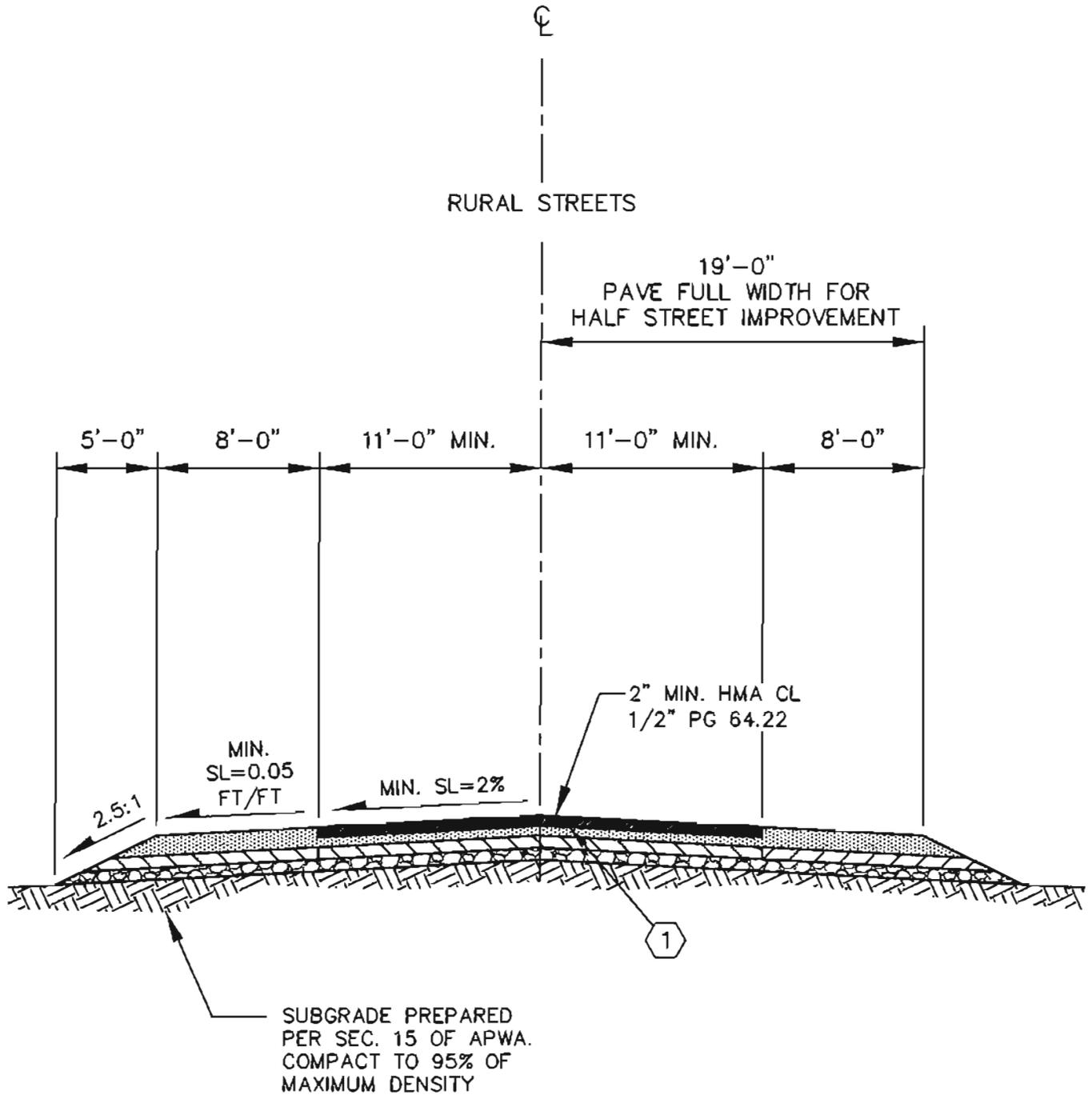


NOTE

- ① IF ROAD PROFILE GRADE IS LESS THAN .7%, THEN CROSS SLOPE SHALL BE 3%
- ② PAVEMENT DESIGN BY CURRENT WASHINGTON STATE LICENSED CIVIL ENGINEER AND AS APPROVED BY THE CITY ENGINEER.
- ③ 5' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED
- ④ LANDSCAPING STRIPS (BOTH SIDES) AND/OR LANDSCAPE MEDIANS MAY BE REQUIRED PER CITY COUNCIL

CITY OF BUCKLEY			
HALF-STREET SECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			ST-20
DATE:	DRWN:	CHKD:	SCALE:
7/95	S.L.B.	T.J.O.	NONE

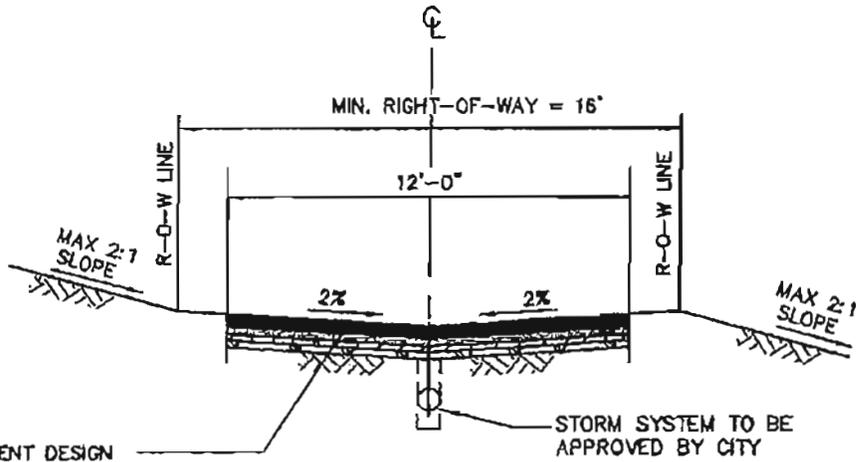
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NOTE:

① PAVEMENT SHALL BE DESIGNED BY CURRENT WASHINGTON STATE LICENSED CIVIL ENGINEER AND AS APPROVED BY THE CITY ENGINEER.

CITY OF BUCKLEY			
MAINTENANCE OVERLAY			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
12/18	J.P.W.	D.J.M.	NO SCALE



PAVEMENT DESIGN
BY WASHINGTON
STATE LICENSED
ENGINEER

STORM SYSTEM TO BE
APPROVED BY CITY

NOTE

- ① ROAD PROFILE GRADE SHALL NOT EXCEED 12% NOR SHALL IT BE LESS THAN 0.7%. IF ROAD PROFILE GRADE IS LESS THAN 0.7% THEN CROSS SLOPE SHALL BE 3%.
- ② PAVEMENT DESIGN BY WASHINGTON STATE LICENSED ENGINEER.

CITY OF BUCKLEY			
ALLEY SECTION			
APPROVED: 		11/18/08 DATE	DWG. NO. ST-4
PUBLIC WORKS DEPT.			
DATE: 10/08	DRWN: R.R	CHKD: D.M.	SCALE: NONE

MINIMUM 3" HMA CL 1/2" PG. 64.22 (COMPACTED DEPTH) OR EXIST. PLUS 1", WHICHEVER IS GREATER APPLIED IN MAXIMUM 2" LIFTS

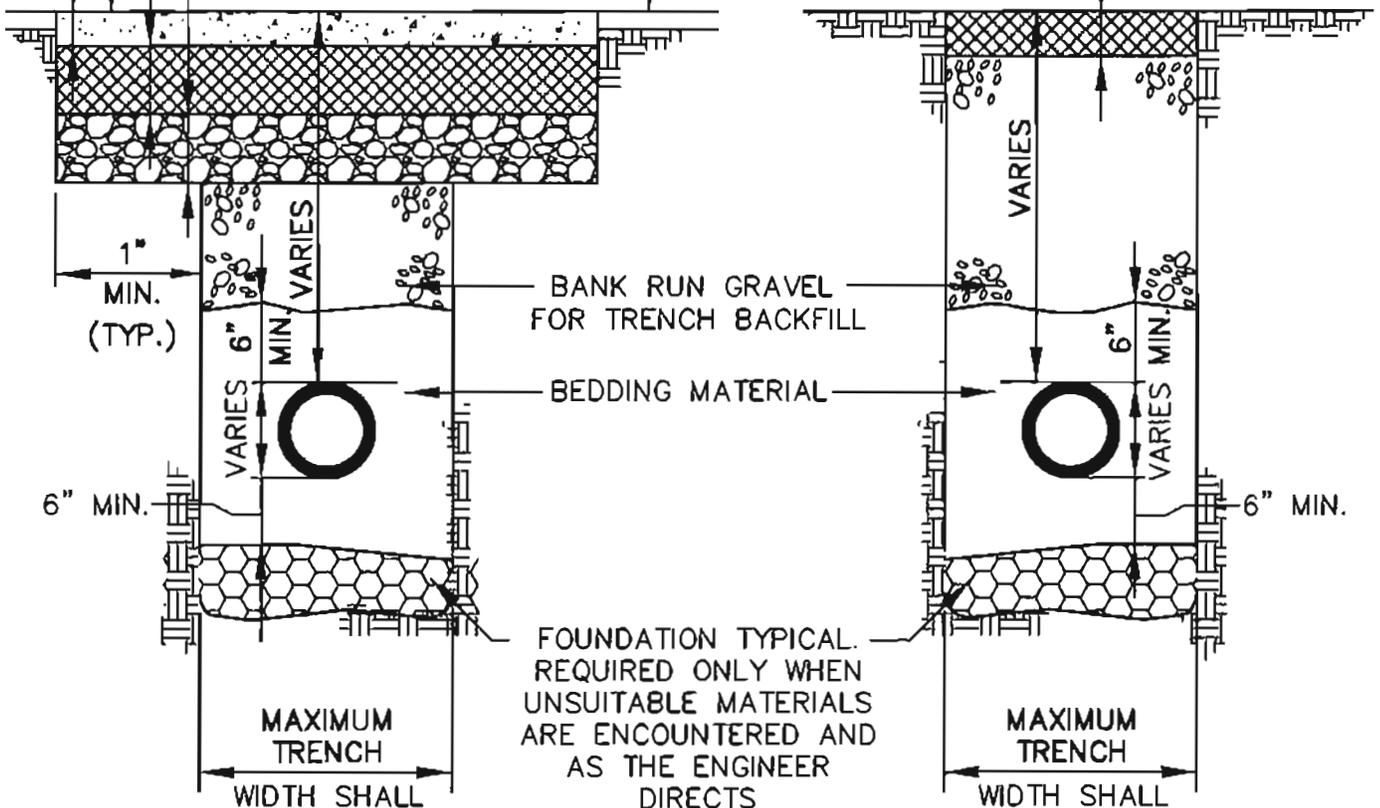
EMULSIFIED ASPHALT GRADE CSS-1 TACK SHALL BE APPLIED TO EDGES OF EXIST. PAVEMENT. ALL JOINTS SHALL BE SEALED USING PAVING ASPHALT AR4000W.

3" A.T.B. OR 6" C.S.T.C

6" GRAVEL BASE

EXIST. A.C. PAVEMENT

4" OF TOPSOIL OR CSTC AS REQUIRED



BE 1'-6" PLUS 1.5" TIMES OUTSIDE DIA. OF PIPE OR 2'-6", WHICHEVER IS GREATER (TYPICAL)

BE 1'-6" PLUS 1.5" TIMES OUTSIDE DIA. OF PIPE OR 2'-6", WHICHEVER IS GREATER (TYPICAL)

FOUNDATION TYPICAL. REQUIRED ONLY WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED AND AS THE ENGINEER DIRECTS

NOTES:

1. ALL MATERIALS EXCEPT A.C.P. AND BEDDING MATERIAL SHALL BE COMPACTED IN 6-INCH MAXIMUM LIFTS TO 95% DENSITY.
2. BEDDING SHALL CONFORM TO CITY STANDARDS OF STANDARD SPECIFICATIONS.
3. COMPACTION: BEDDING SHALL BE COMPACTED TO 95% MAX. AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE COMPACTED TO 85% IN UNPAVED AREA, M AND 95% IN PAVED OR SHOULDER AREAS AS DETERMINED BY ASTM D1557.
4. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS AMENDED BY CITY OF BUCKLEY STANDARDS.

NOTES (CONTINUED):

5. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL JOINT SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.

CITY OF BUCKLEY

TRENCH - PAVEMENT RESTORATION

APPROVED:

DWG. NO.

PUBLIC WORKS DEPT.

DATE

ST-5

DATE:

DRWN:

CHKD:

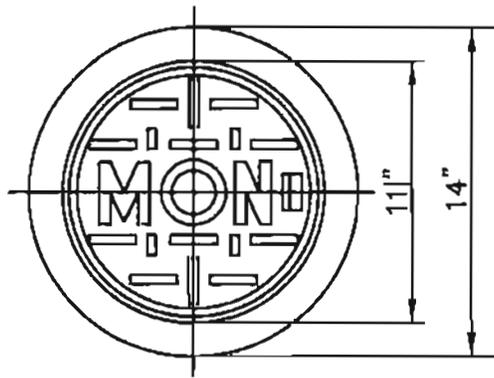
SCALE:

12/18

J.P.W.

D.J.M.

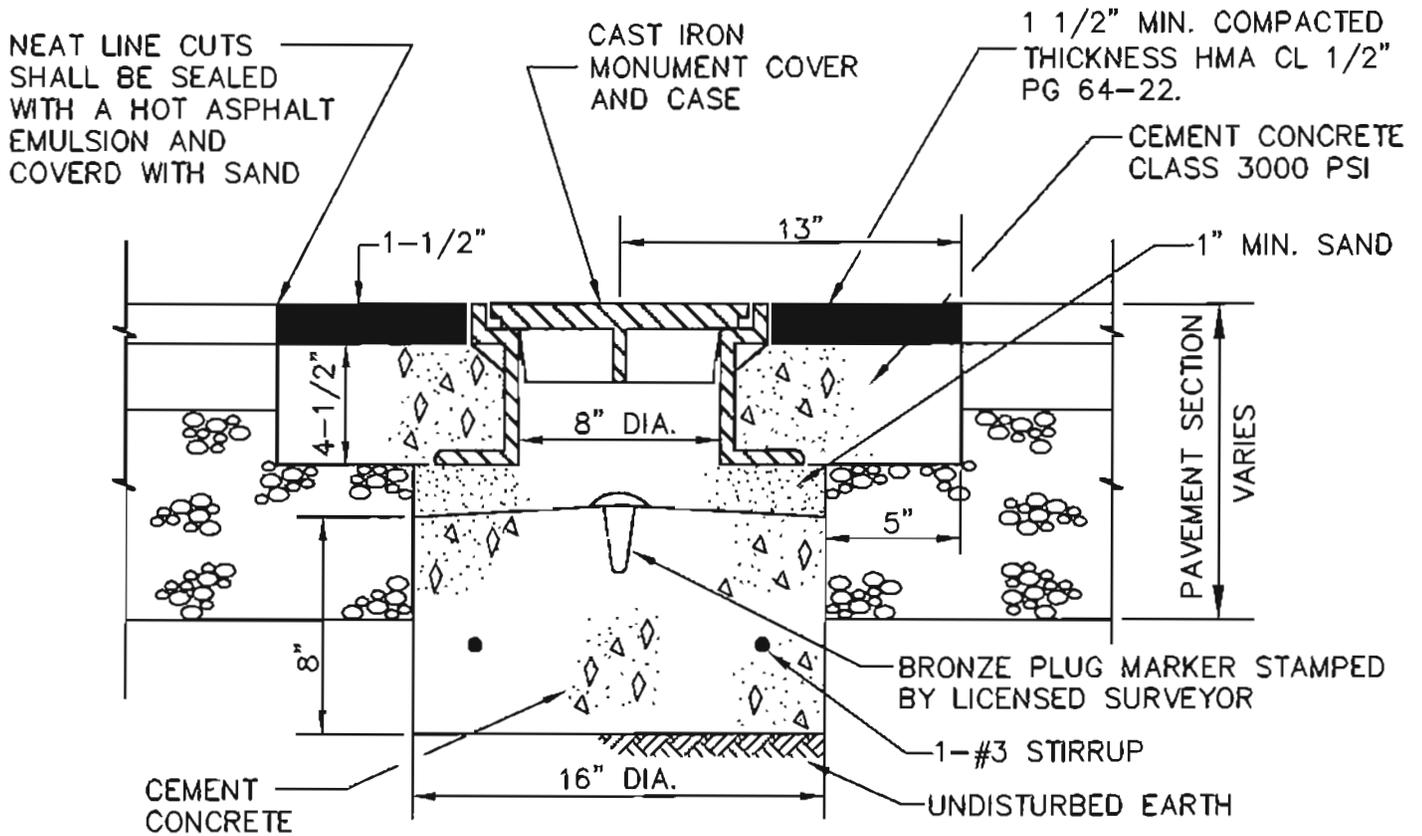
NO SCALE



MONUMENT COVER

NOTES:

1. MACHINE BEARING FACES OF COVER AND CASE TO INSURE POSITIVE FIT.
2. MATERIAL SHALL CONFORM TO THE MOST CURRENT VERSION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" PREPARED BY THE WASHINGTON STATE DEPT. OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.

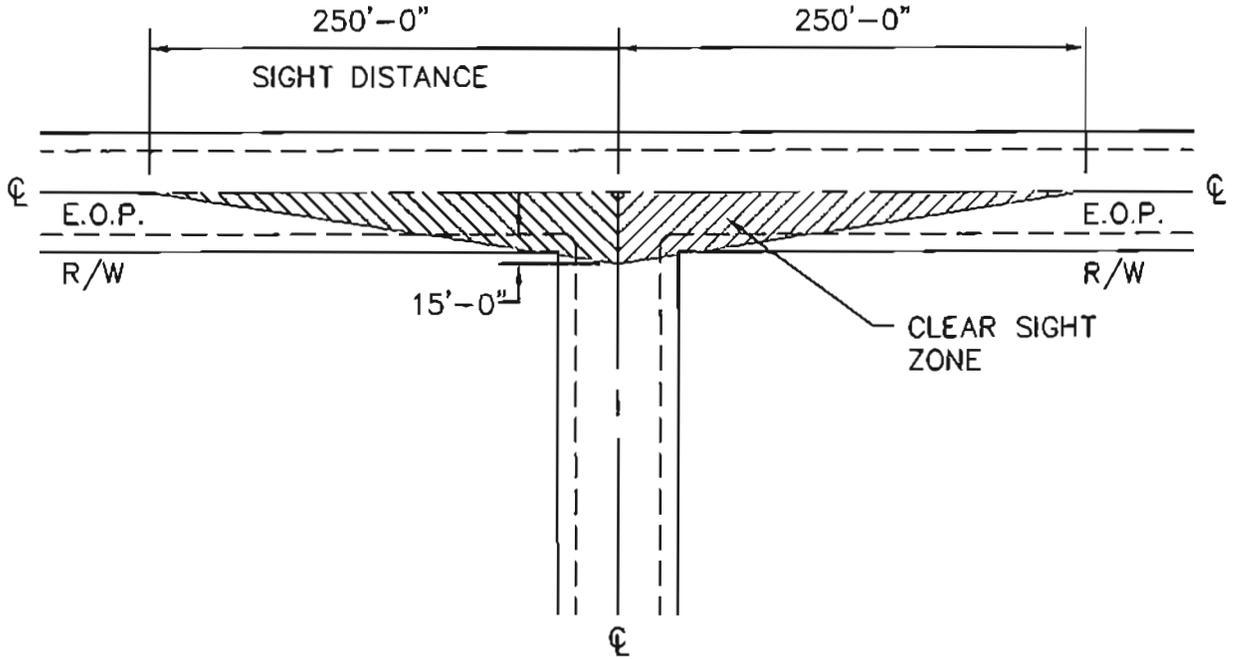


POURED MONUMENT IN PLACE

CITY OF BUCKLEY			
POURED MONUMENT IN PLACE			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		MON-1	
DATE:		DATE	
12/16	01-24-2017	D.J.M.	Pg. 233
DRWN:	CHKD:	SCALE:	
J.P.W.	D.J.M.	NO SCALE	

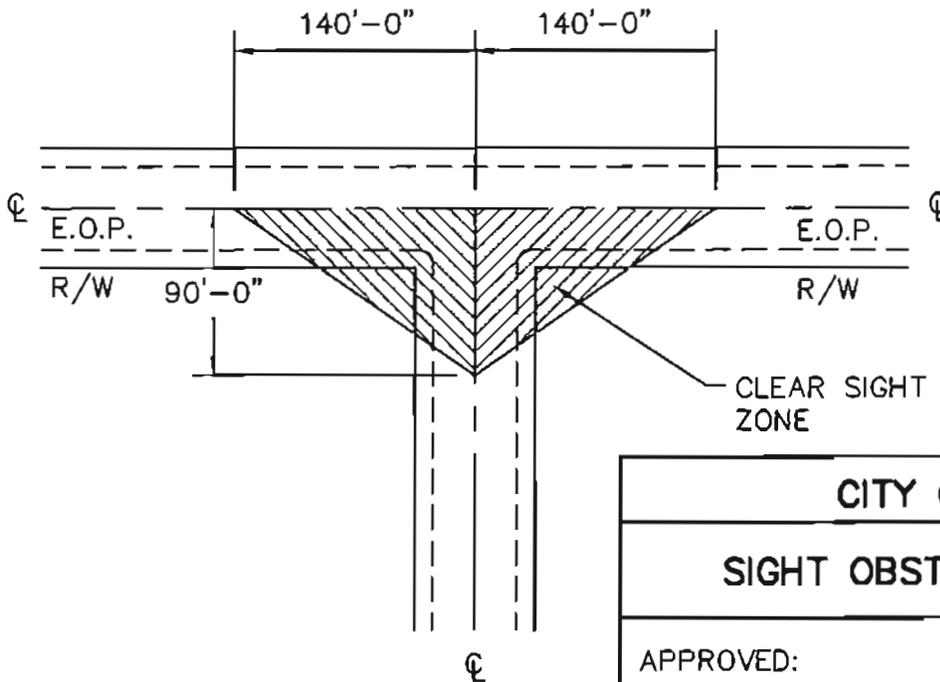
STOP OR YIELD CONTROLLED INTERSECTIONS

EXAMPLE: MAJOR STREET SPEED LIMIT = 25 M.P.H.



UNCONTROLLED INTERSECTIONS

EXAMPLE: MAJOR STREET SPEED LIMIT = 30 M.P.H.
MINOR STREET SPEED LIMIT = 20 M.P.H.

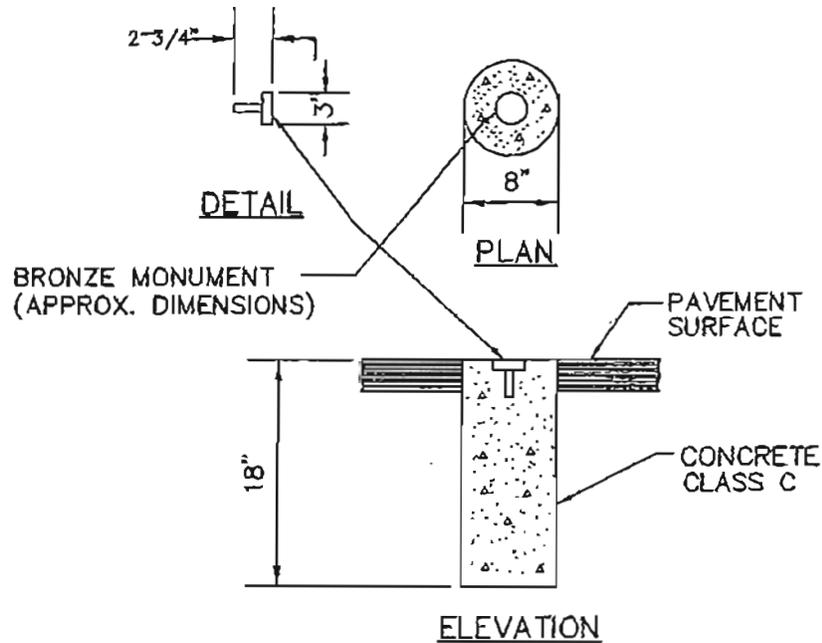


GENERAL NOTES:

- SEE SECTION 4.12 FOR ADDITIONAL REQUIREMENTS

City Council Agenda

CITY OF BUCKLEY			
SIGHT OBSTRUCTION DETAIL			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.P.W.	D.J.M.	NO SCALE

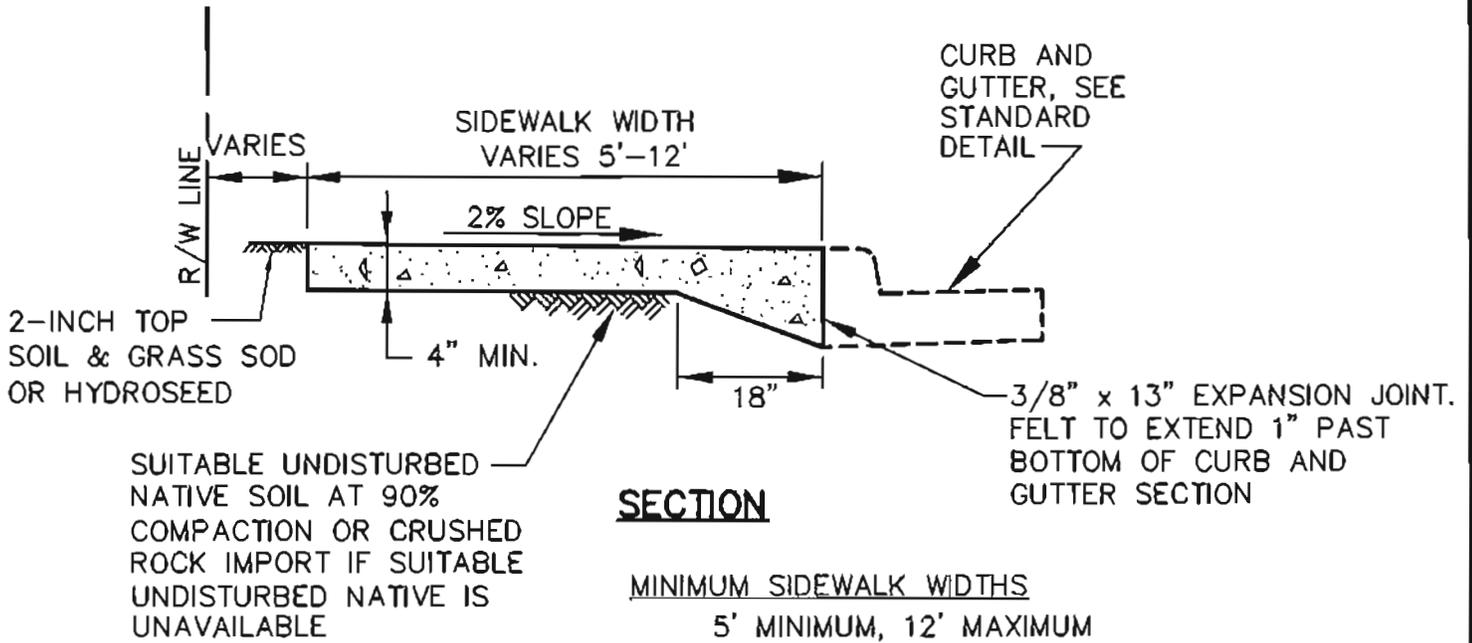


NOTE:

1. THE HOLE FOR THE MONUMENT SHALL BE CUT AFTER THE NEW PAVEMENT HAS BEEN CONSTRUCTED. THE UPPER 3" OF THE MONUMENT ENCASEMENT SHALL BE SHAPED TO A TRUE DIAMETER OF 8-INCH. CLASS "C" CONCRETE SHALL BE USED FOR ENCASEMENT. THE BRONZE MONUMENT WILL BE SET SIMULTANEOUSLY WITH THE POURING OF CONCRETE IN THE ENCASEMENT.
2. SURFACE MONUMENTS WILL GENERALLY NOT BE ACCEPTED BUT WILL BE EVALUATED, UPON REQUEST, ON A CASE BY CASE BASIS.

CITY OF BUCKLEY			
SURFACE MONUMENT			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT. _____			ST-8
DATE: _____			DATE _____
DATE: 7/95	DRWN: S.L.B.	CHKD: T.J.O.	SCALE: NONE

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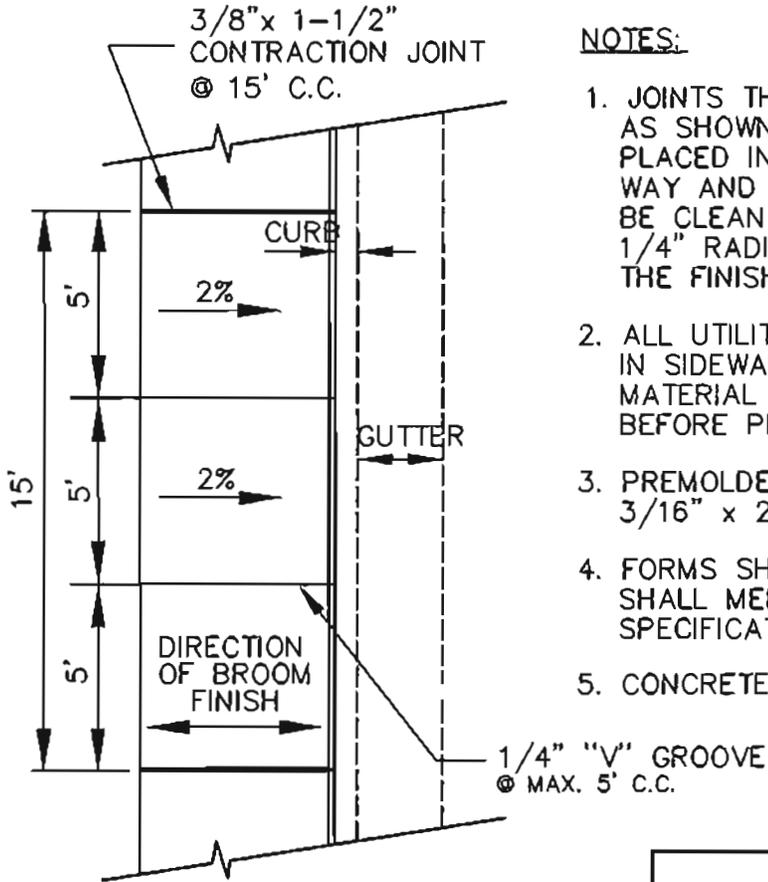


SECTION

MINIMUM SIDEWALK WIDTHS
 5' MINIMUM, 12' MAXIMUM
 SEE DESIGN STANDARDS

NOTES:

1. JOINTS THRU AND DUMMY JOINTS SHALL BE AS SHOWN ABOVE. THRU JOINTS SHALL ALSO BE PLACED IN THE SIDEWALK SECTION AT DRIVEWAY AND ALLEY RETURNS. ALL JOINTS SHALL BE CLEAN AND EDGED WITH AN EDGE HAVING 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
2. ALL UTILITY POLES, METER BOXES, ETC. IN IN SIDEWALK AREAS SHALL HAVE 3/16" JOINT MATERIAL (FULL DEPTH) PLACED AROUND THEM BEFORE PLACING CONCRETE.
3. PREMOLDED JOINT FILLER SHALL BE 3/16" x 2" ASPHALT SATURATED FELT OR PAPER.
4. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
5. CONCRETE SHALL BE CLASS 3000 PSI

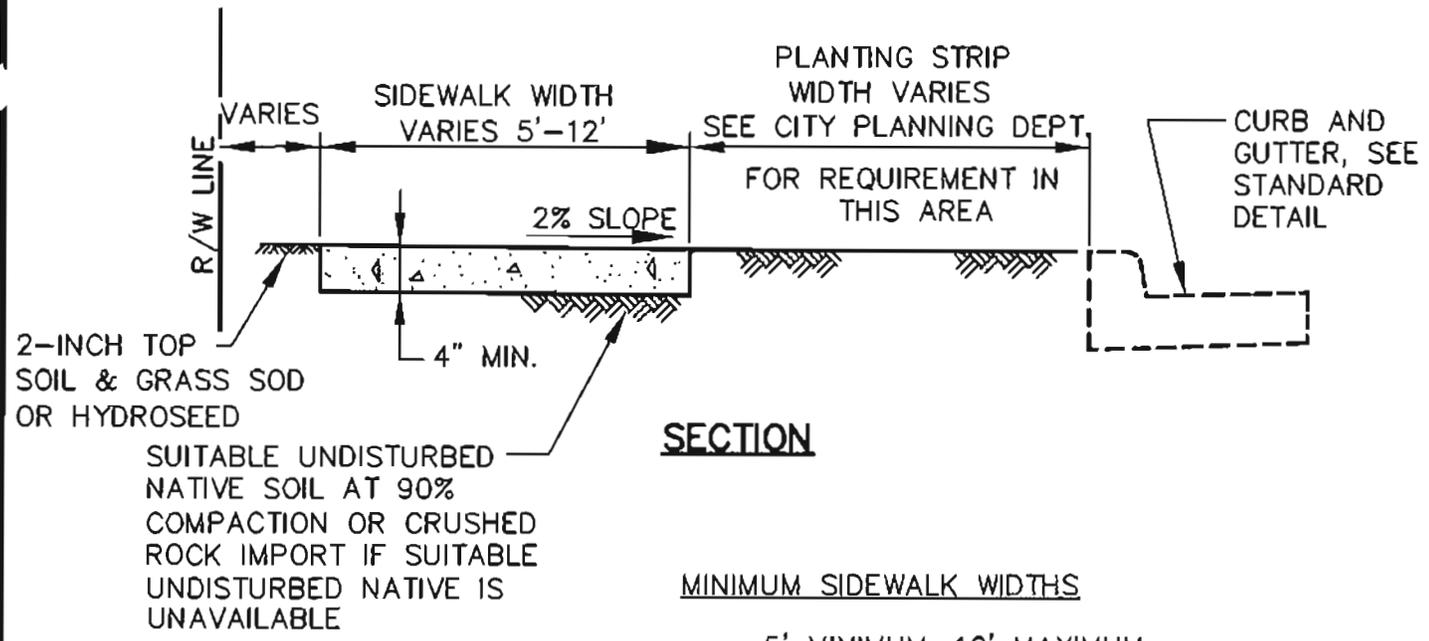


PLAN

SIDEWALK WITH PLANTING STRIP

CITY OF BUCKLEY			
SIDEWALK WITHOUT PLANTING STRIP			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
12/16	J.P.W.	D.J.M.	NO SCALE

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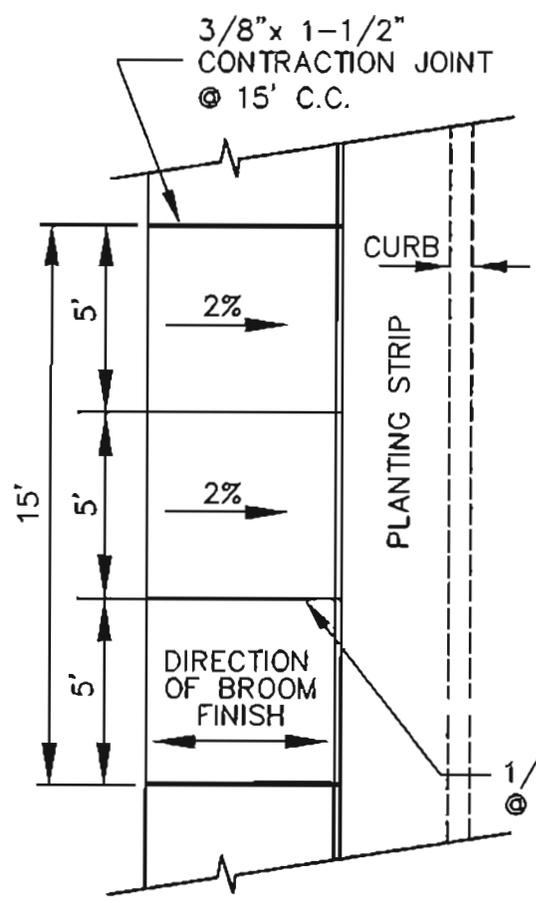


MINIMUM SIDEWALK WIDTHS

5' MINIMUM, 12' MAXIMUM
SEE DESIGN STANDARDS

NOTES:

1. JOINTS THRU AND DUMMY JOINTS SHALL BE AS SHOWN ABOVE. THRU JOINTS SHALL ALSO BE PLACED IN THE SIDEWALK SECTION AT DRIVEWAY AND ALLEY RETURNS. ALL JOINTS SHALL BE CLEAN AND EDGED WITH AN EDGE HAVING 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
2. ALL UTILITY POLES, METER BOXES, ETC. IN IN SIDEWALK AREAS SHALL HAVE 3/16" JOINT MATERIAL (FULL DEPTH) PLACED AROUND THEM BEFORE PLACING CONCRETE.
3. PREMOLDED JOINT FILLER SHALL BE 3/16" x 2" ASPHALT SATURATED FELT OR PAPER.
4. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
5. CONCRETE SHALL BE CLASS 3000 PSI

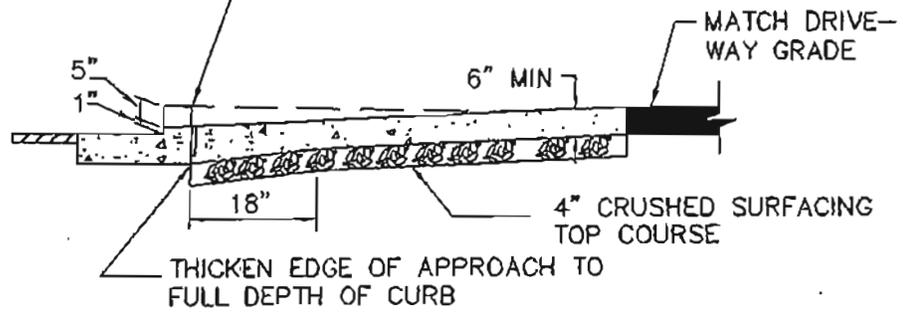


PLAN

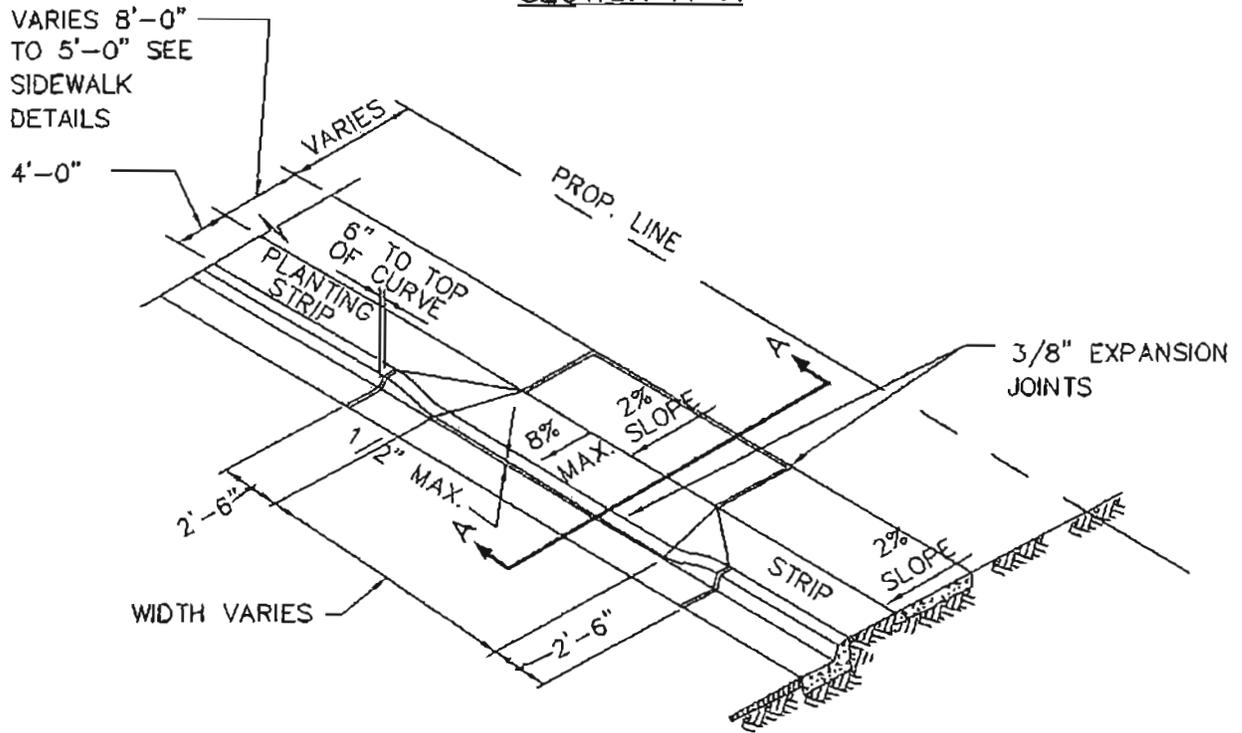
SIDEWALK WITH PLANTING STRIP

CITY OF BUCKLEY			
SIDEWALK WITH PLANTING STRIP			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
12/18	J.P.W.	D.J.M.	NO SCALE

3/8"x6" EXPANSION JOINT



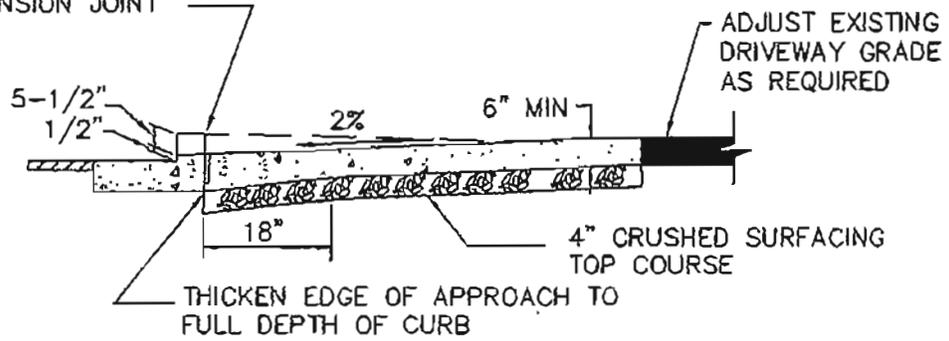
SECTION A-A



CEMENT CONCRETE DRIVEWAY

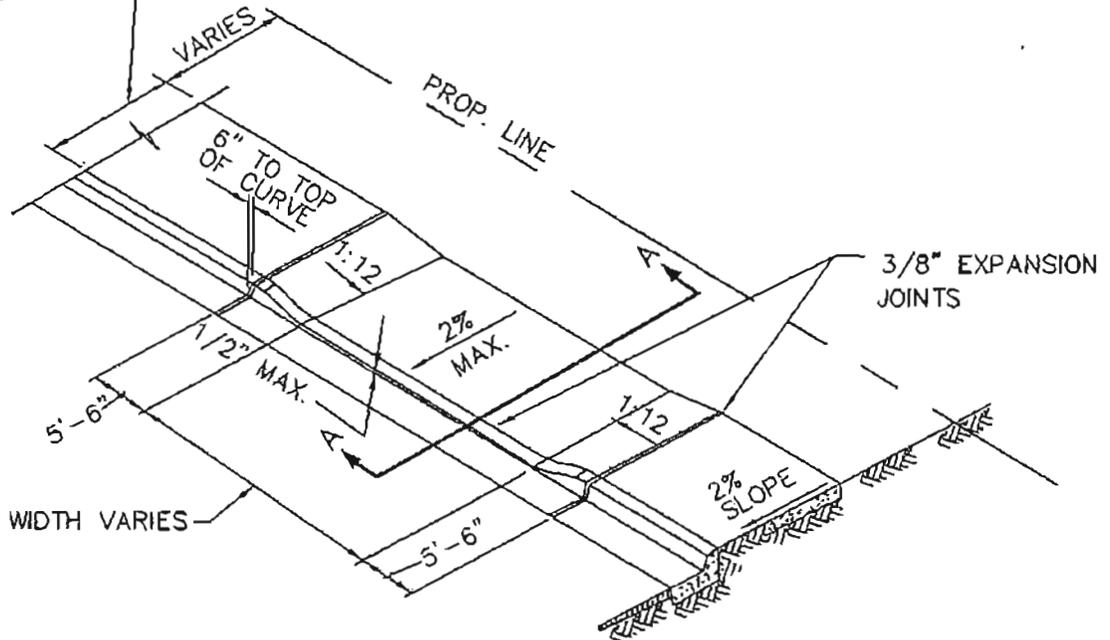
CITY OF BUCKLEY			
CEMENT CONCRETE DRIVEWAY W/PLANTER STRIP			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			4-10
DATE:	DRWN:	CHKD:	SCALE:
3/99	G.R.	T.O.	NO SCALE

3/8"x6" EXPANSION JOINT



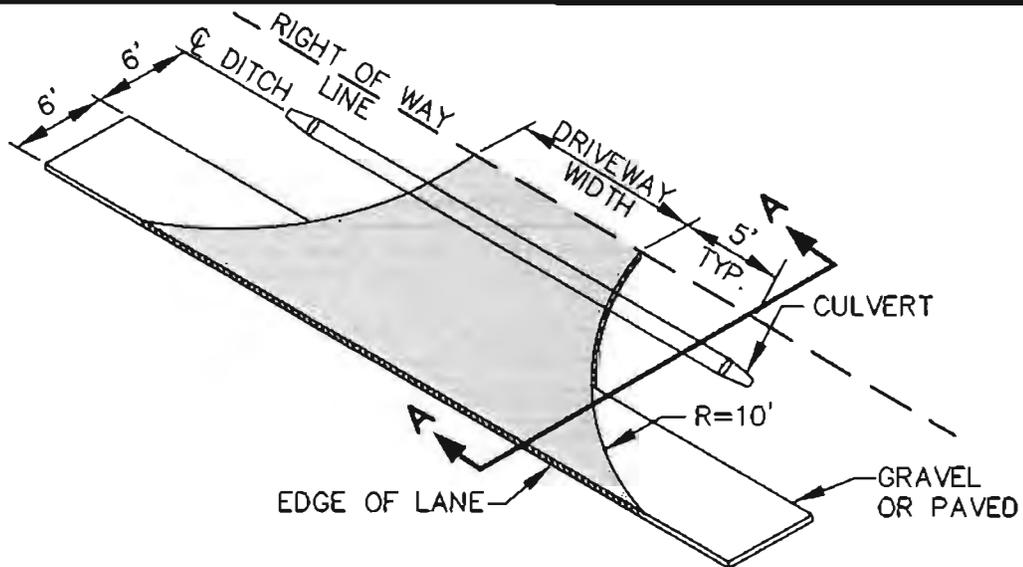
SECTION A-A

VARIES 8'-0"
TO 5'-0" SEE
SIDEWALK
DETAILS

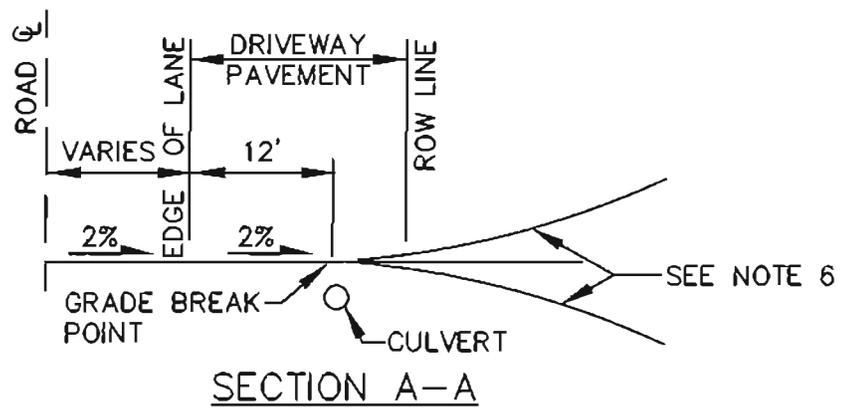


CEMENT CONCRETE DRIVEWAY

CITY OF BUCKLEY			
CEMENT CONCRETE DRIVEWAY W/O PLANTER STRIP			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPARTMENT DATE			4-11
DATE:	DRWN:	CHKD:	SCALE:
3/99	G.R.	T.O.	NO SCALE



CEMENT CONCRETE DRIVEWAY



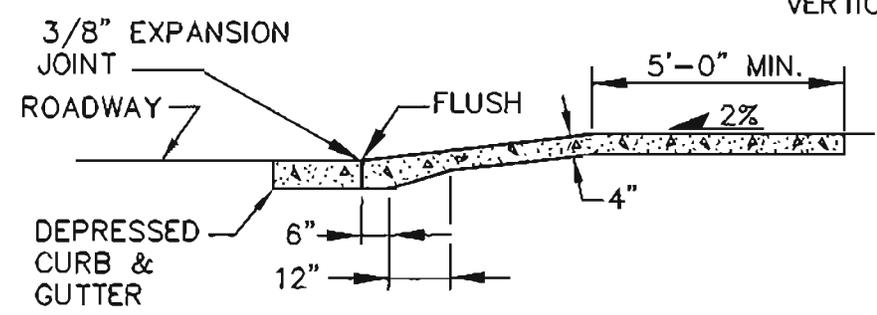
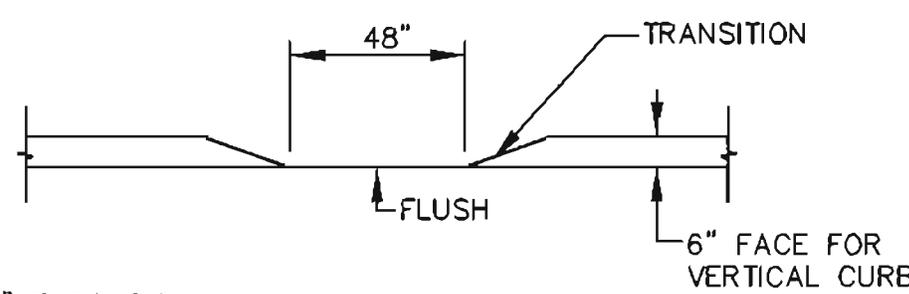
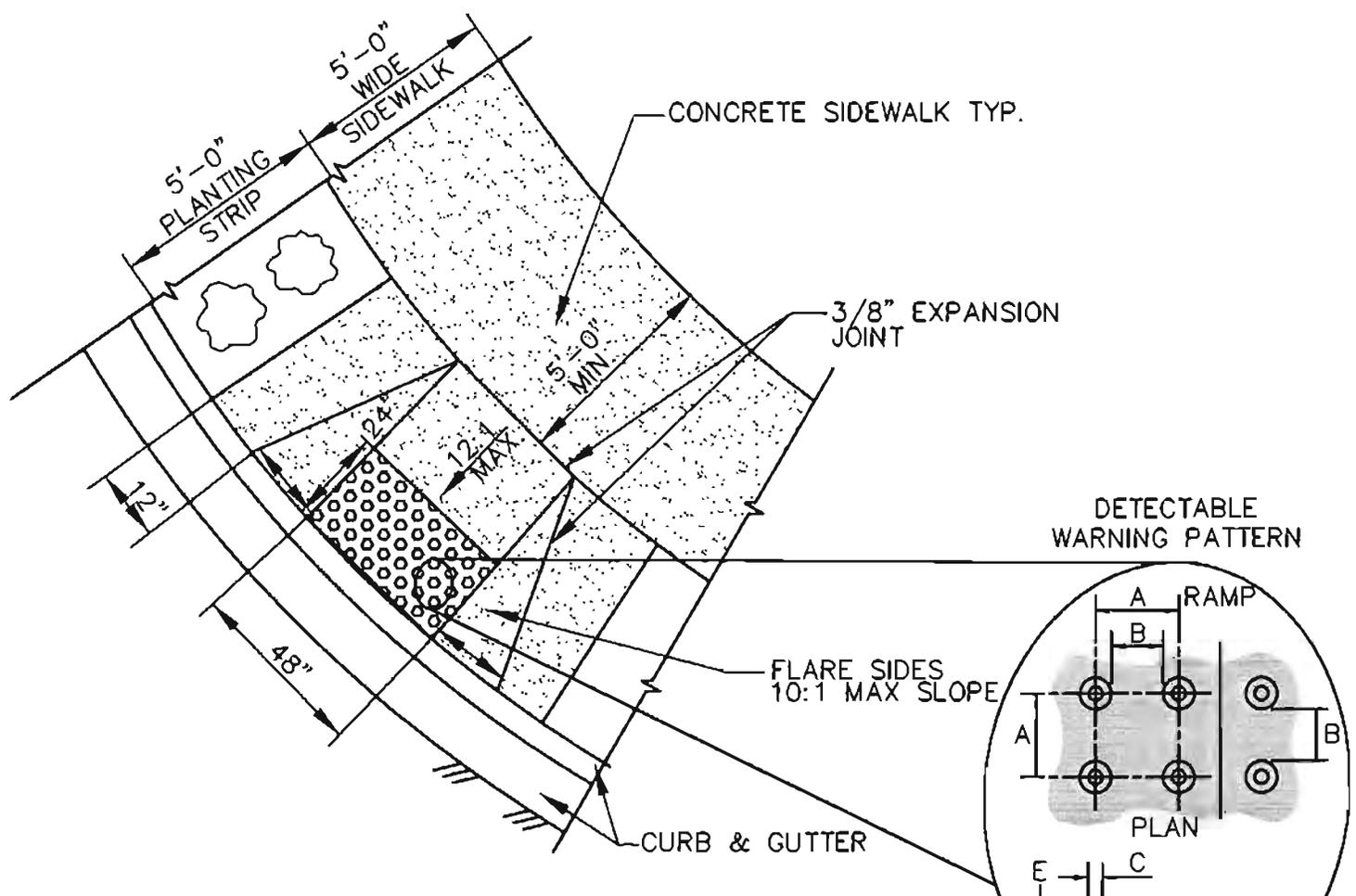
- NOTES:**
1. DRIVEWAY WIDTH=15' MINIMUM TO 25' MAXIMUM OR 30' MAXIMUM FOR THREE CAR GARAGE ON LOCAL ROAD.
 2. DRIVEWAY PAVING = 2" MINIMUM COMPACTED DEPTH HOT MIX ASPHALT CL 1/2" OVER 2" MINIMUM COMPACTED DEPTH CRUSHED SURFACING TOP COURSE, OR 6" MINIMUM CEMENT CONCRETE.
 3. ENGINEERED PAVEMENT DESIGN REQUIRED FOR ARTERIAL ROADS.
 4. STORM DRAINAGE FROM DRIVEWAY SHALL NOT BE PERMITTED TO DRAIN ONTO ROADWAY SURFACE, UNLESS ACCOUNTED FOR IN DESIGN.
 5. DRIVEWAY SHALL NORMALLY BE AT 90 DEGREES TO ROAD CENTERLINE, BUT CAN VARY FROM 75 DEGREES TO 90 DEGREES.
 6. RECOMMENDED MAXIMUM GRADES +/- 15% BEYOND GRADE BREAK POINT. VERTICAL CURVES NOT TO EXCEED A 3 1/4" CREST OR A 1" SAG IN A 10' CHORD.

- NOTES (CONTINUED):**
7. 12" MINIMUM CULVERT, PIPE LENGTH AS DETERMINED BY WIDTH OF DRIVEWAY, PLUS 5' AT EACH END, WITH BEVELED END SECTIONS. PIPES WITH LESS THAN 12" COVER SHALL BE DUCTILE IRON.
 8. HAND PLACED RIP RAP PADS, IN ACCORDANCE WITH THE CURRENT DOE STORMWATER MANUAL, SHALL BE INSTALLED AT BOTH ENDS OF THE CULVERT PIPE.

CITY OF BUCKLEY			
DRIVEWAY APPROACH, SHOULDER AND OPEN DRAIN			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			4-12
DATE:	DRWN:	CHKD:	SCALE:
12/16	J.P.W.	D.J.M.	NO SCALE

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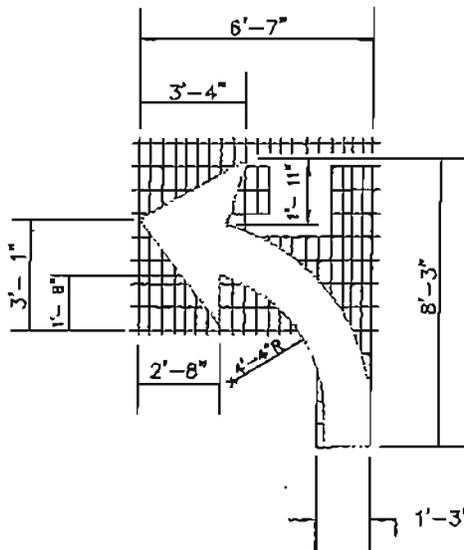
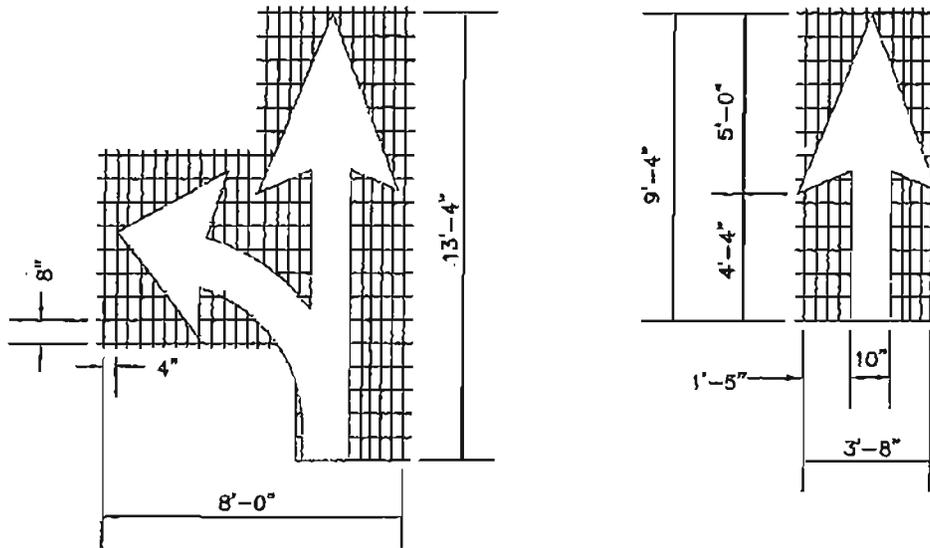


	MIN.	MAX.
A	1.60"	2.40"
B	0.65"	—
C	0.45"	0.90"
D	0.9"	1.40"
E	0.2"	0.2"

GENERAL NOTES:

1. WHEELCHAIR RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS SEE SECTION 4.20.E. FOR ADDITIONAL REQUIREMENTS.
2. PRODUCT AND METHOD OF INSTALLATION SHALL BE APPROVED BY THE CITY AND MEET CURRENT WSDOT AND MUTCD.
3. PATTERN AREA SHALL BE YELLOW IN COLOR.

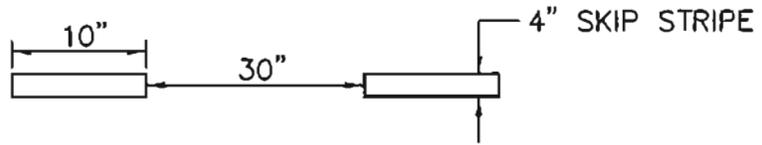
CITY OF BUCKLEY			
WHEELCHAIR RAMP			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.W.	D.J.M.	NO SCALE



PAVEMENT MARKING ARROWS

NOT TO SCALE

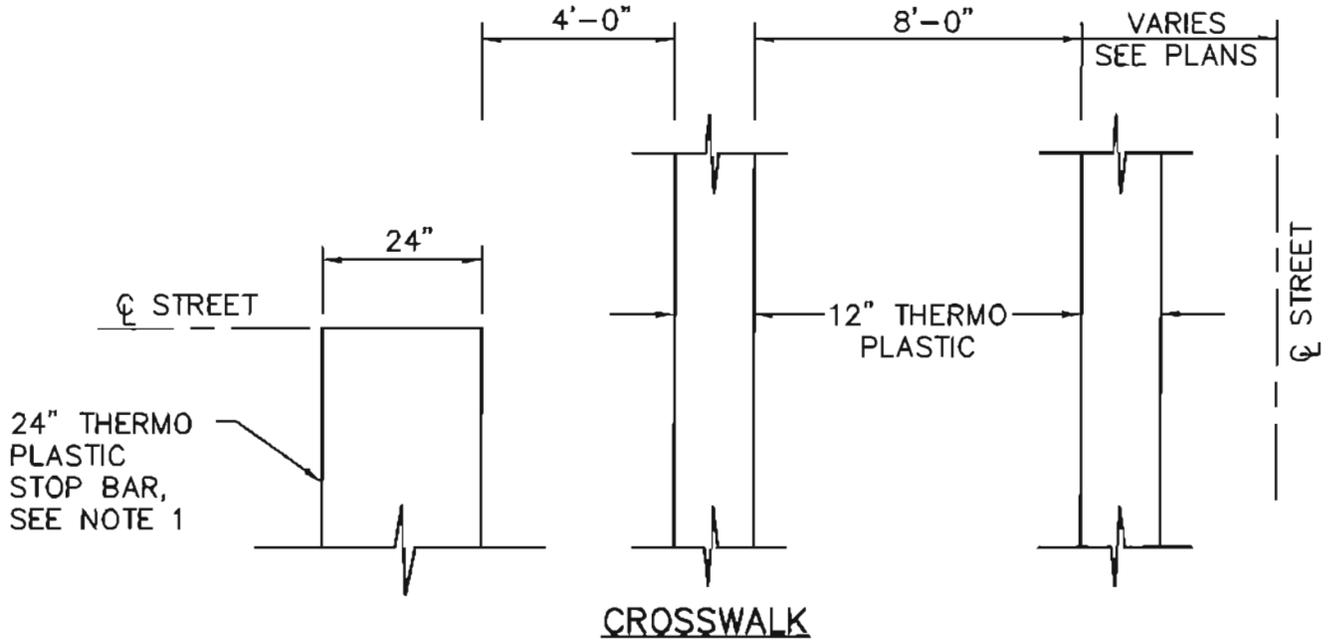
CITY OF BUCKLEY			
TURN ARROW DETAILS			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	CHAN-1
DATE:	DRWN:	CHKD:	SCALE:
8/93	E.S.T.	T.J.O.	NONE



SKIP CENTERLINE STRIPE



DOUBLE YELLOW CENTERLINE STRIPE



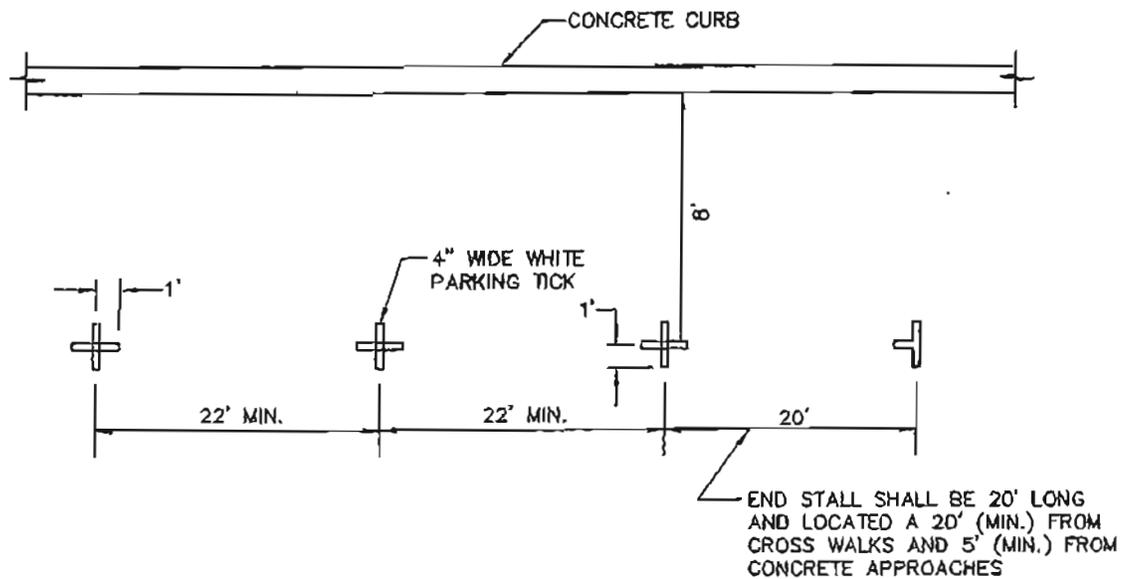
CROSSWALK

GENERAL NOTES:

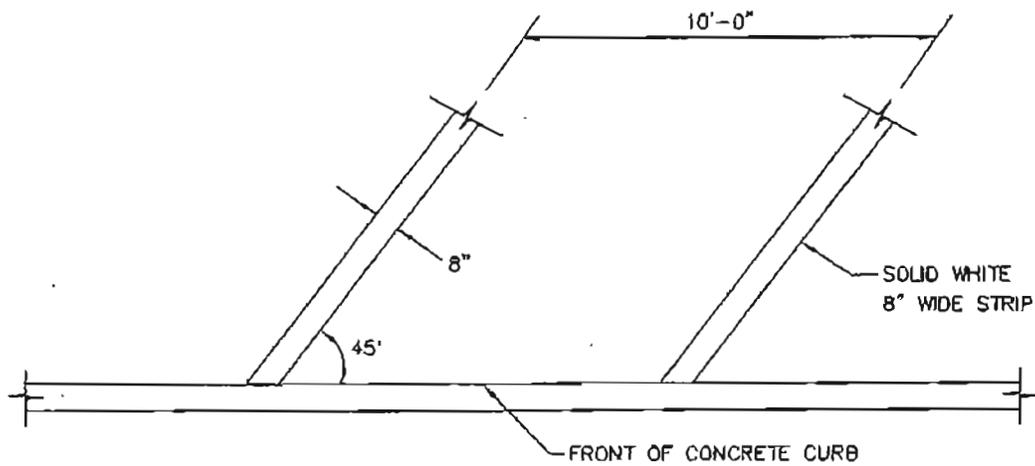
PAVEMENT MARKINGS

- PAVEMENT MARKINGS SHALL BE INSTALLED WITH HOT APPLIED THERMOPLASTIC ON NEW ASPHALT, OVERLAYS AND ASPHALT IN GOOD CONDITION, AS DETERMINED BY THE CITY. WHERE AUTHORIZED, PREFORMED THERMOPLASTIC MATERIAL SHALL BE PREMARK WITH VIZGRIP MADE BY FLINT TRADING INC. AND BE APPLIED USING PREMARK SEALER, OR CITY APPROVED EQUAL. ALL MATERIAL SHALL BE 125 MIL. THICKNESS AND APPLIED USING APPROPRIATE INSTALLATION PROCEDURES ACCORDING TO THE MANUFACTURER.

CITY OF BUCKLEY			
PAVEMENT MARKINGS			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		CHAN-2	
DATE:		DATE	
01-24-2017	12/16	DATE	DATE
DRWN:	CHKD:	SCALE:	
J.P.W.	D.J.M.	NO SCALE	



PARALLEL PARKING SPACE MARKING



ANGLE PARKING SPACE MARKING

CITY OF BUCKLEY			
PARKING SPACE MARKINGS			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			CHAN-3
DATE:		DRWN:	CHKD:
7/95	S.L.B.	T.J.O.	SCALE:
			NONE

GENERAL NOTES:

1. ALL 4 INCH TALL LEGEND SHALL BE "C" SERIES TEXT. LEGEND NAME PLATES SHALL BE A MINIMUM LENGTH OF 24 INCHES AND A MAXIMUM LENGTH OF 42 INCHES. THE STANDARD HEIGHT SHALL BE 6 INCHES.
2. ALL 6 INCH TALL LEGEND SHALL BE "C" SERIES TEXT, UNLESS SPECIFIED OTHERWISE BY THE CITY ENGINEER. LEGEND NAME PLATES SHALL BE A MINIMUM LENGTH OF 24 INCHES AND A MAXIMUM LENGTH OF 48 INCHES. THE STANDARD HEIGHT SHALL BE 8 INCHES.
3. USE THE FOLLOWING STANDARD ABBREVIATIONS FOR STREET, AVENUE, BOULEVARD, ETC.

SUFFIX	ABBREVIATION	SUFFIX	ABBREVIATION
AVENUE	AVE	LOOP	LP
BOULEVARD	BLVD	PARKWAY	PKWY
CIRCLE	CIR	PLACE	PL
COURT	CT	ROAD	RD
DRIVE	DR	STREET	ST
LANE	LN	WAY	WAY

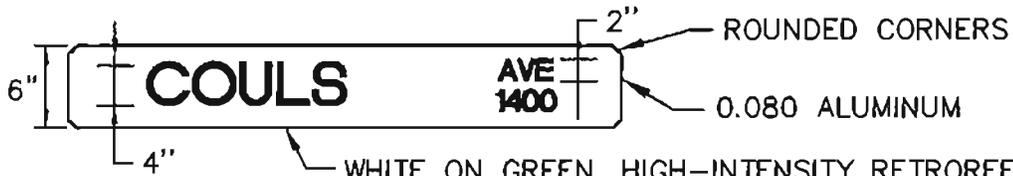
4. PERIODS, HYPHENS, COMMA, AND OTHER PUNCTUATION SHALL NOT BE USED.
5. ALL STREET NAME SIGNS SHALL BE DOUBLE SIDED, UNLESS SPECIFIED OTHERWISE BY THE CITY.
6. ALL CUL-DE-SACS AND DEAD END STREETS SHALL ONLY MOUNT THE NAME PLATE FOR THAT PARTICULAR CUL-DE-SAC OR DEAD END STREET.
7. STREET NAMES SHALL BE INSTALLED AT THE STOP SIGN LOCATION. THEY SHALL EITHER SHARE THE STOP/YIELD SIGN POST OR HAVE THE STREET NAME POST INSTALLED IN THE SAME LOCATION, UNLESS SPECIFIED OTHERWISE BY THE CITY.
8. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 4.05 OF THE BUCKLEY PUBLIC WORKS STANDARDS.



WHITE ON GREEN, GROUND MOUNTED TYPE II (WSDOT M 51-02.05) MEDIUM HIGH INTENSITY "SUPER ENGINEER GRADE" IN ACCORDANCE WITH ASTM D4956-04

STANDARD 6 INCH LEGEND NAME PLATE

ARTERIALS
COMMERCIAL ACCESS STREETS
INDUSTRIAL ACCESS STREETS



WHITE ON GREEN, HIGH-INTENSITY RETROREFLECTIVE SHEETING IN ACCORDANCE WITH ASTM D4956-04

STANDARD 4 INCH LEGEND NAME PLATE

URBAN RESIDENTIAL STREETS

CITY OF BUCKLEY

STREET SIGN DETAIL

APPROVED:

DWG. NO.

PUBLIC WORKS DEPT.

DATE

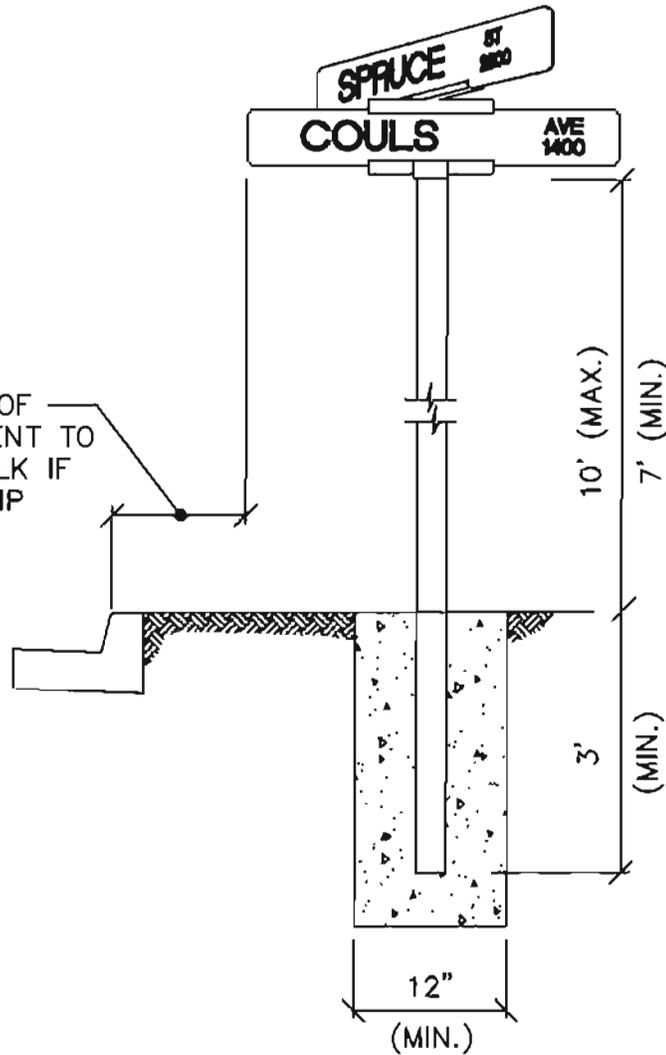
SIGN-1

DATE:

DRWN:

CHKD:

SCALE:

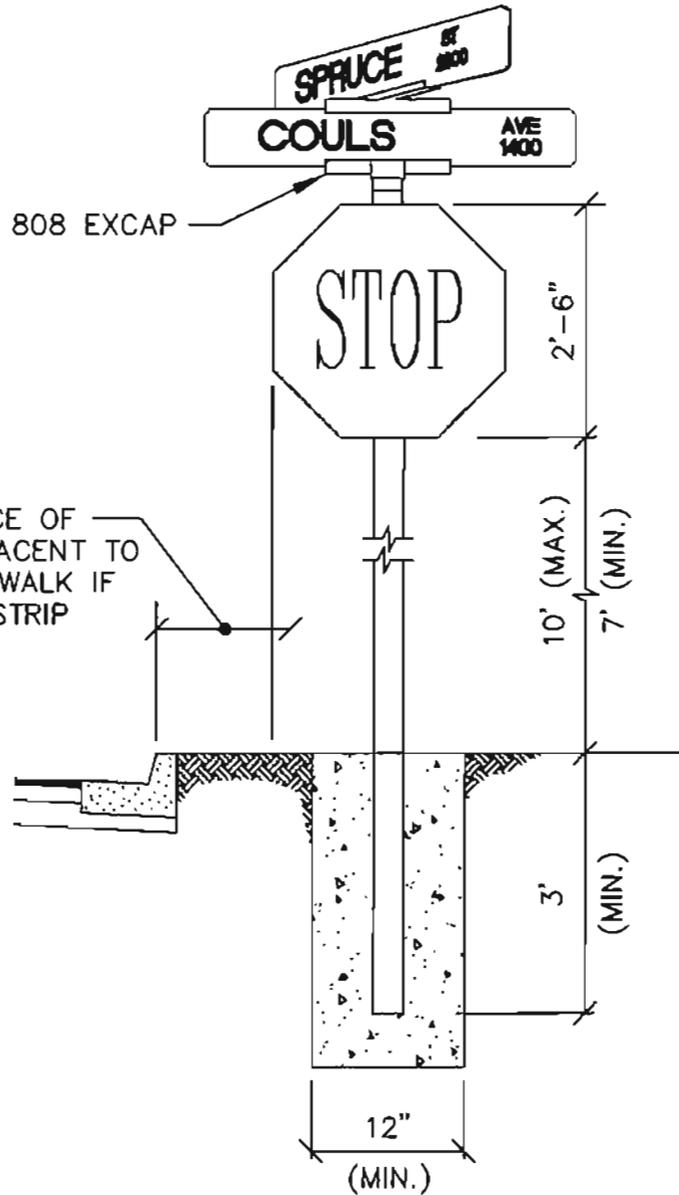


1.5' FROM FACE OF CURB OR ADJACENT TO BACK OF SIDEWALK IF NO PLANTER STRIP

GENERAL NOTES:

1. SIGN: SEE DWG. NO. SIGN-1
2. STREET SIGN MOUNTING: 808 EXCAP, 808 F PLATE OR CROSS PLATE.
3. POST: PER WSDOT STANDARD SPECIFICATIONS G-24.50-03, TYPE ST-4 SIGN SUPPORT.
4. IF ADDITIONAL SIGN IS MOUNTED ON POLE, HEIGHT MUST BE GREATER TO ALLOW FOR 7' OF CLEARANCE FROM BOTTOM OF SIGN TO FINISHED GRADE.
5. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 4.05 OF THE BUCKLEY PUBLIC WORKS STANDARDS.

CITY OF BUCKLEY			
TYPICAL STREET NAME SIGN			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		SIGN-2	
DATE:		SCALE:	
01-24-2017		NO SCALE	
DRWN: C.P.W.		CHKD: D.J.M.	
Pg. 247		Pg. 247	



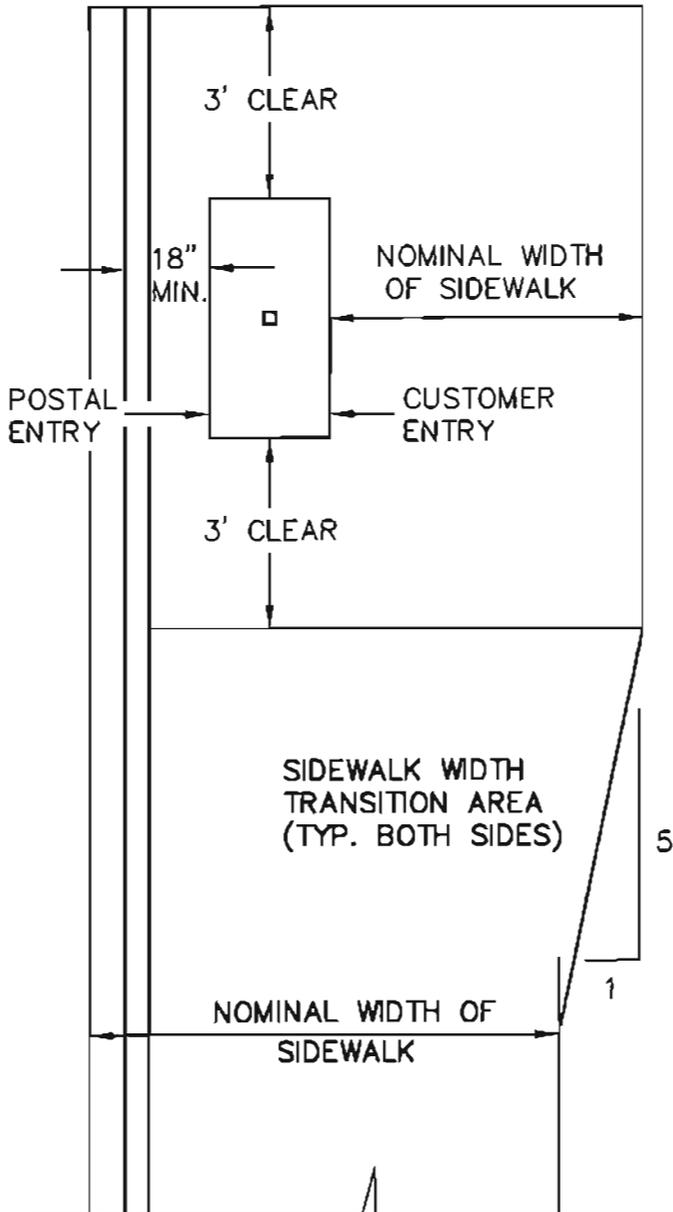
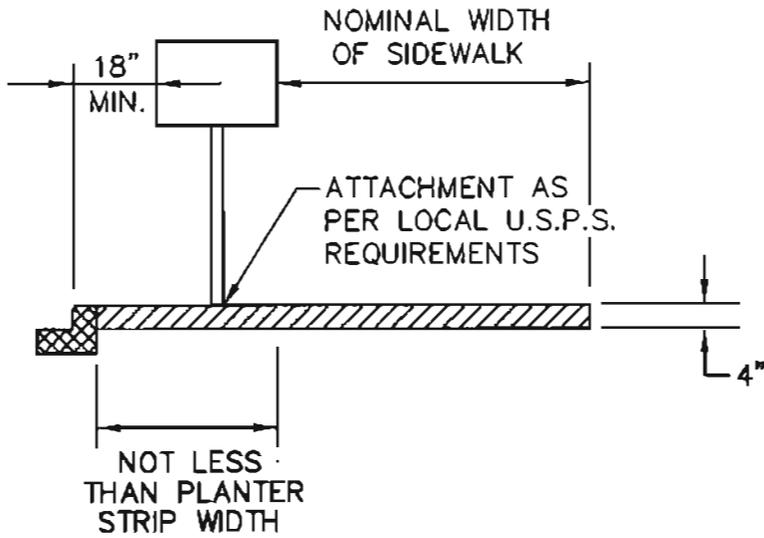
GENERAL NOTES:

1. SIGN: SEE DWG. NO. SIGN-1.
2. PANELS TO BE STANDARD ALUMINUM WITH REFLECTIVE LETTERS COLOR TO BE DETERMINED BY REGULATORY INFORMATION.
3. ALL VEHICULAR CONTROL SIGNS SHALL MEET THE CITY REQUIREMENTS OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
4. STOP SIGN MOUNTING: 2" LAG SCREWS WITH WASHERS.
5. STREET SIGN MOUNTING: 808 EXCAP, 808 F PLATE OR CROSS PLATE.
6. POST: PER WSDOT STANDARD SPECIFICATIONS G-24.50-03, TYPE ST-4 SIGN SUPPORT.
7. IF ADDITIONAL SIGN IS MOUNTED ON POLE, HEIGHT MUST BE 7' MIN.

GENERAL NOTES (CONTINUED):

8. ALLOW FOR 7' OF CLEARANCE FROM BOTTOM OF SIGN TO FINISHED GRADE.
- FOR ADDITIONAL REQUIREMENTS, SEE SECTION 4.05 OF THE BUCKLEY PUBLIC WORKS STANDARDS.

CITY OF BUCKLEY			
VEHICULAR CONTROL SIGNS			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		SIGN-3	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.W.	D.J.M.	AS SHOWN



GENERAL NOTES:

1. SEE DEVELOPMENT GUIDELINES 4.23E FOR ADDITIONAL REQUIREMENTS.

CITY OF BUCKLEY

MAILBOX DETAIL

APPROVED:

DWG. NO.

ML-1

PUBLIC WORKS DEPT.

DATE

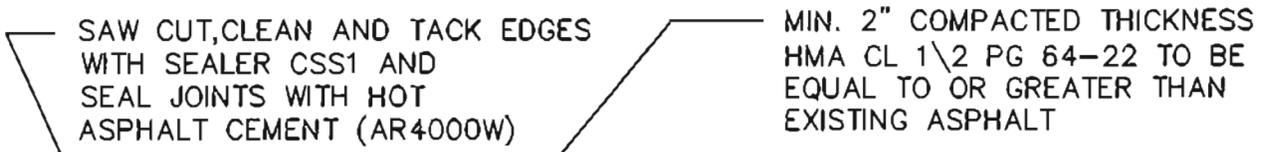
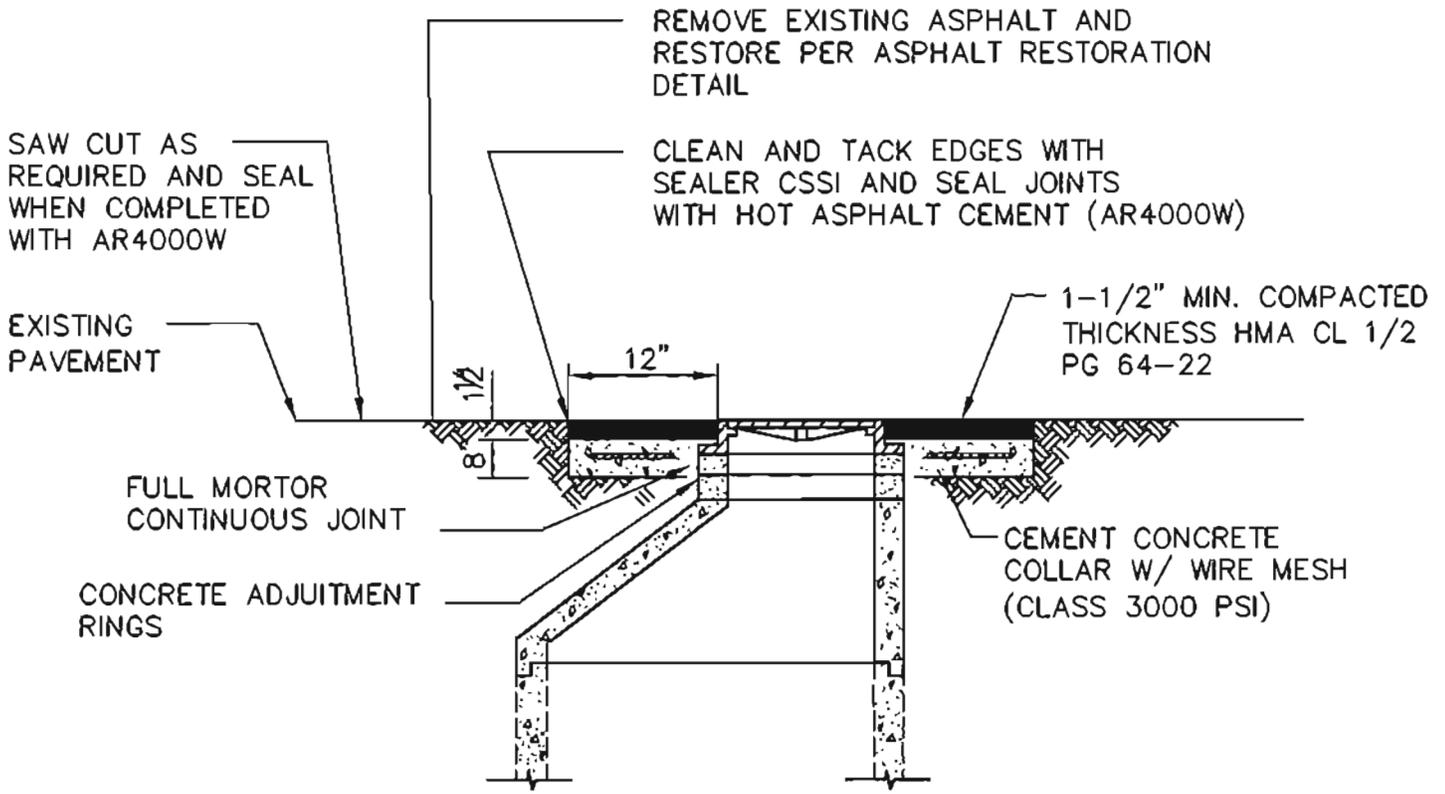
DATE: 01-24-2017
12/16

DRWN: J.P.W.

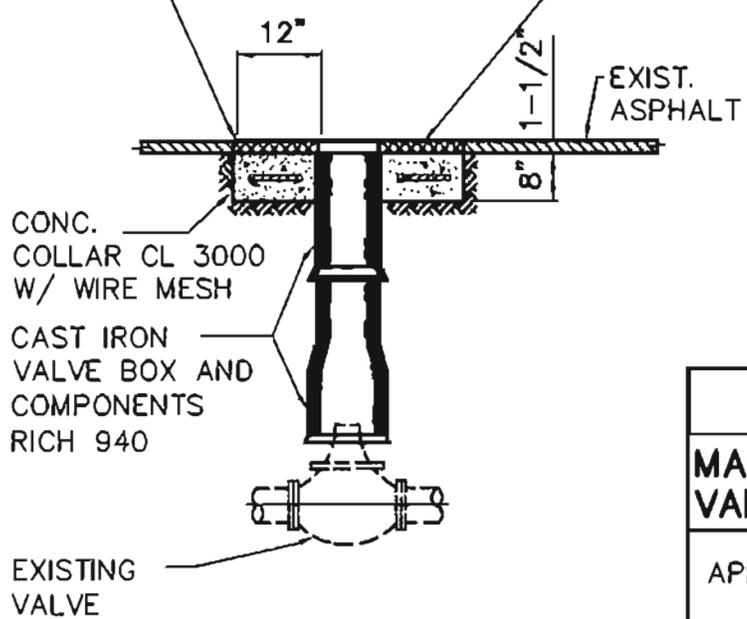
CHKD: D.J.M.

Pg. 249

SCALE: NO SCALE

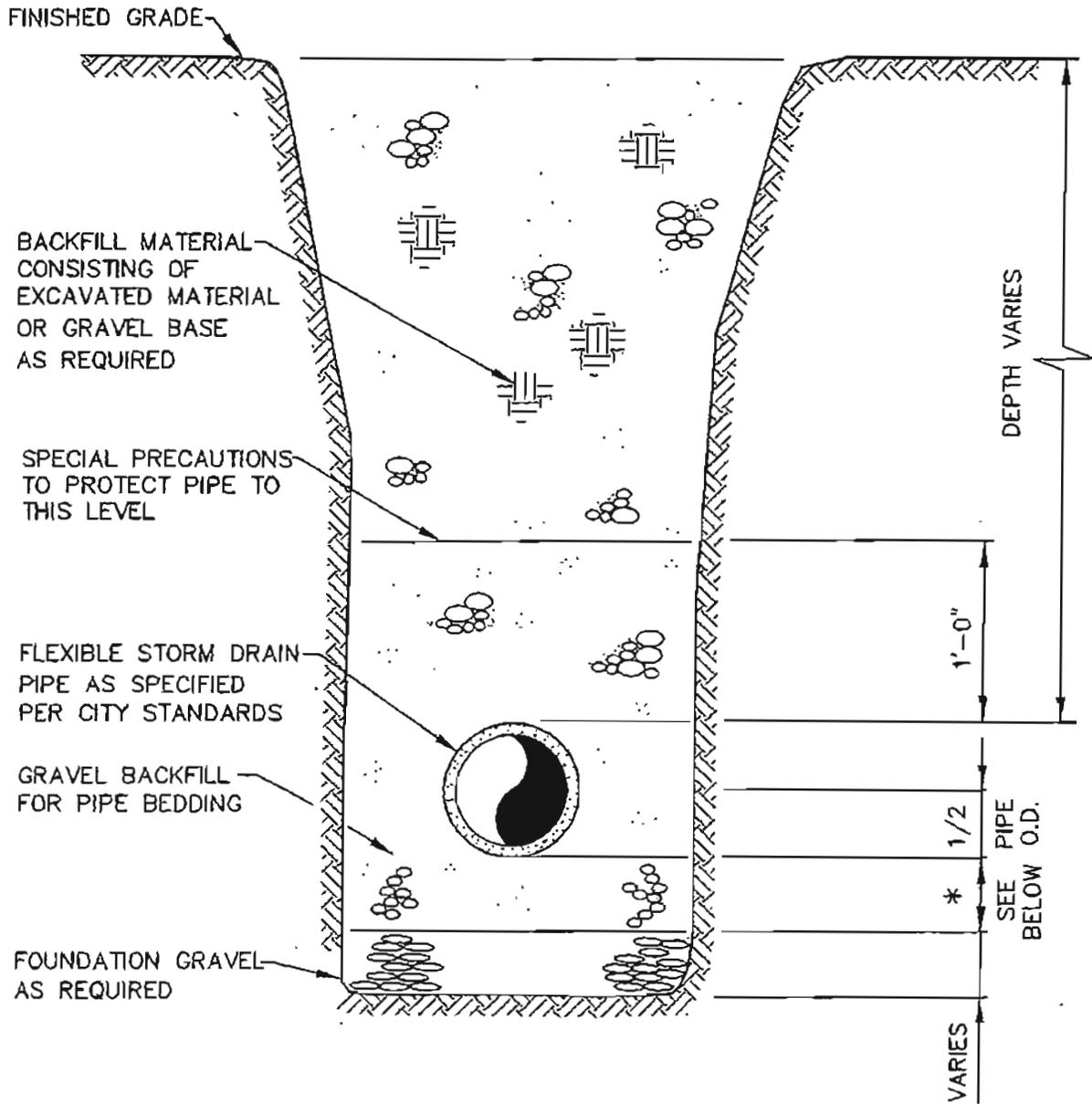


- NOTE:**
1. ALL EXISTING CAST IRON VALVE BOXES SHALL BE ADJUSTED TO GRADE WITH CAST IRON COMPONENTS.
 2. ALIGNMENT OF THE VALVE BOX SHALL BE THE DEVELOPERS RESPONSIBILITY AND CARE SHALL BE TAKEN TO ENSURE THAT THE VALVE MAY BE OPERATED.



CITY OF BUCKLEY			
MANHOLE, CATCH BASIN (TYPE II) OR VALVE BOX GRADE ADJUSTMENT DETAIL			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		STOM-2	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.P.W.	D.J.M.	NO SCALE

STORM DRAINAGE DETAILS



* 4-INCHES FOR PIPE 18-INCH DIA. AND LESS 6-INCHES FOR PIPE GREATER THAN 18-INCH DIA.

CITY OF BUCKLEY			
STORM DRAIN PIPE TRENCH SECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	STOM-8
DATE:	DRWN:	CHKD:	SCALE:
7/95	S.L.B.	T.J.O.	NONE

SEE STANDARD CURB AND GUTTER DETAIL FOR ADDITIONAL INFORMATION

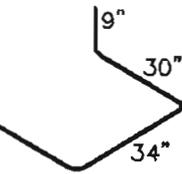
CAST IRON FRAME

DUCTILE IRON GRATE

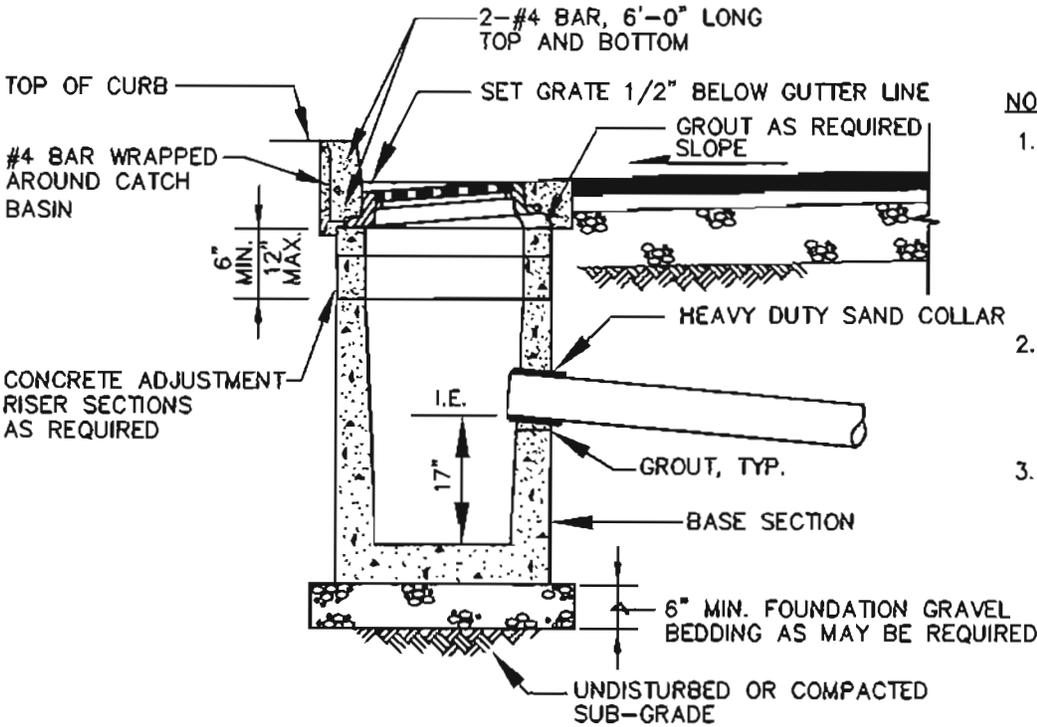
#4 BAR WRAPPED AROUND CATCH BASIN FRAME

2- #4 x 6' TOP AND BOTTOM, PLACE TOP BAR 3" FROM TOP OF THE CURB, PLACE BOTTOM BAR 3" FROM BOTTOM OF THE CURB

PLAN



THRU JOINT, TYP. EACH SIDE



NOTES:

1. CATCH BASINS SHALL BE SPACED NO GREATER THAN 150' FOR GRADES LESS THAN 1%, 200' FOR GRADES BETWEEN 1 AND 3% AND 300' FOR GRADES 3% AND GREATER
2. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM THE TOP OF THE GRATE TO I.E. (INVERT)
3. CATCH BASINS TO BE CONSTRUCTED IN ACCORDANCE WITH C478 (AASHTO M199) AND ASTM CB90 UNLESS OTHERWISE APPROVED BY THE CITY.

ELEVATION

CATCH BASIN TYPE I

CITY OF BUCKLEY

CATCH BASIN TYPE I

APPROVED:

DWG. NO.

PUBLIC WORKS DEPT.

DATE

CB-1

DATE:

DRWN:

CHKD:

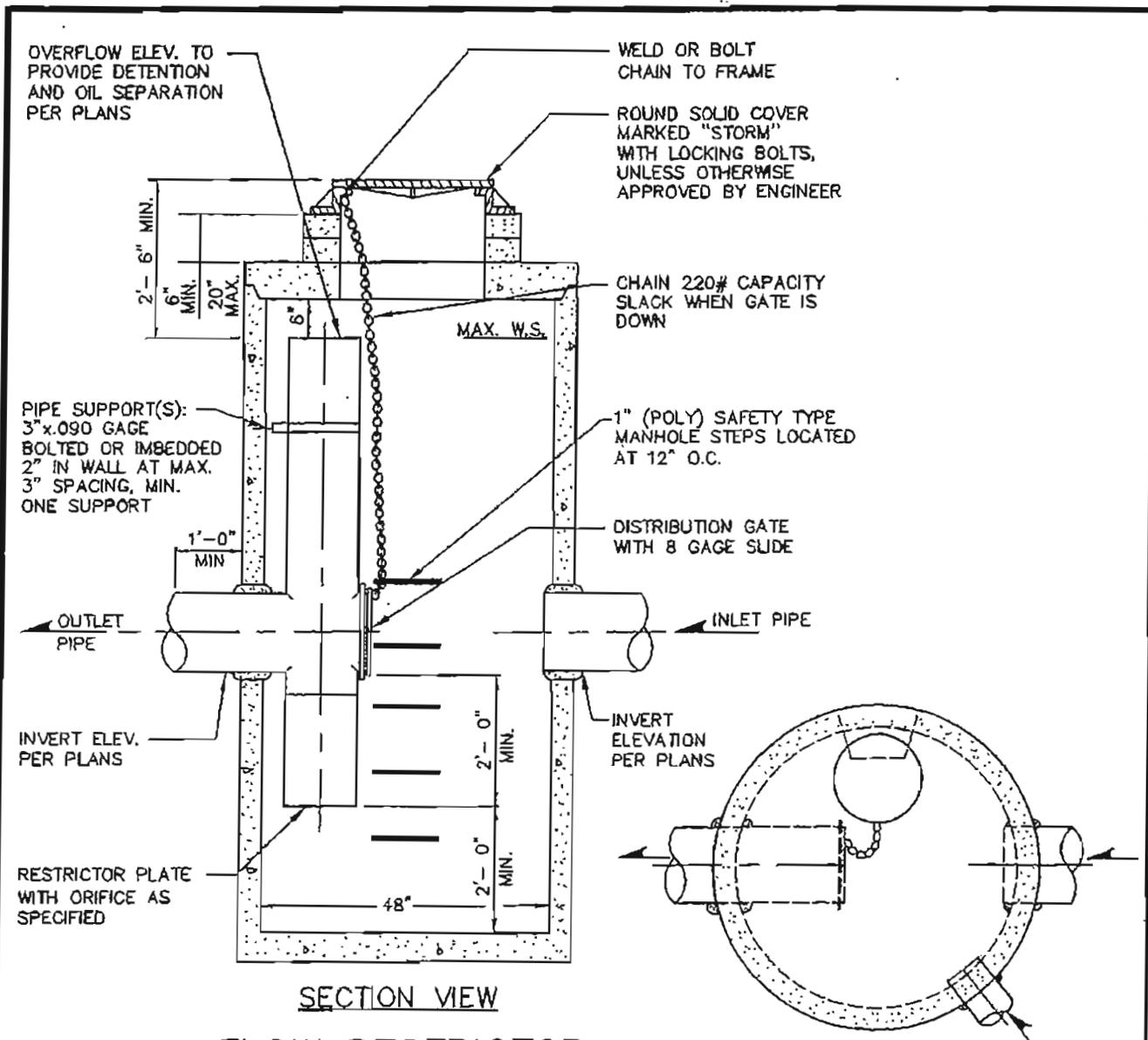
SCALE:

12/16

8.P.W.

D.J.M.

NO SCALE



SECTION VIEW
FLOW RESTRICTOR
CATCH BASIN TYPE 2

PLAN VIEW

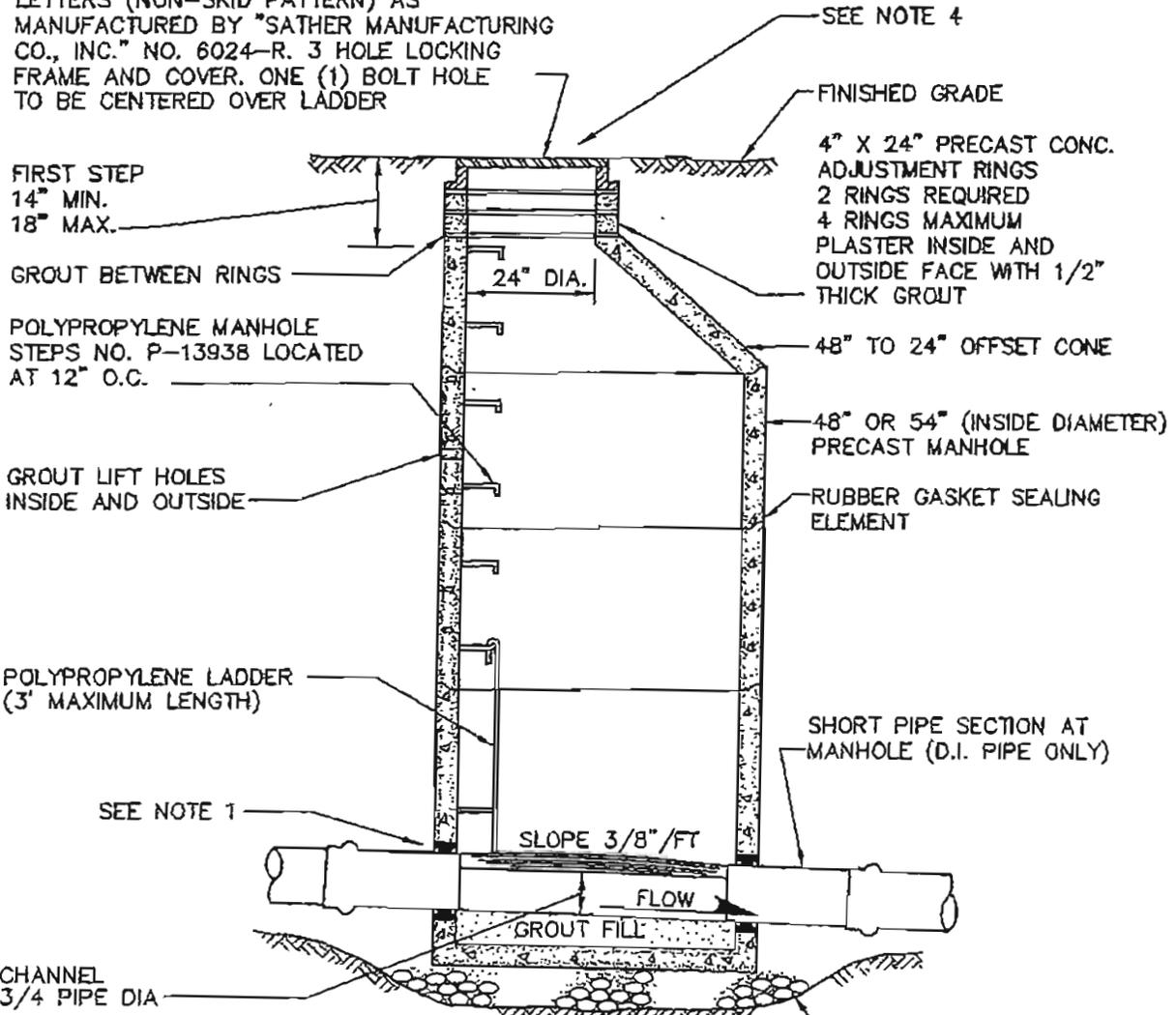
NOTES:

1. PIPE SIZES AND SLOPES: PER PLANS
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS
3. METAL PARTS: CORROSION RESISTANT. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1
4. FRAME AND LADDER OR STEPS OFFSET SO:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP
 - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE
 - C. FRAME IS CLEAR OF CURB
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4"

CITY OF BUCKLEY			
FLOW RESTRICTOR			
CATCH BASIN TYPE 2			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
8/93	E.S.T.	T.J.O.	NONE
		CB-2	

SANITARY SEWER DETAILS

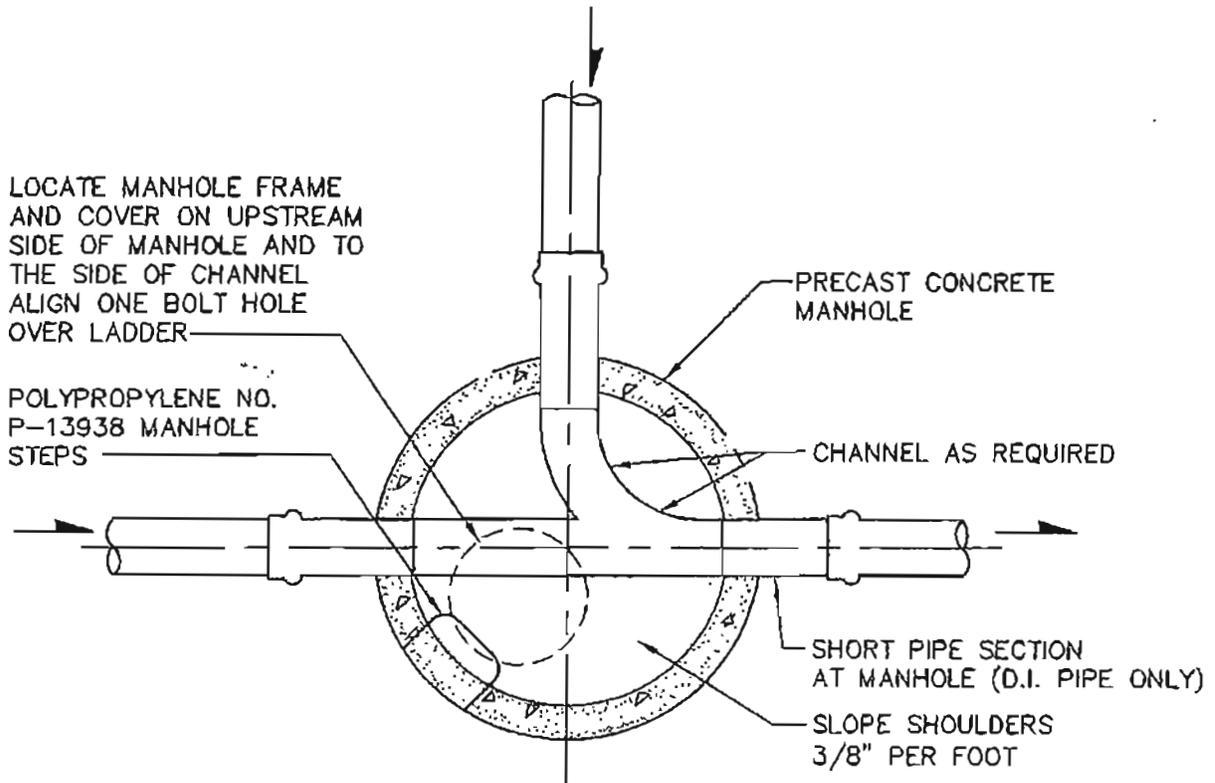
MANHOLE FRAME & COVER WITH "SEWERS"
 CAST ON COVER WITH 3" HIGH RAISED
 LETTERS (NON-SKID PATTERN) AS
 MANUFACTURED BY "SATHER MANUFACTURING
 CO., INC." NO. 6024-R. 3 HOLE LOCKING
 FRAME AND COVER. ONE (1) BOLT HOLE
 TO BE CENTERED OVER LADDER



NOTES:

1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT
 OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10', UNLESS OTHERWISE REQUIRED/
 APPROVED BY CITY ENGINEER.
3. LARGER MANHOLES WILL BE REQUIRED AT
 THE DISCRETION OF THE CITY ENGINEER
 BASED ON PIPE SIZE, NUMBER AND
 ORIENTATION OF PIPE(S).
4. INSTALL CONCRETE COLLAR. SEE DETAIL.
5. PRE-CHANNELED MANHOLES ARE NOT
 ACCEPTABLE.

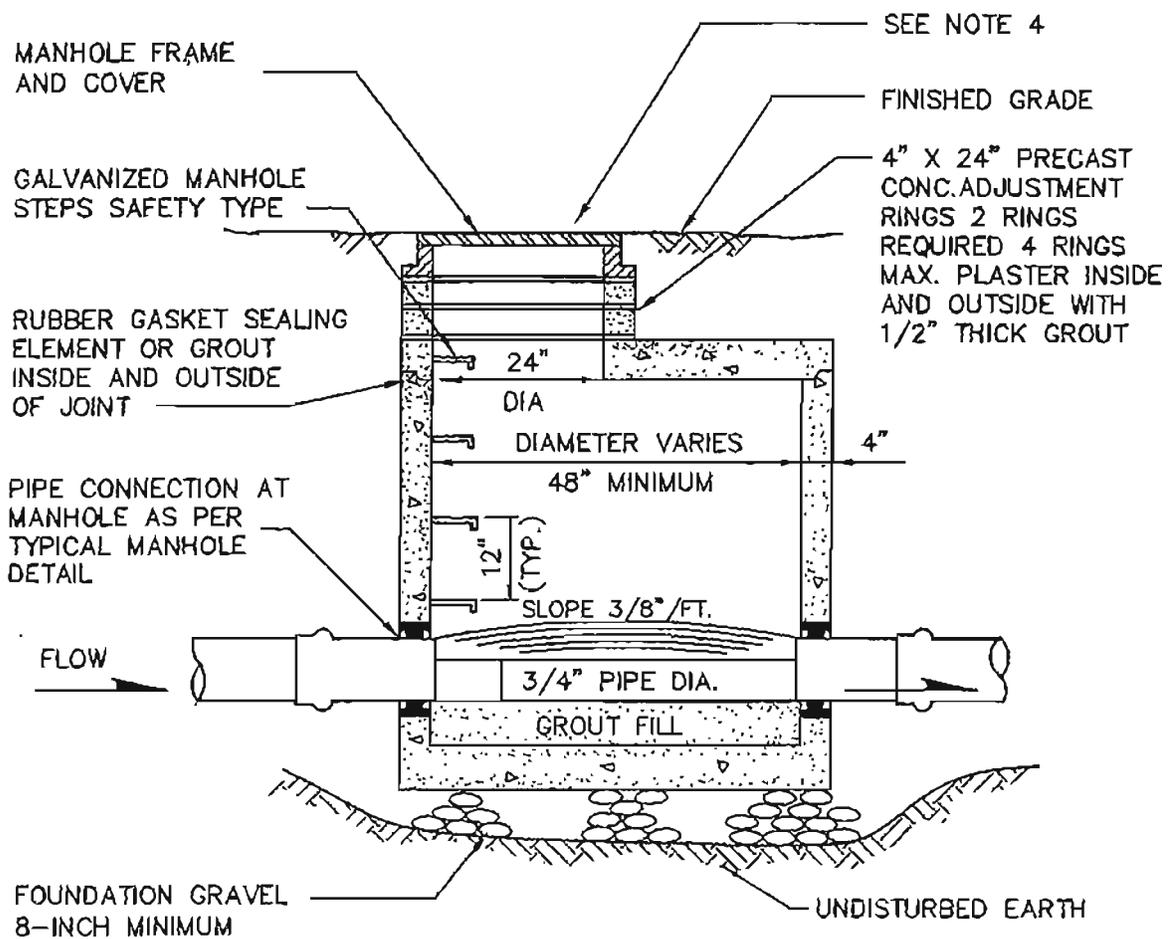
CITY OF BUCKLEY			
TYPICAL PRECAST MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	TPMH
DATE: 8/96	DRWN: J.H.	CHKD: T.J.O.	SCALE: NONE



NOTE:

PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING.
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N- SEAL BOOT OR EQUAL.
 ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE
 WITH A CONCRETE CORING MACHINE UNLESS OTHERWISE
 APPROVED BY THE CITY.

CITY OF BUCKLEY			
TYPICAL MANHOLE PLAN			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	TMHP
DATE: 8/93	DRWN: E.S.T.	CHKD: T.J.O.	SCALE: NONE



NOTES:

1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT
 OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10'.
3. PRE-CHANNELED MANHOLES ARE
 NOT ACCEPTABLE.
4. CONSTRUCT CONCRETE COLLARS
 PER DETAILS.

CITY OF BUCKLEY			
TYPICAL SHALLOW PRECAST MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			TSPMH
DATE:	DRWN:	CHKD:	SCALE:
8/96	J.H.	T.J.O.	NONE

MANHOLE FRAME & COVER WITH "SEWERS"
 CAST ON COVER WITH 3" HIGH RAISED
 LETTERS (NON-SKID PATTERN) AS
 MANUFACTURED BY "SATHER MANUFACTURING
 CO., INC." NO. 6024-R. 3 HOLE LOCKING
 FRAME AND COVER. ONE (1) BOLT HOLE
 TO BE CENTERED OVER LADDER

FIRST STEP
 14" MIN.
 18" MAX.

GROUT BETWEEN RINGS

POLYPROPYLENE MANHOLE
 STEPS NO. P-13938 LOCATED
 AT 12" O.C.

GROUT LIFT HOLES
 INSIDE AND OUTSIDE

POLYPROPYLENE LADDER
 (3' MAXIMUM LENGTH)

CUT OUT EXISTING PIPE,
 MAKE SMOOTH INVERT &
 CHANNEL AFTER NEW LINE
 IS ACCEPTED.

CAST IN PLACE
 CHANNEL & SHELF,
 3000# PSI CONCRETE

8" MINIMUM

SEE NOTE 3

FINISHED GRADE

4" X 24" PRECAST CONC.
 ADJUSTMENT RINGS
 2 RINGS REQUIRED
 4 RINGS MAXIMUM
 PLASTER INSIDE AND
 OUTSIDE FACE WITH 1/2"
 THICK GROUT

48" TO 24" OFFSET CONE

PRECAST MANHOLE

RUBBER GASKET SEALING
 ELEMENT

SHORT PIPE SECTION AT
 MANHOLE (D.I. PIPE ONLY)

FLOW

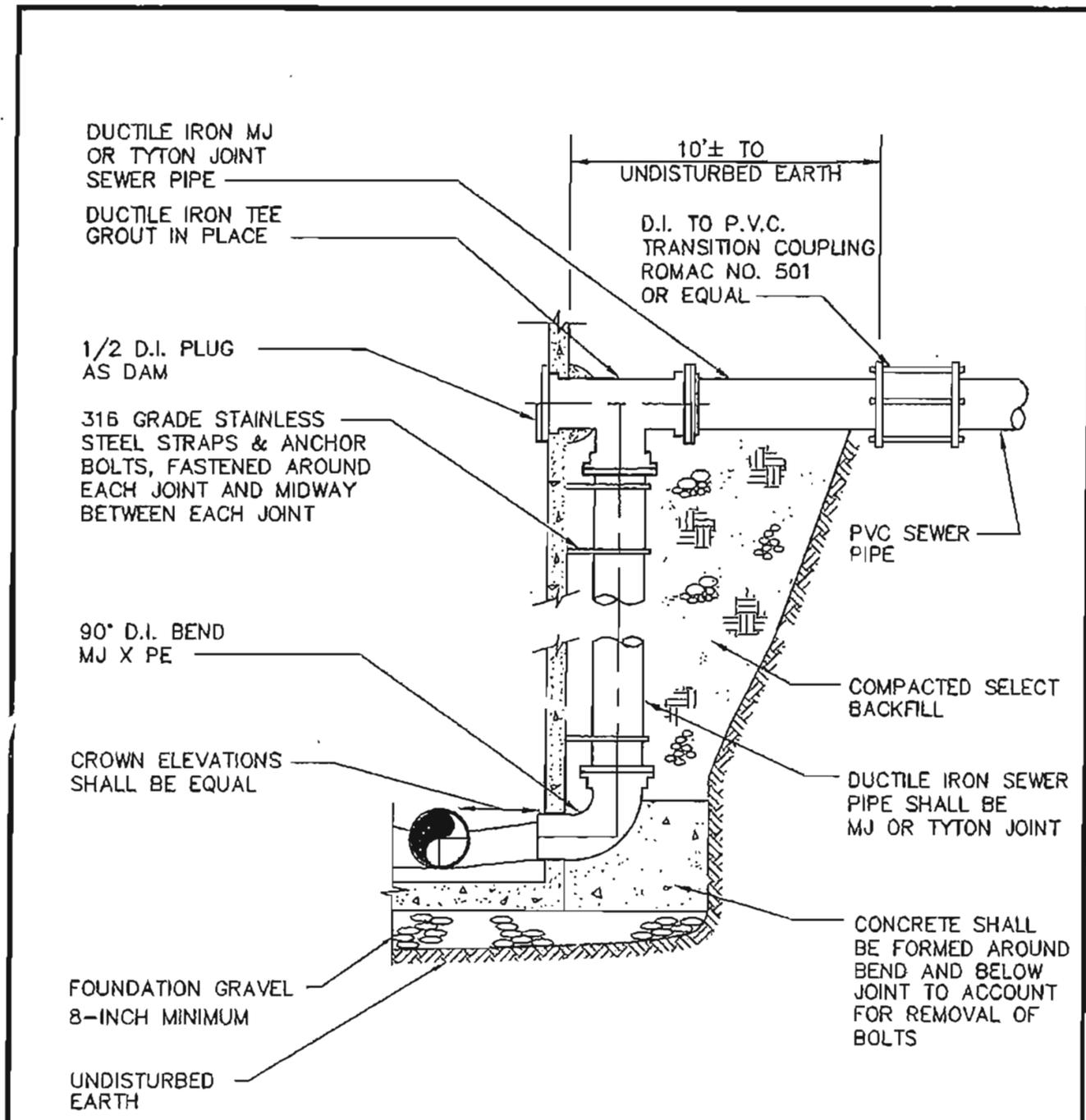
FOUNDATION GRAVEL
 8-IN MINIMUM

UNDISTURBED EARTH

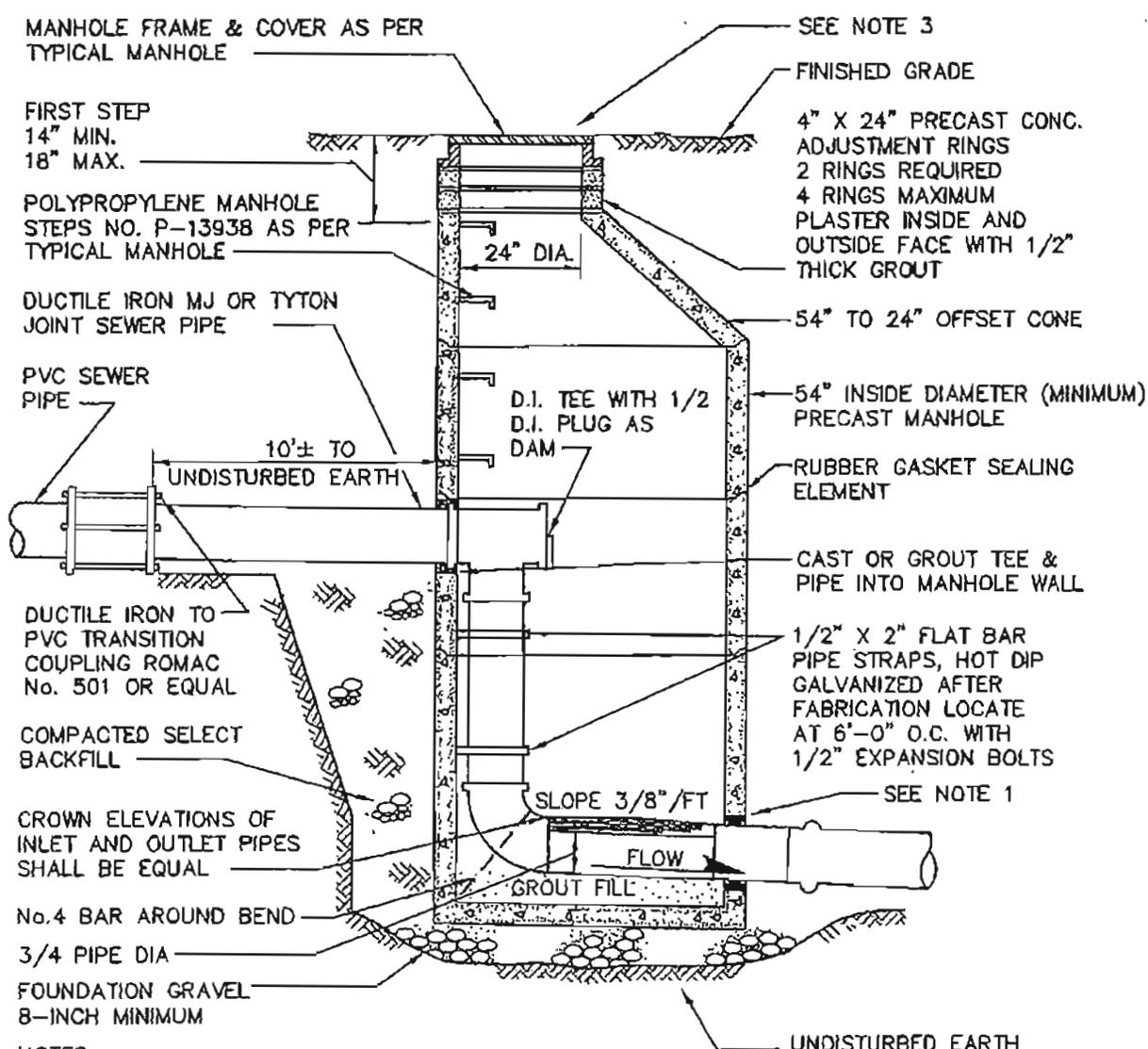
NOTES:

1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT
 OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10', UNLESS OTHERWISE APPROVED
 BY CITY INSPECTOR.
3. INSTALL CONCRETE COLLAR.
 SEE DETAIL.

CITY OF BUCKLEY			
TYPICAL SADDLE MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			TSMH
DATE:	DRWN:	CHKD:	SCALE:
8/96	J.H.	T.J.O.	NONE



CITY OF BUCKLEY			
OUTSIDE DROP MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			ODMH
DATE:	DRWN:	CHKD:	SCALE:
8/93	E.S.T.	T.J.O.	NONE



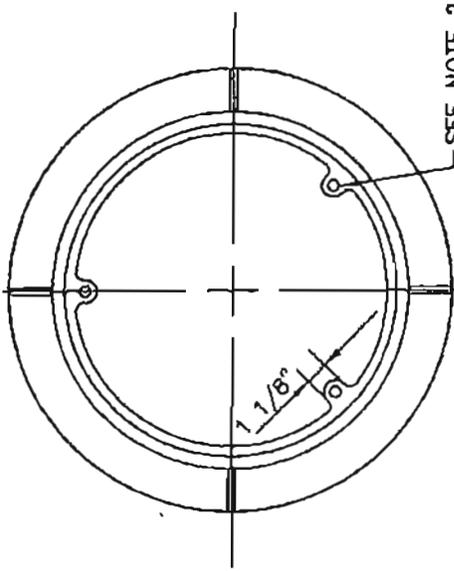
NOTES:

1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT
 OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10', UNLESS OTHERWISE APPROVED
 BY CITY INSPECTOR.
3. INSTALL CONCRETE COLLAR.
 SEE DETAIL
4. PRE-CHANNELED MANHOLE ARE NOT
 ACCEPTABLE

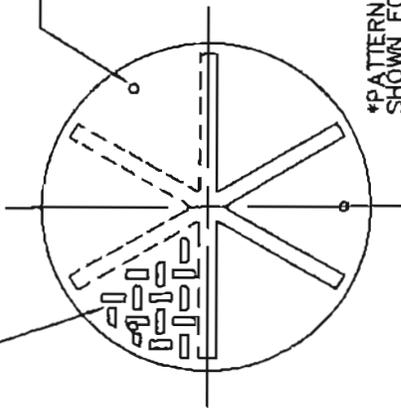
CITY OF BUCKLEY			
INSIDE DROP MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	IDMH
DATE: 8/96	DRWN: J.H.	CHKD: T.J.O.	SCALE: NONE

COVERS SHALL HAVE THE WORD "SEWER" IN RAISED LETTERS WHEN USED IN CONNECTION WITH SANITARY SEWER INSTALLATION, OR "WATER" WHEN IN CONNECTION WITH WATER DISTRIBUTION INSTALLATION.

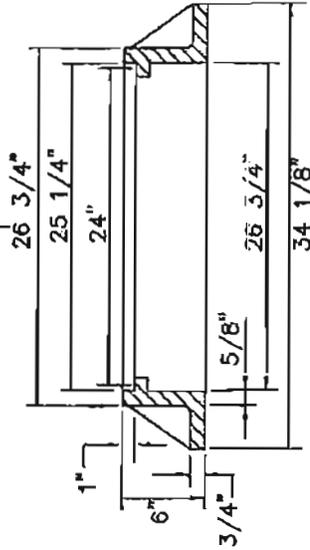
NON-SKID PATTERN SHALL BE CAST INTEGRAL ON TOP OF COVER



1" CORE, 3 HOLES TYP.



*PATTERN NOT SHOWN FOR CLARITY



DUCTILE IRON LOCKING COVER
MINIMUM WEIGHT 180 LBS

NOTES:

1. MATERIALS ARE DUCTILE IRON ASTM A-40 CLASS 30
2. DRILL AND TAP THREE 5/8" HOLES THRU FRAME AT 120° AND 11 1/16" RADIUS
3. SATHER MANUFACTURING CO 6024-R OR OTHERWISE APPROVED R EQUAL
4. WATERTIGHT MANHOLE FRAME AND COVERS MAY BE REQUIRED BASED ON LOCAL CONDITIONS.
5. ALL MANHOLES LOCATED OUTSIDE PAVEMENT AREAS SHALL BE PROVIDED WITH LOCKING MANHOLE FRAME AND COVER.

CITY OF BUCKLEY

MANHOLE FRAME AND COVER

APPROVED:

DWG. NO.

PUBLIC WORKS DEPT.

DATE

MHFC

DATE:

DRWN:

CHKD:

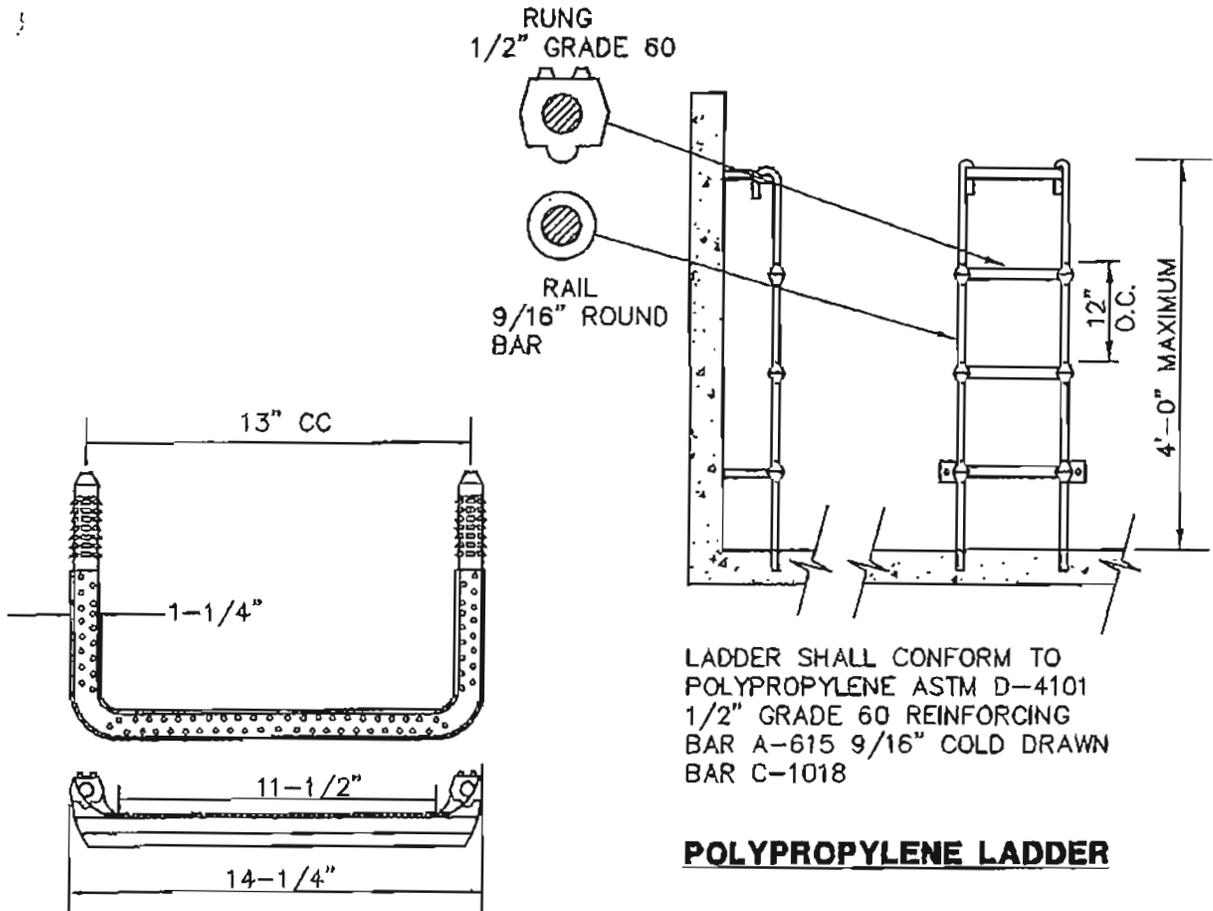
SCALE:

7/95

S.L.B.

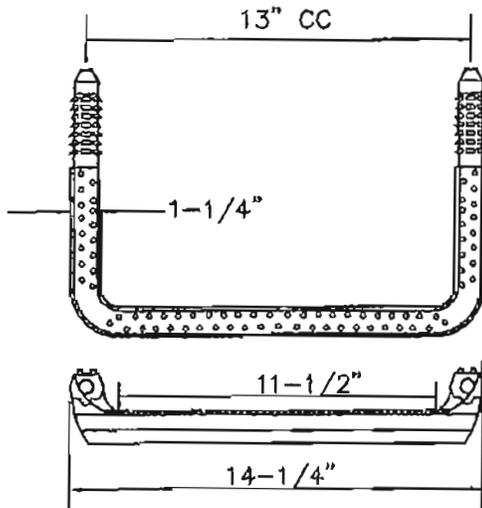
T.J.O.

NONE



LADDER SHALL CONFORM TO
 POLYPROPYLENE ASTM D-4101
 1/2" GRADE 60 REINFORCING
 BAR A-615 9/16" COLD DRAWN
 BAR C-1018

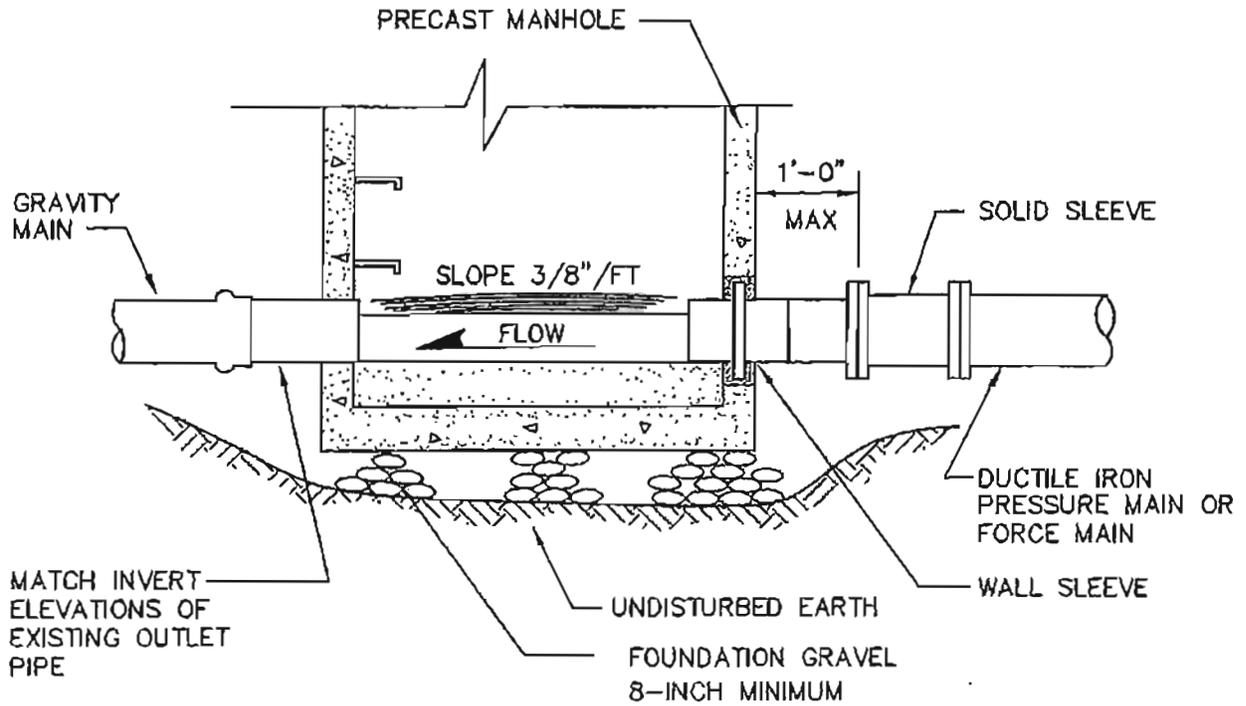
POLYPROPYLENE LADDER



POLYPROPYLENE STEP, LANE
 NO. P-13938 OR EQUAL

**POLYPROPYLENE
 MANHOLE STEPS**

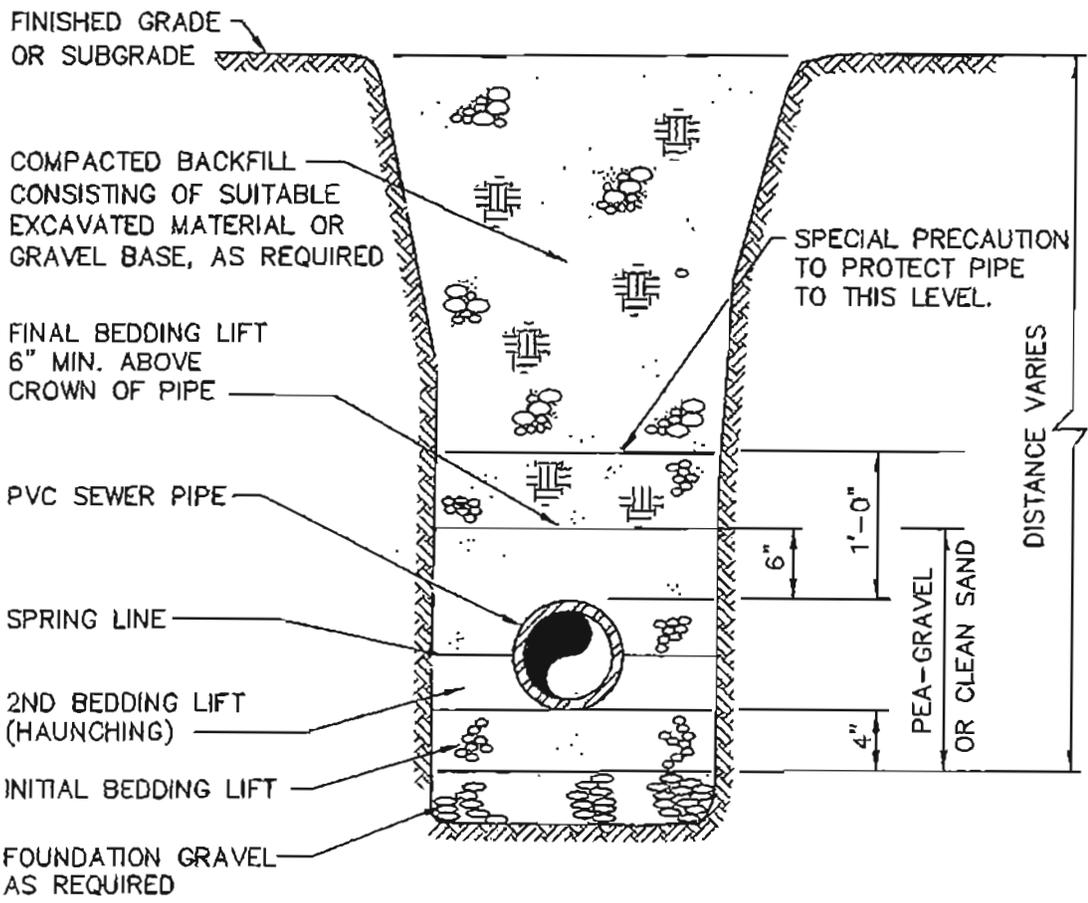
CITY OF BUCKLEY			
POLYPROPYLENE LADDER AND MANHOLE STEPS			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			PLMHS
DATE:		DATE	SCALE:
8/93	DRWN: E.S.T.	CHKD: T.J.O.	NONE



NOTES:

- PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING.
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT
 OR EQUAL.
- DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10', UNLESS OTHERWISE APPROVED.

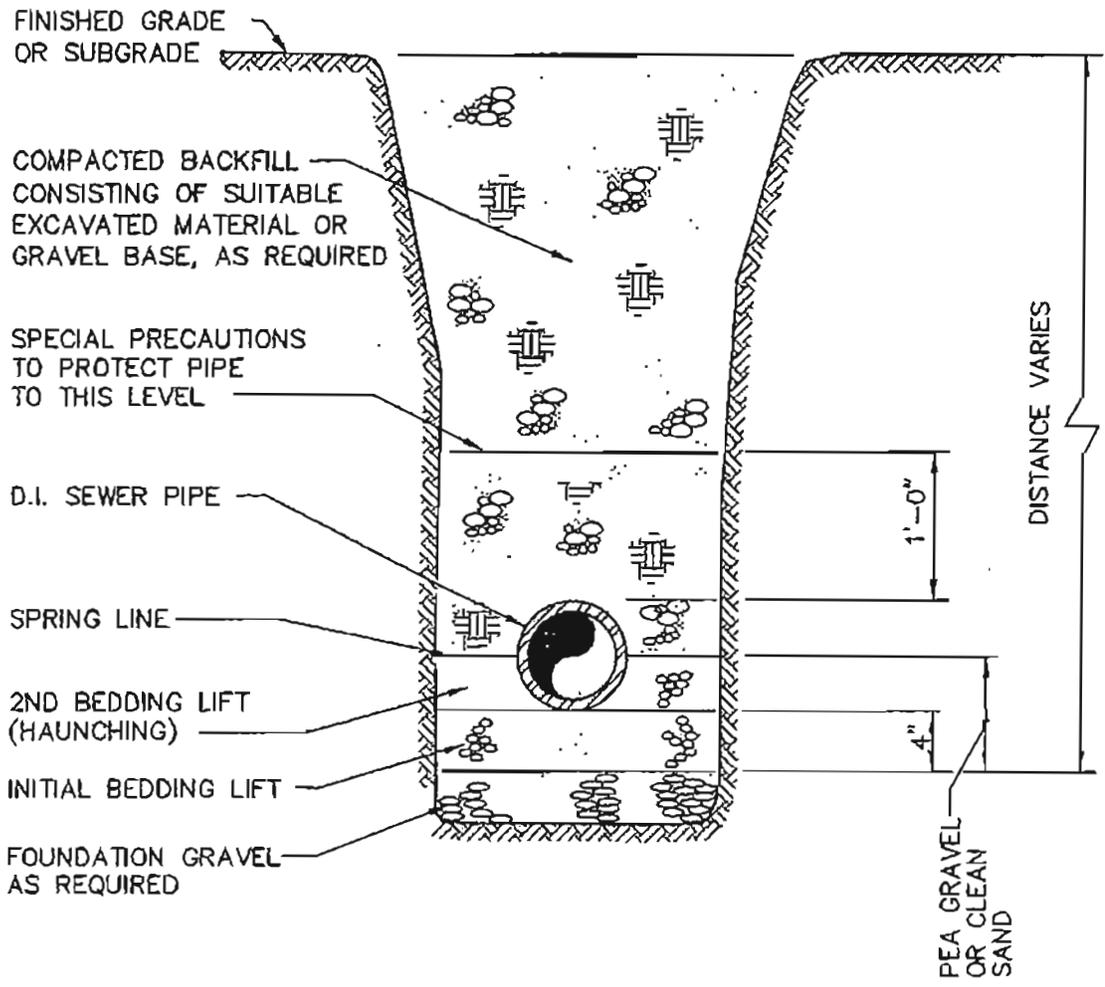
CITY OF BUCKLEY			
FORCE MAIN DISCHARGE MANHOLE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			FMDMH
DATE:		DRWN:	CHKD:
8/93	E.S.T.	T.J.O.	SCALE:
			NONE



NOTE:

BACKFILL MATERIAL AND COMPACTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND/OR THE STATE OR COUNTY PERMIT REQUIREMENTS (AS MAY BE APPLICABLE)

CITY OF BUCKLEY			
SANITARY SEWER TRENCH SECTION FOR P.V.C. PIPE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			SSTSPVCP
DATE:		DATE	SCALE:
8/93	DRWN: E.S.T.	CHKD: T.J.O.	NONE



NOTE:

BACKFILL MATERIAL AND COMPACTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND/OR THE STATE OR COUNTY PERMIT REQUIREMENTS, (AS BE APPLIABLE)

CITY OF BUCKLEY			
SANITARY SEWER TRENCH SECTION FOR D.I. PIPE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	SSTS01P
DATE: 8/93	DRWN: E.S.T.	CHKD: T.J.O.	SCALE: NONE

FINISHED GRADE
OR SUBGRADE

COMPACTED BACKFILL CONSISTING
OF EXCAVATED MATERIAL OR
GRAVEL BASE

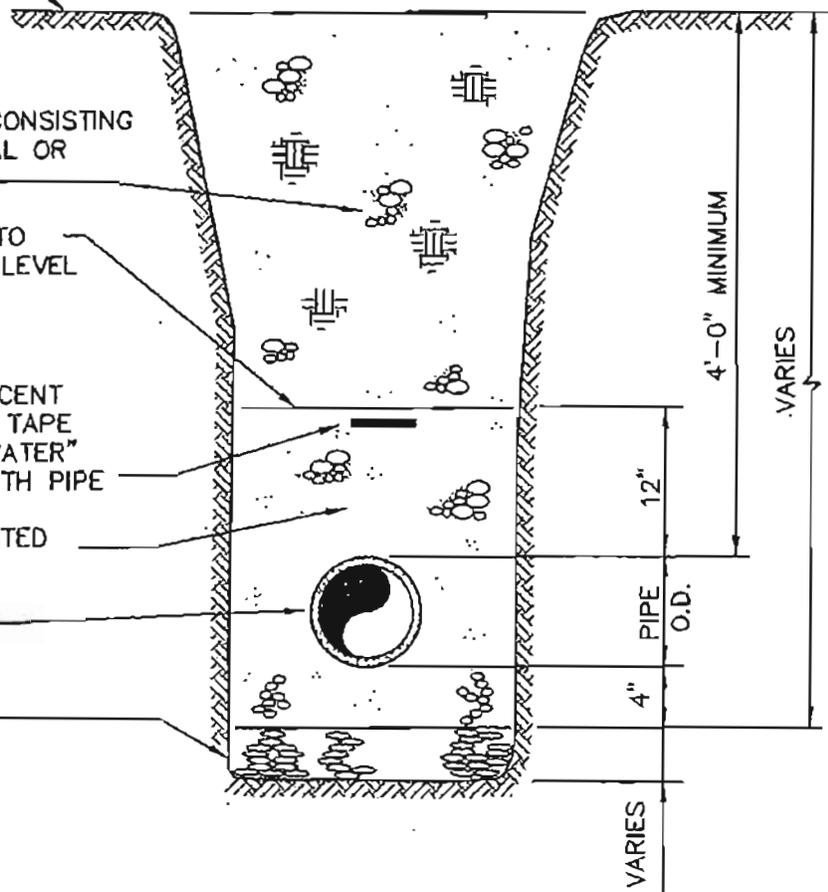
SPECIAL PRECAUTIONS TO
PROTECT PIPE TO THIS LEVEL

3" MIN. WIDTH FLOURESCENT
ORANGE IDENTIFICATION TAPE
"NON-POTABLE WASTEWATER"
TO RUN CONTINUOUS WITH PIPE

HAND-PLACED, COMPACTED
SELECT BACKFILL

DUCTILE IRON
SEWER PIPE

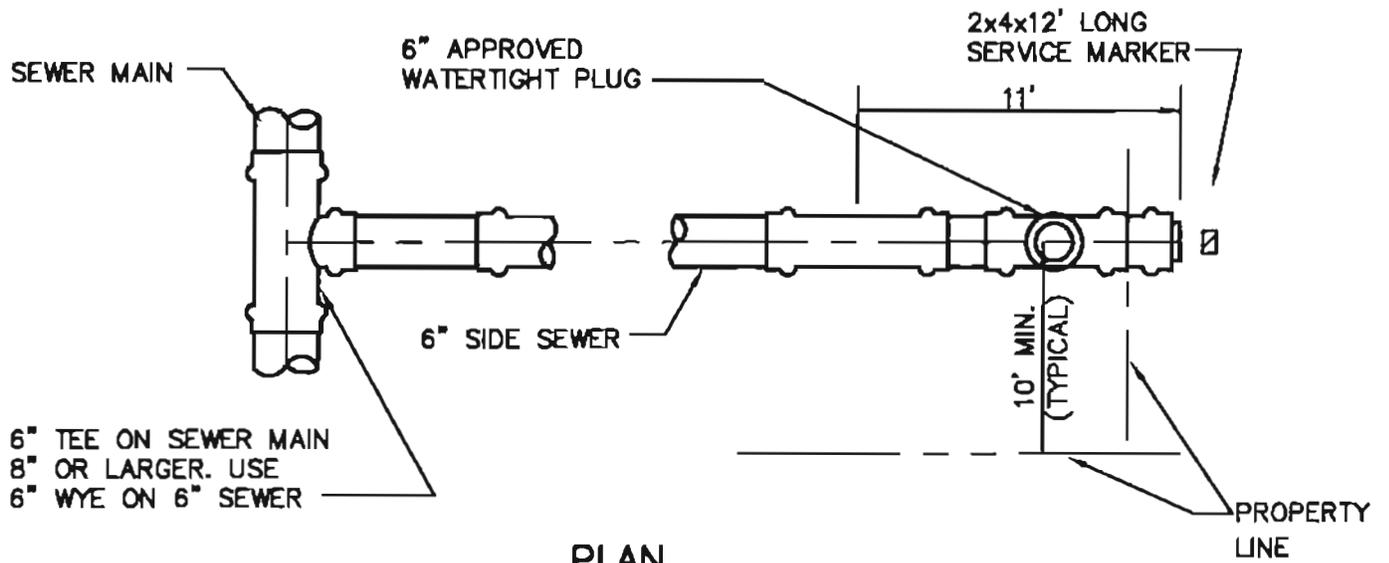
FOUNDATION GRAVEL
AS REQUIRED



NOTE:

BACKFILL MATERIAL AND COMPACTION SHALL BE
IN CONFORMANCE WITH THE CITY STANDARDS
AND/OR THE STATE OR COUNTY PERMIT
REQUIREMENTS, (AS MAY BE APPLICABLE)

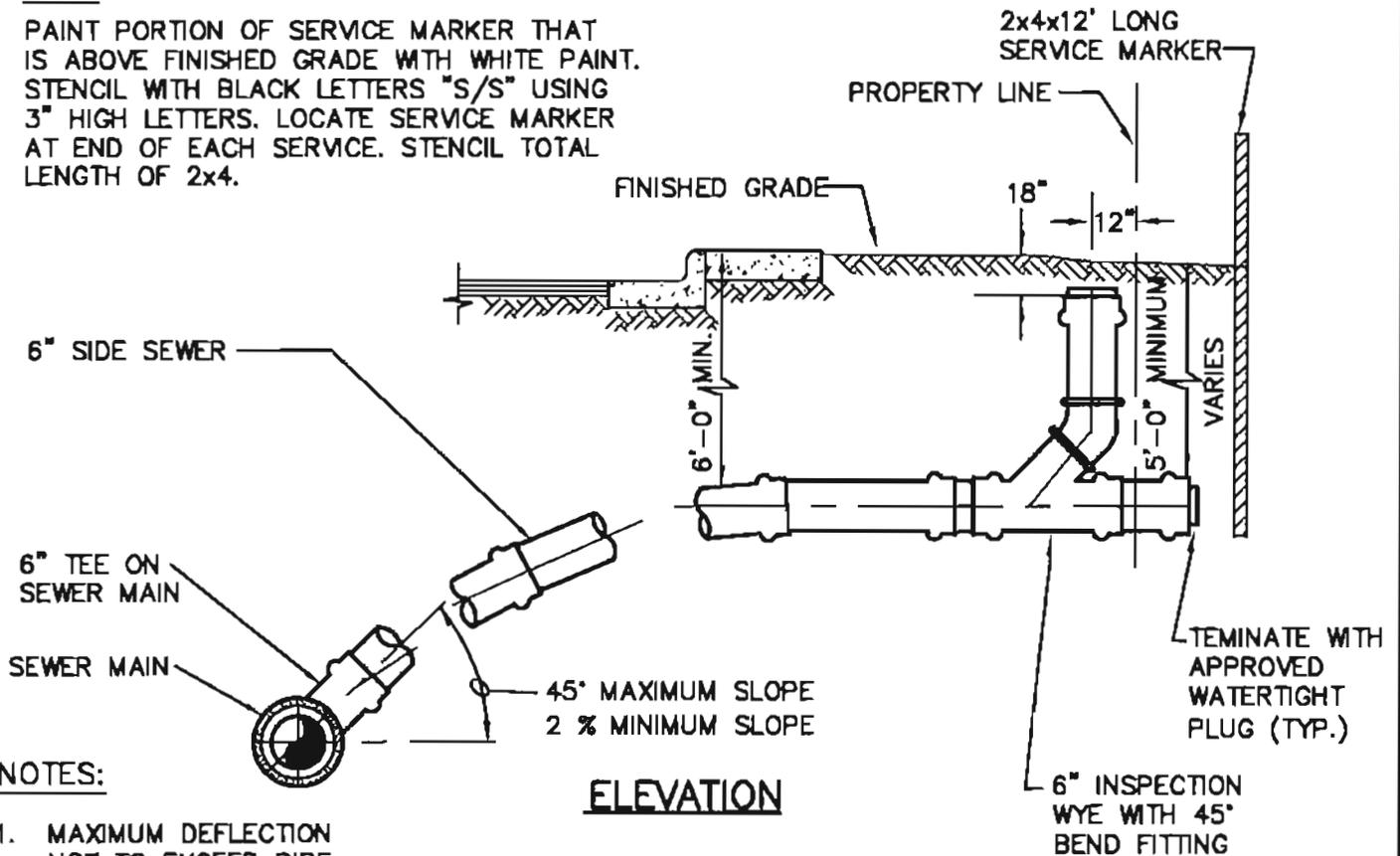
CITY OF BUCKLEY			
PRESSURE LINE AND FORCE MAIN TYPICAL TRENCH SECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT. _____			PLFMTTS
DATE:	DRWN:	CHKD:	SCALE:
8/93	E.S.T.	T.J.O.	NONE



PLAN

NOTE:

PAINT PORTION OF SERVICE MARKER THAT IS ABOVE FINISHED GRADE WITH WHITE PAINT. STENCIL WITH BLACK LETTERS "S/S" USING 3" HIGH LETTERS. LOCATE SERVICE MARKER AT END OF EACH SERVICE. STENCIL TOTAL LENGTH OF 2x4.

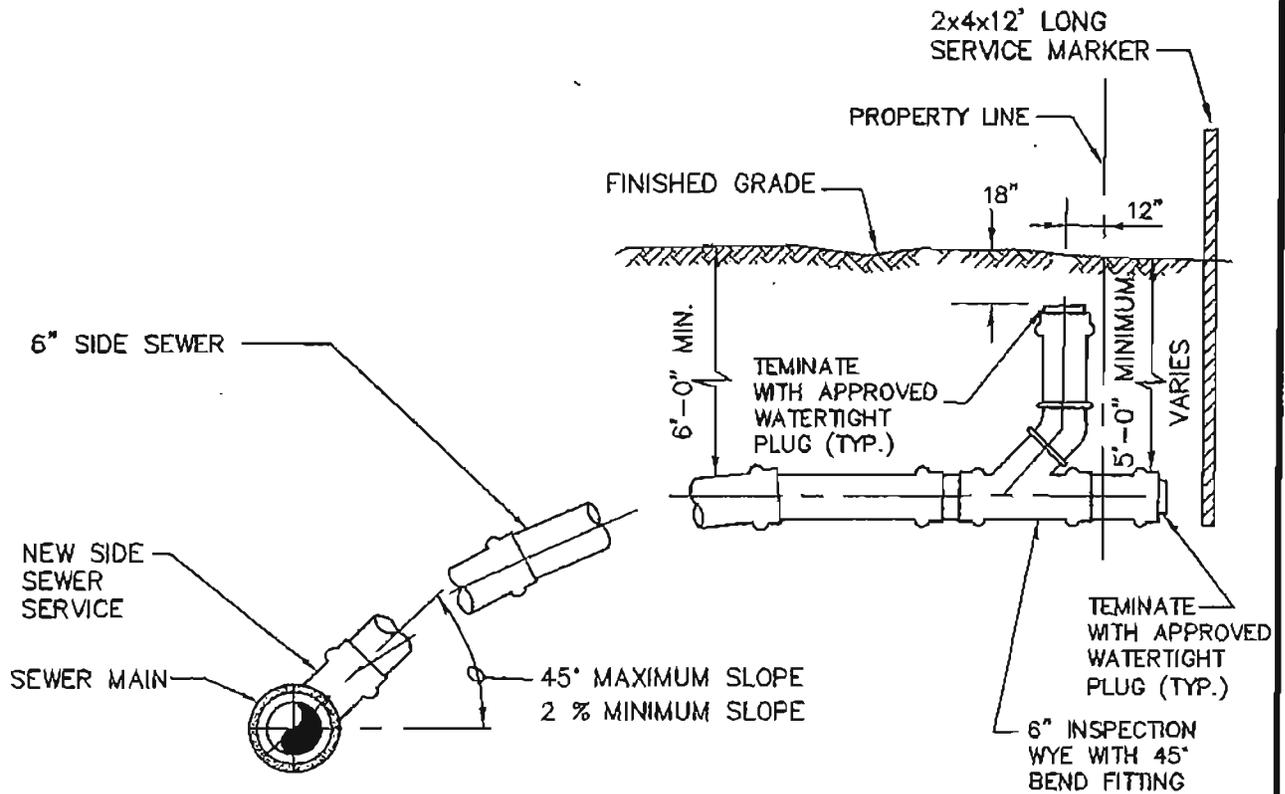


ELEVATION

NOTES:

1. MAXIMUM DEFLECTION NOT TO EXCEED PIPE MANUFACTURER RECOMMENDATIONS.
2. SIDE SEWER LATERAL SHALL BE THE SAME MATERIAL AS THE MAIN LINE SEWER AND BEDDED THE SAME
3. PIPE TO BE BEDDED IN PEA GRAVEL.

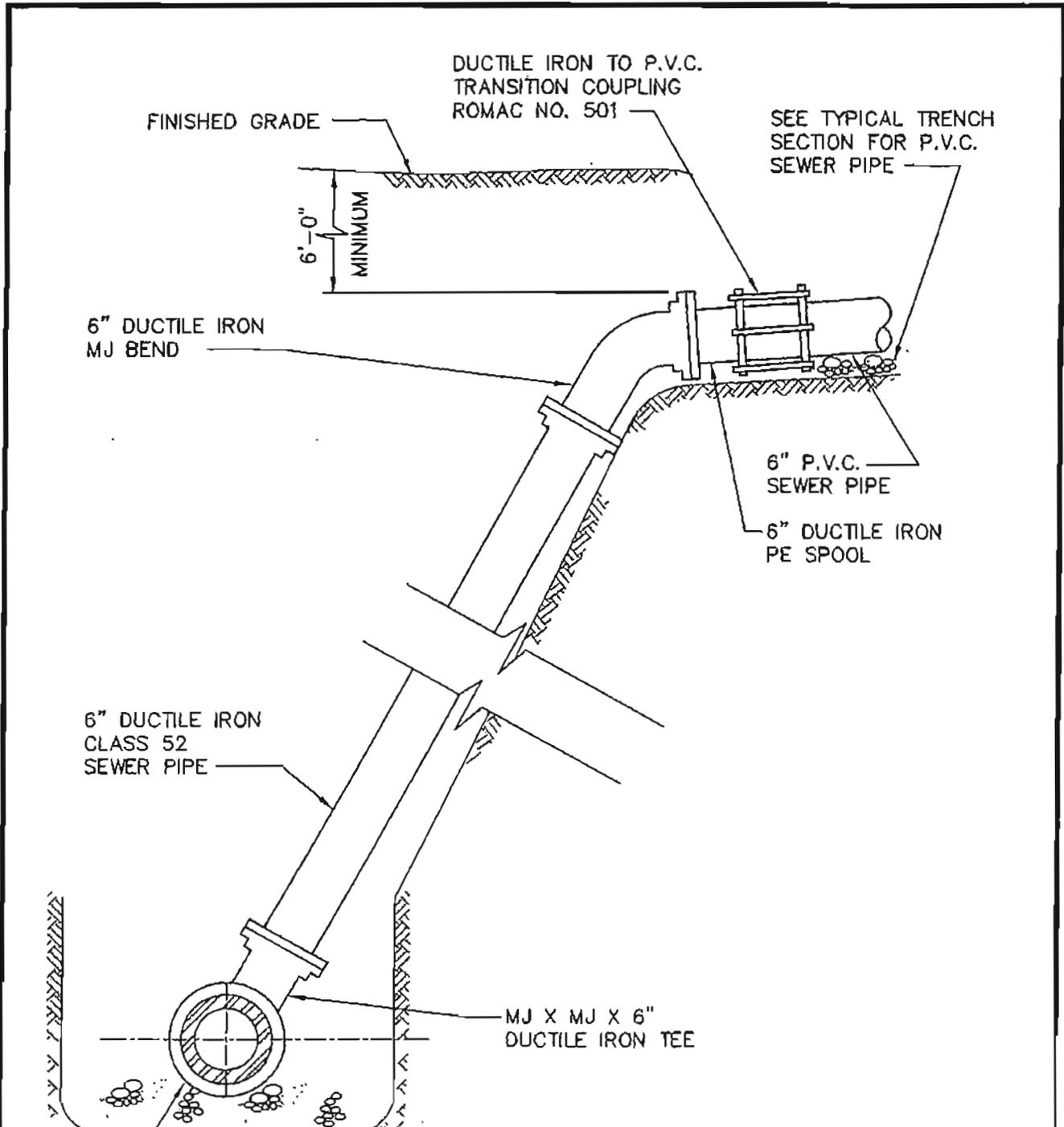
CITY OF BUCKLEY			
TYPICAL SIDE SEWER DETAIL (WITHIN NEW DEVELOPEMENT)			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		TSSD	
DATE:	DRWN:	CHKD:	SCALE:
8/98	J.H.	T.J.O.	NONE



NOTE:

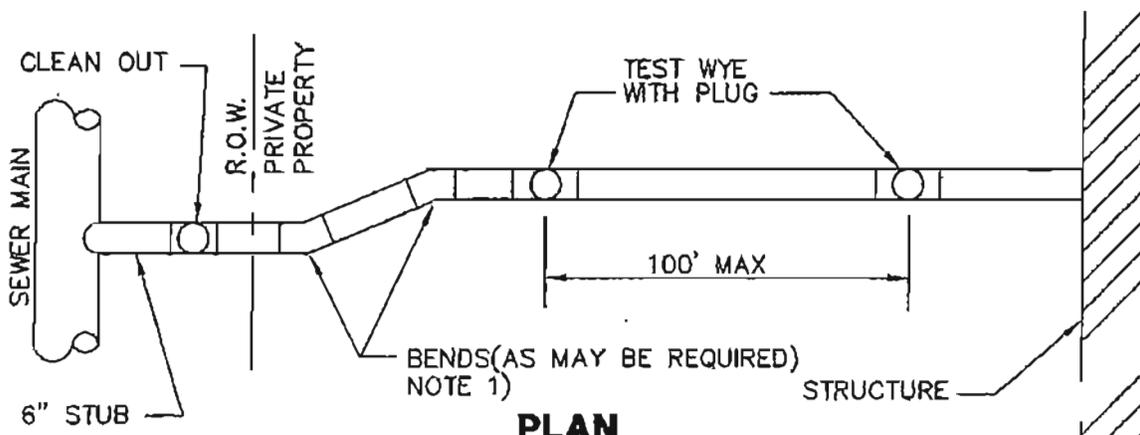
1. PAINT PORTION OF SERVICE MARKER THAT IS ABOVE FINISHED GRADE WITH WHITE PAINT. STENCIL WITH BLACK LETTERS "S/S" USING 3" HIGH LETTERS. LOCATE SERVICE MARKER AT END OF EACH SERVICE. STENCIL TOTAL LENGTH OF 2x4.
2. TAP EXISTING SEWER MAIN WITH APPROVED CITY SADDLE. INSTALL NEW SIDE SEWER TEE ON NEW MAIN LINES.
3. WHEN TAPPED SERVICE IS PERMITTED, CONTRACTOR SHALL PROVIDE SEWER MAIN COUPON TO CITY STAFF.
4. SEE "TYPICAL SIDE SEWER DETAIL" FOR CONSTRUCTION IN NEW DEVELOPMENTS.
5. PROVIDE PEA GRAVEL PIPE BEDDING SEE TRENCH SECTION DETAIL.

CITY OF BUCKLEY			
NEW SIDE SEWER SERVICE (WITHIN EXISTING STREET RIGHT-OF-WAY)			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			SSD
DATE:		DATE	SCALE:
8/96	DRWN: J.H.	CHKD: T.J.O.	NONE

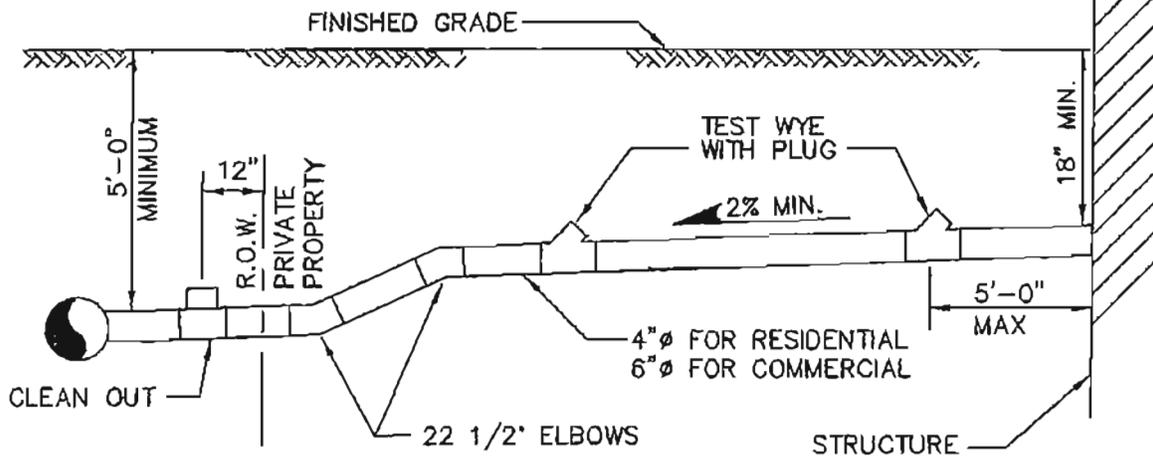


NOTE:
SEE TYPICAL TRENCH SECTION FOR DUCTILE IRON SEWER PIPE

CITY OF BUCKLEY			
STANDING SIDE SEWER			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			SSS
DATE:		DRWN:	CHKD:
7/95	S.L.B.	T.J.O.	SCALE:
			NONE



PLAN



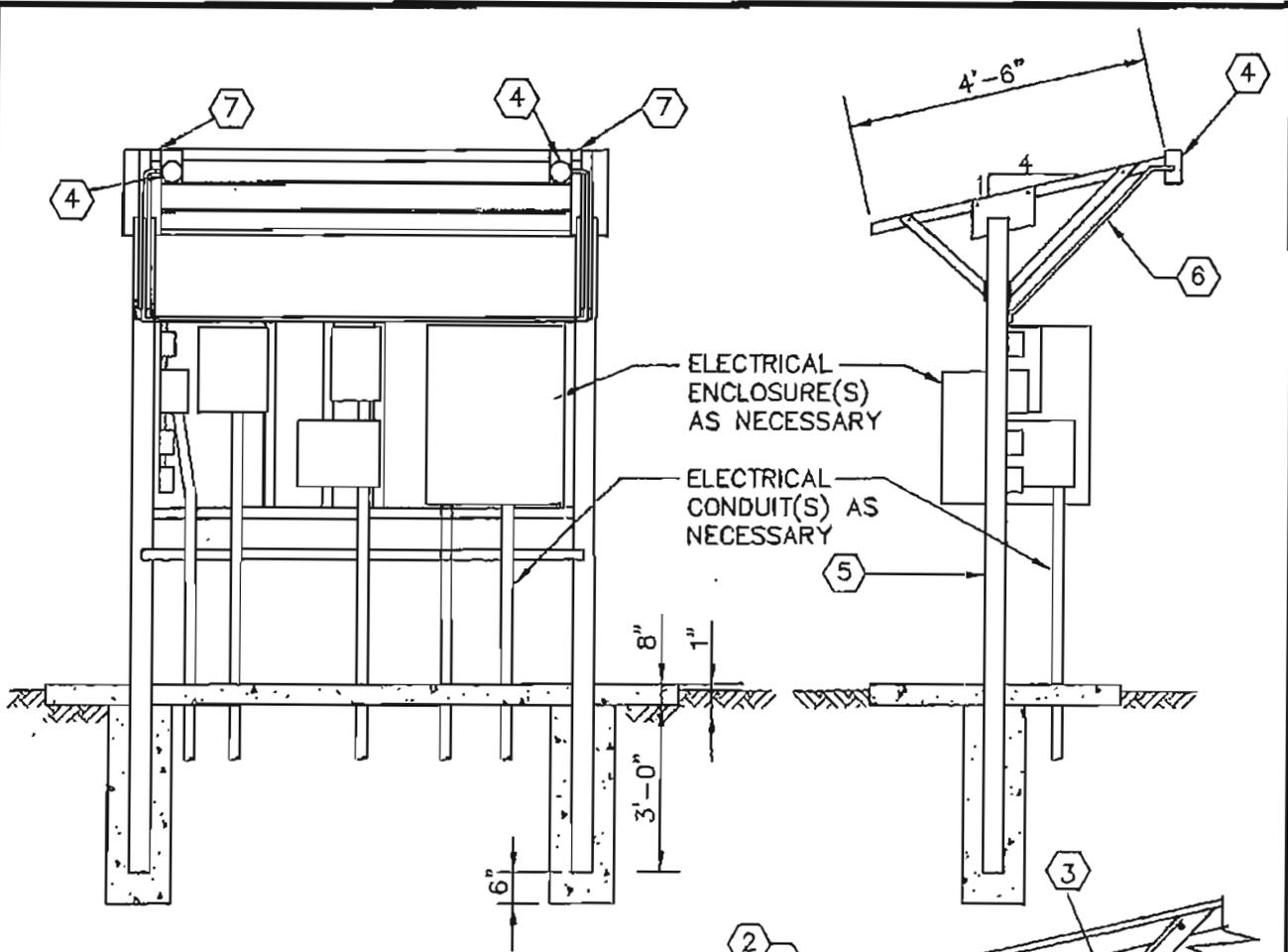
ELEVATION

NOTES:

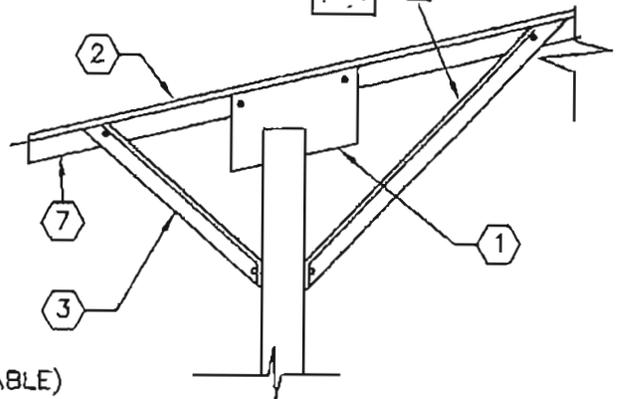
1. ELBOWS SHALL NOT BE GREATER THAN 45°
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION.
4. BACKFILL FOR PAVED AREA SHALL BE 5/8" MINUS CRUSHED SURFACING TOP COURSE, COMPACTED IN 12" LIFTS
5. ALL PLUMBING OUTLETS SHALL BE CONNECTED TO THE SEWER. NO DOWNSPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
6. 18" MINIMUM COVERAGE OF PIPE
7. 5' MINIMUM COVERAGE AT PROPERTY LINE
8. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH AN ELBOW OR WYE. 90° CHANGE WITH AN ELBOW AND WYE.
9. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY 2% MINIMUM GRADE, 45% MAXIMUM.
10. 4" SEWER PIPE MINIMUM SIZE ON PRIVATE RESIDENTIAL PROPERTY. 6" SEWER PIPE MIN. SIZE ON COMMERCIAL PROPERTIES. 2% MINIMUM GRADE, 45° MAXIMUM.

11. CONSTRUCTION IN RIGHT-OF-WAY SHALL BE PERFORMED BY A REGISTERED LICENSED CONTRACTOR.
12. ALL CONSTRUCTION REQUIRES A PERMIT AND PAYMENT OF FEE. COMPLETE LEGAL DESCRIPTION OF PROPERTY AND DIMENSIONS.
13. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER IN RELATION TO THE HOUSE IS REQUIRED AFTER INSTALLATION.

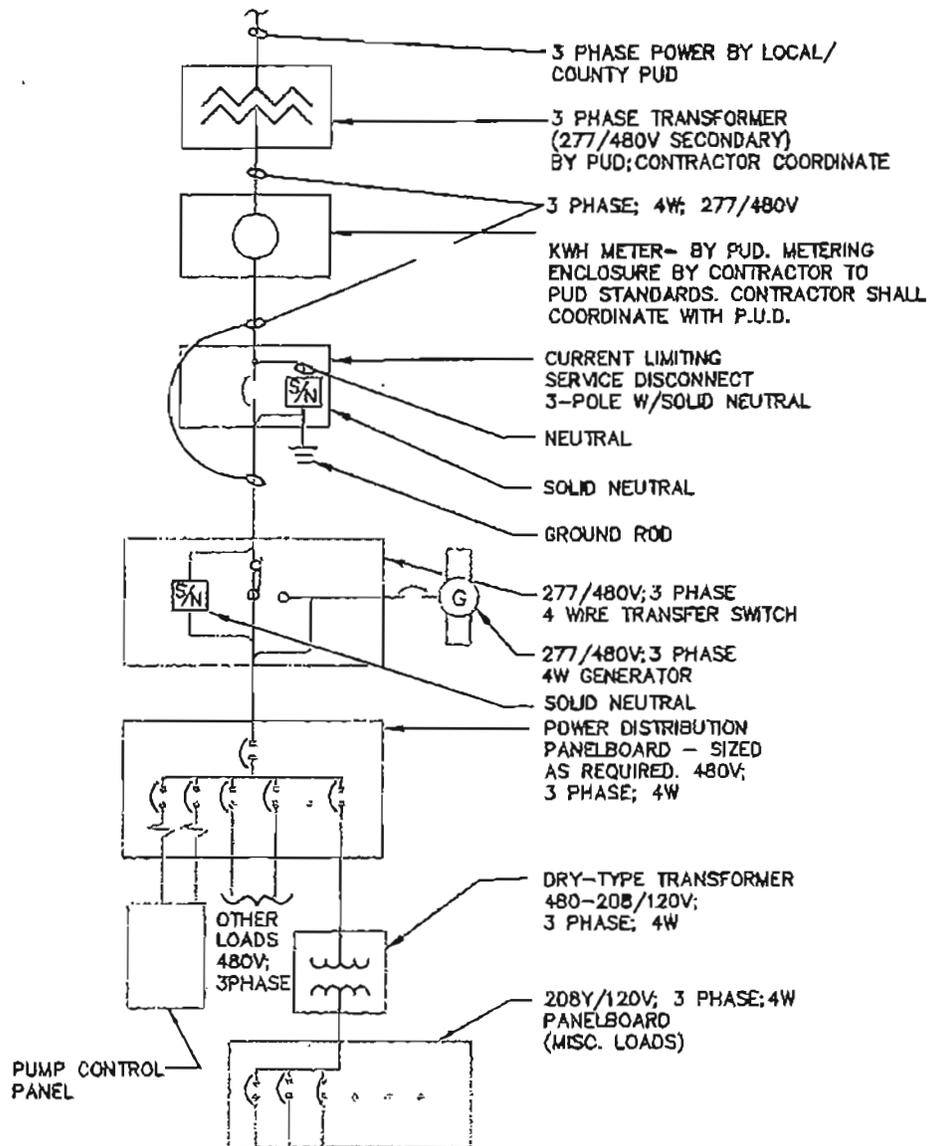
CITY OF BUCKLEY			
PRIVATE SIDE SEWER INSTALLATION			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		PSSI	
DATE:		SCALE:	
8/93	DRWN: E.S.T.	CHKD: T.J.O.	NONE



- ① GALVANIZED STEEL PLATE 8x14x1/4"
- ② 24 GAGE METAL ROOFING MATERIAL, PAINTED, OVERHANG ALL SIDES.
- ③ 2X2 GALV. STEEL ANGLE
- ④ LIGHT FIXTURE, 2 SETS, WEATHER PROOF CAST ALUMINUM BOX AND COVER 2 150 WATT FLOOD LIGHTS EACH (ADJUSTABLE)
- ⑤ 6" I.D. ELECTRICAL GALV. CONDUIT (SCHEDULE 40) CLOSED TOP (WELDED)
- ⑥ ELECTRICAL CONDUIT, 3/4" GALV.
- ⑦ 2-1/2" SQUARE TUBE STEEL, 1/4" WALL WITH 4 ROOF SUPPORT STRINGERS.



CITY OF BUCKLEY			
ROOF STRUCTURE FOR ELECTRICAL ENCLOSURE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RSEE
DATE:		DATE	SCALE:
8/93	DRWN: E.S.T.	CHKD: T.J.O.	NONE



CITY OF BUCKLEY			
LIFT STATION ELECTRICAL SCHEMATIC 3PHASE, 277Y/480V POWER			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			LSES
DATE:	DRWN:	CHKD:	SCALE:
7/95	S.L.B.	T.J.O.	NONE

MANHOLE FRAME & COVER WITH "SEWERS"
 CAST ON COVER WITH 3" HIGH RAISED
 LETTERS (NON-SKID PATTERN) AS
 MANUFACTURED BY "SATHER MANUFACTURING
 CO., INC." NO. 6024-R. 3 HOLE LOCKING
 FRAME AND COVER. ONE (1) BOLT HOLE
 TO BE CENTERED OVER LADDER

FIRST STEP
 14" MIN.
 18" MAX.

GROUT BETWEEN RINGS

POLYPROPYLENE MANHOLE
 STEPS NO. P-13938 LOCATED
 AT 12" O.C.

GROUT LIFT HOLES
 INSIDE AND OUTSIDE

TAG AIR AND VACUUM
 UNIT NON POTABLE
 TRANSMISSION LINE

2" GATE VALVE
 TH X TH

POLYPROPYLENE LADDER

6" BLIND FLANGE, TAP
 FOR 2" AIR & VACUUM
 UNIT

MJ TEE SIZE AS REQ'D
 WITH 6" FLANGE TEE

2" 90° BASE WITH 2"
 PIPE SUPPORT

FINISHED GRADE

4" X 24" PRECAST CONC.
 ADJUSTMENT RINGS
 2 RINGS REQUIRED
 4 RINGS MAXIMUM
 PLASTER INSIDE AND
 OUTSIDE FACE WITH 1/2"
 THICK GROUT

48" DIA. X 8" THICK
 CONCRETE SLAB

48" INSIDE DIAMETER
 PRECAST MANHOLE

RUBBER GASKET SEALING
 ELEMENT

"APCO, CRISPIN OR
 VALMATIC" HEAVY-DUTY
 COMBINATION AIR AND
 VACUUM VALVE
 W/STAINLESS STEEL
 INTERNALS & EPOXY
 COATING. SEATS SHALL
 BE SUPPLIED FOR THE
 FOLLOWING WORKING
 PRESSURES: 20 PSI,
 20-150 PSI W/FLUSHING
 ATTACHMENTS

4" DRAINAGE OUTLET
 PIPE TO DAYLIGHT OR
 STORM DRAIN MIN.
 1% SLOPE

FOUNDATION GRAVEL

UNDISTURBED EARTH

NOTES:

1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS:
 PVC PIPE: CAST OR GROUT A MANHOLE COUPLING INTO WALL.
 D.I. PIPE: BELL AND SPIGOT JOINT OR FLEXIBLE COUPLING
 EITHER SHALL BE 12" MAXIMUM DISTANCE FROM MANHOLE WALL.
 PVC AND D.I. PIPE, OPTIONAL: CORE THE MANHOLE AND
 CONNECT SEWER PIPE WITH A WATER TIGHT FLEXIBLE RUBBER
 BOOT IN MANHOLE WALL, KOR-N-SEAL BOOT,
 HEAVY DUTY SAND COLLAR, OR EQUAL.
2. DROP OF GRADE THRU MANHOLE SHALL
 BE 0.10', UNLESS OTHERWISE APPROVED.

CITY OF BUCKLEY

AIR & VACUUM RELEASE ASSEMBLY

APPROVED:

DWG. NO.

PUBLIC WORKS DEPT.

DATE

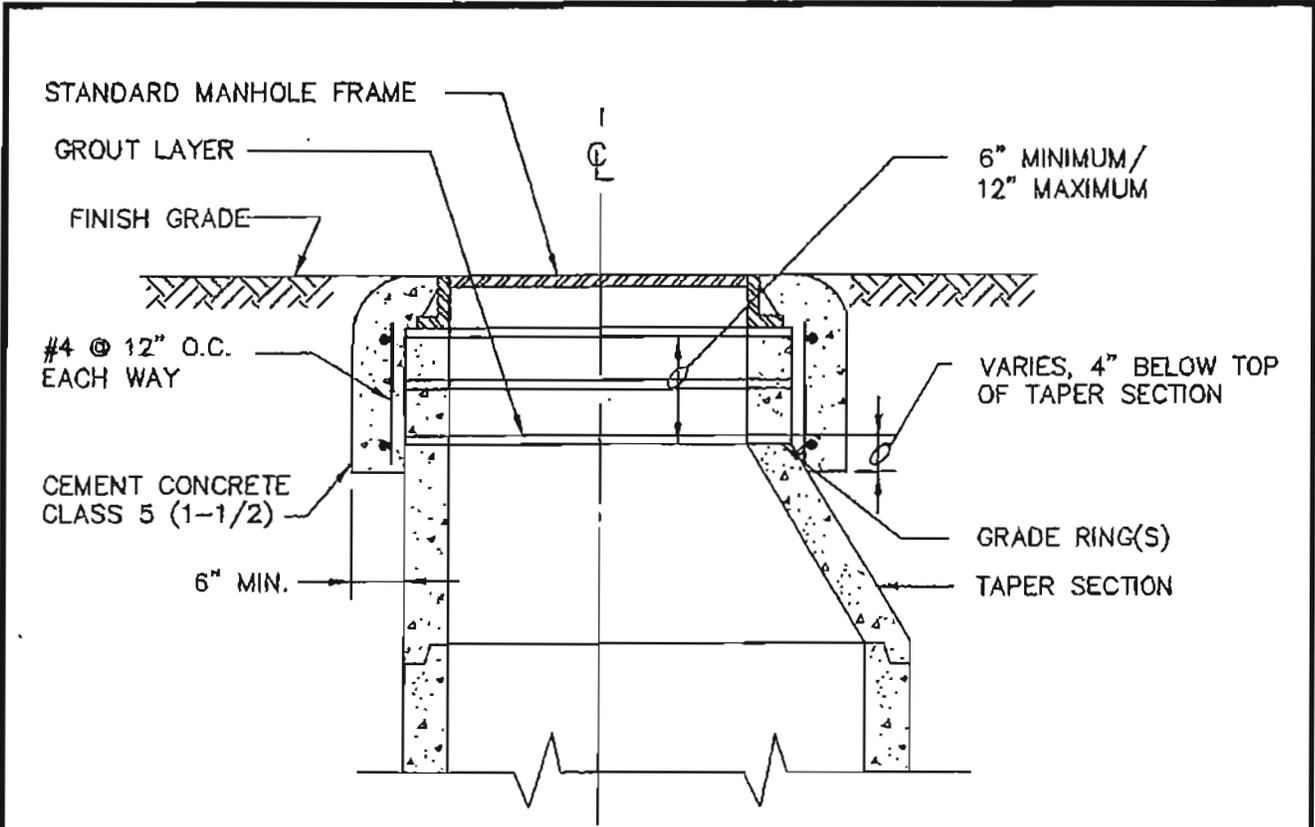
AVRA

DATE:
8/93

DRWN:
E.S.T.

CHKD:
T.J.O.

SCALE:
NONE



SECTION

NOTE:

CONSTRUCT CONCENTRIC CONCRETE COLLARS AROUND ALL MANHOLE FRAMES LOCATED OUTSIDE OF PAVEMENT AREAS

MANHOLE FRAME COLLAR

CITY OF BUCKLEY			
MANHOLE FRAME COLLAR			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			MHCLAR
DATE:	DRWN:	CHKD:	SCALE:
B/93	E.S.T.	T.J.O.	NONE

WATER DETAILS

FINISHED GRADE

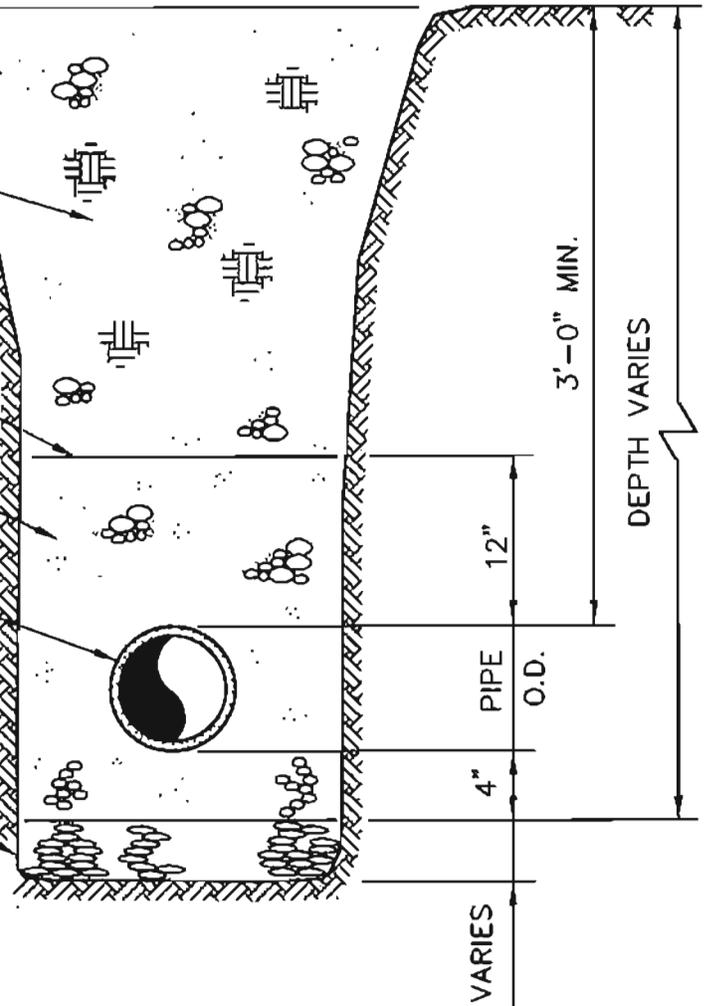
COMPACTED BACKFILL CONSISTING OF EXCAVATED MATERIAL OR GRAVEL BASE AS REQUIRED TO MEET COMPACTION REQUIREMENTS

SPECIAL PRECAUTIONS TO PROTECT PIPE TO THIS LEVEL

HAND-PLACED, COMPACTED SELECT BACKFILL

DUCTILE IRON WATER MAIN PIPE

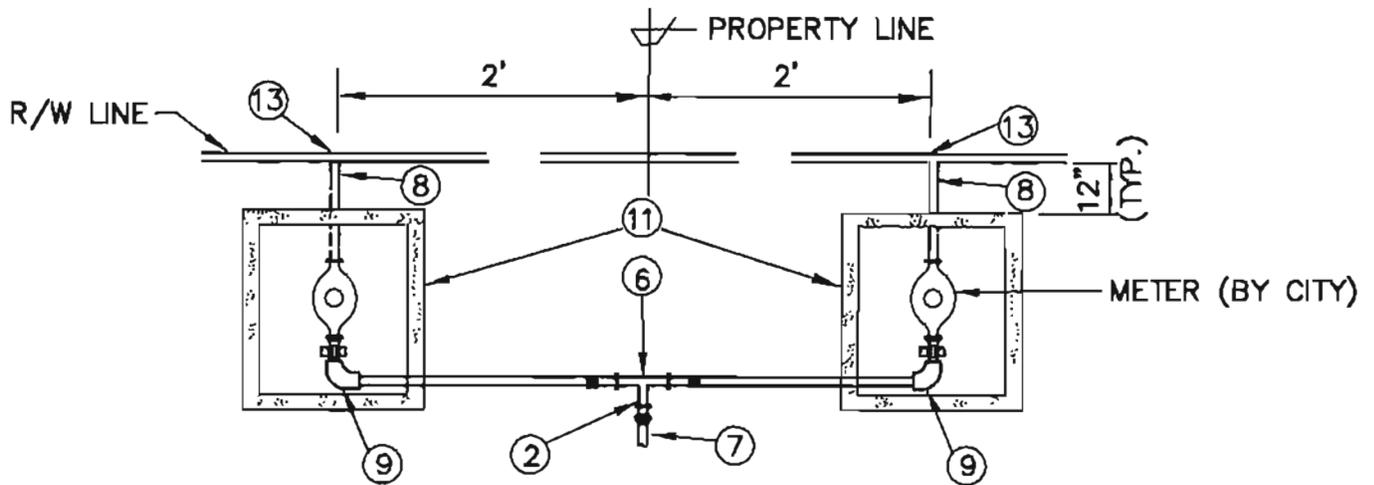
FOUNDATION GRAVEL AS REQUIRED



NOTE:

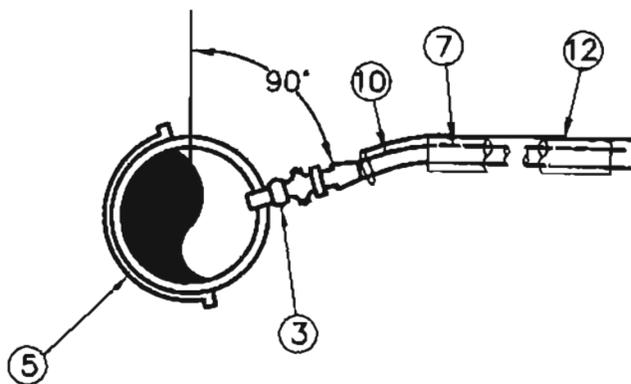
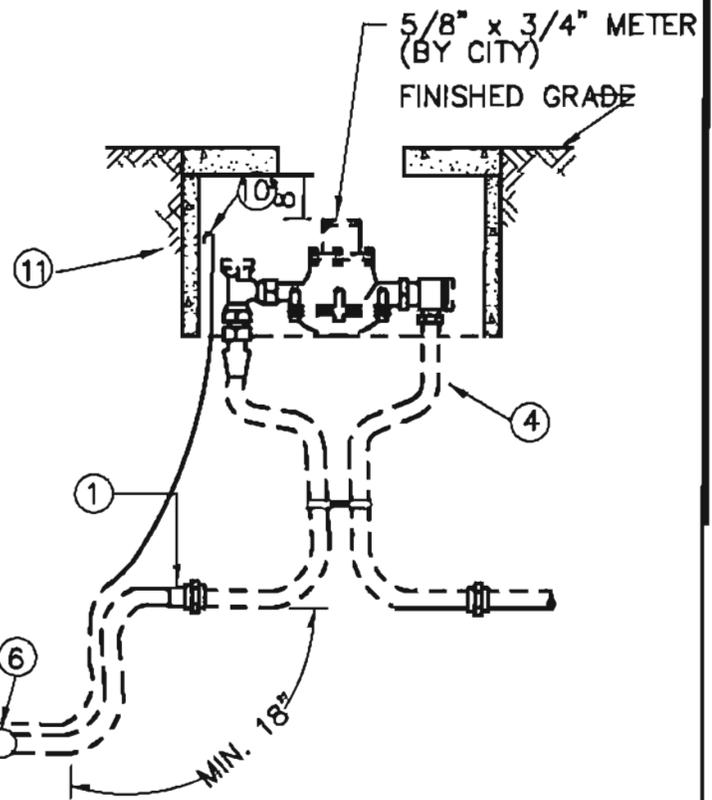
BACKFILL MATERIAL AND COMPACTION SHALL BE IN CONFORMANCE WITH THE CITY OF BUCKLEY STANDARDS AND/OR THE PIERCE COUNTY, CITY, STATE PERMIT REQUIREMENTS

CITY OF BUCKLEY			
WATER MAIN TRENCH SECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			WMTS
DATE:		DATE	SCALE:
01-24-2017	D.J.M.	Pg. 27	NO SCALE



NOTE:

- ① SET BOTTOM OF METER BOX AT TOP OF INLET AND OUTLET OF METER
- ② ALL BRASS CONNECTIONS (MAY BE A FACTORY BRASS "LI" BRANCH)
- ③ SERVICE PIPE BACKFILL PER CITY OF BUCKLEY DETAIL WMTS



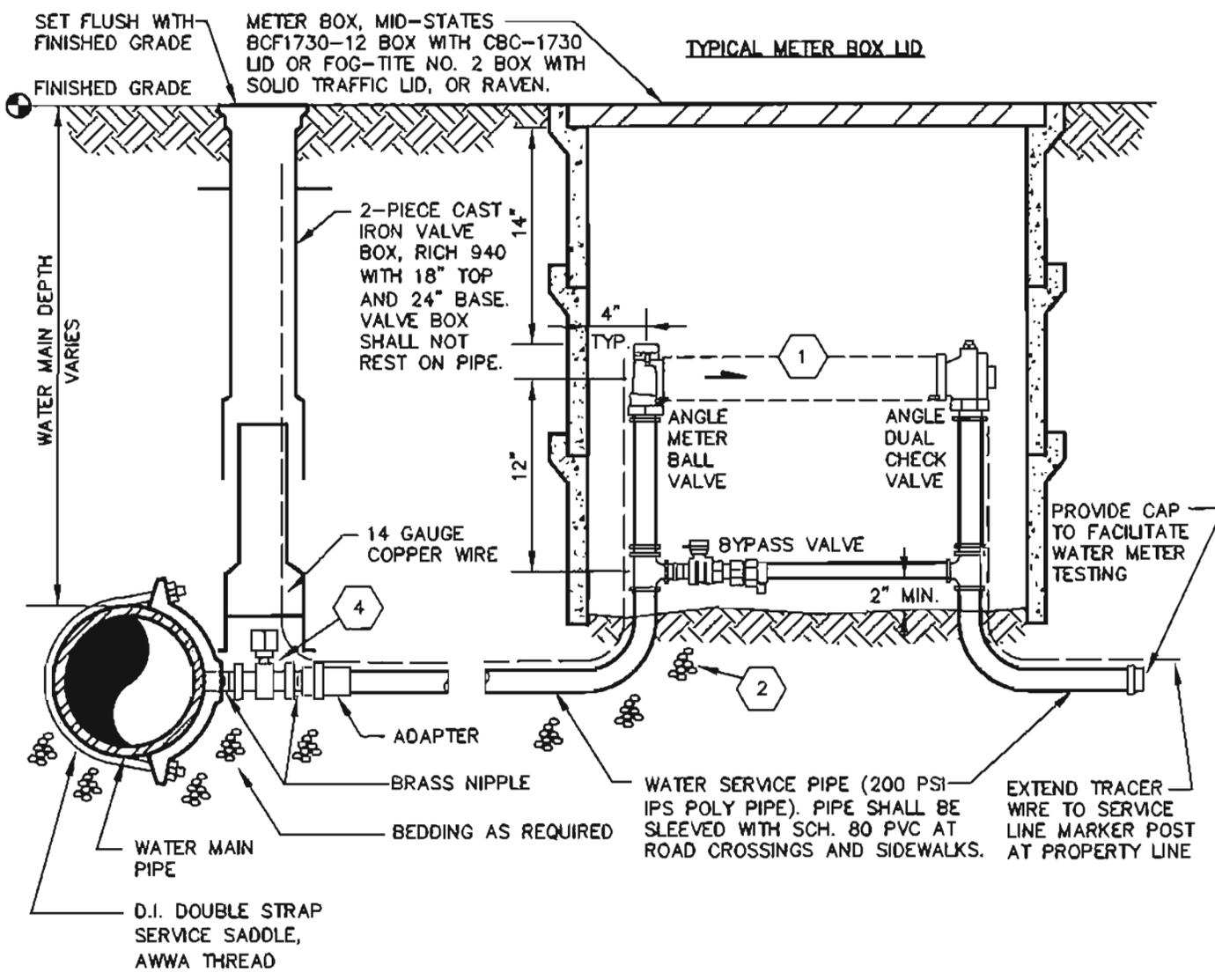
CITY OF BUCKLEY			
1" AND SMALLER WATER SERVICE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			11
DATE:		DRWN:	CHKD:
01-24-2017		J.P.W.	D.J.M.
City Council Agenda Packet Pg. 27		01-24-2017	Pg. 278
SCALE:			NO SCALE

WATER SERVICE DETAIL 1" AND SMALLER

LEGEND

- ① 1" PI X 3/4" MIP
- ② 1" MIP x PEP JOINT ADAPTER EQUAL TO FORD C86-44
- ③ 1" MIP X PEP JOINT CORP STOP EQUAL TO FORD F1101
- ④ COPPER SETTER EQUAL TO VBH72-12W WITH FORD C86-33
- ⑤ ROMAC DI DOUBLE STRAP SERVICE STRAP
- ⑥ 1 X 3/4" X 3/4" BRASS TEE
- ⑦ 1" (DOUBLE SERVICE) OR 3/4" (SINGLE SERVICE) HIGH MOLECULAR (200 PSI, SDR 7) "POLY" PIPE (LENGTH AS REQUIRED)
- ⑧ 3/4" BRASS NIPPLE (LENGTH AS REQUIRED)
- ⑨ 3/4" STREET ELBOW
- ⑩ 14 GAUGE WIRE FROM MAINLINE TAP TO METER BOX AND EXPOSE 6" MINIMUM IN BOX (RUN INSIDE 2" PVC GUARD CONDUIT WHERE APPLICABLE)
- ⑪ METER BOX – FOGTITE NO.1 WITH H2O LOADING (SET FLUSHED WITH FINISHED GRADE)
- ⑫ INSTALL SERVICE LINE IN 2" PVC GUARD PIPE (SCH-80) WHEN CROSSING ROADWAY (3' MINIMUM BEYOND AND BENEATH PAVEMENT SECTION)
- ⑬ PROVIDE APPROVED WATERTIGHT PLUG UNTIL CONNECTION TO PRIVATE SYSTEM IS MADE.

CITY OF BUCKLEY			
1" AND SMALLER WATER SERVICE			
APPROVED:			DWG. NO.
_____			11
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	D.F.W.	D.J.M.	1/8" = 1' SCALE



NOTES:

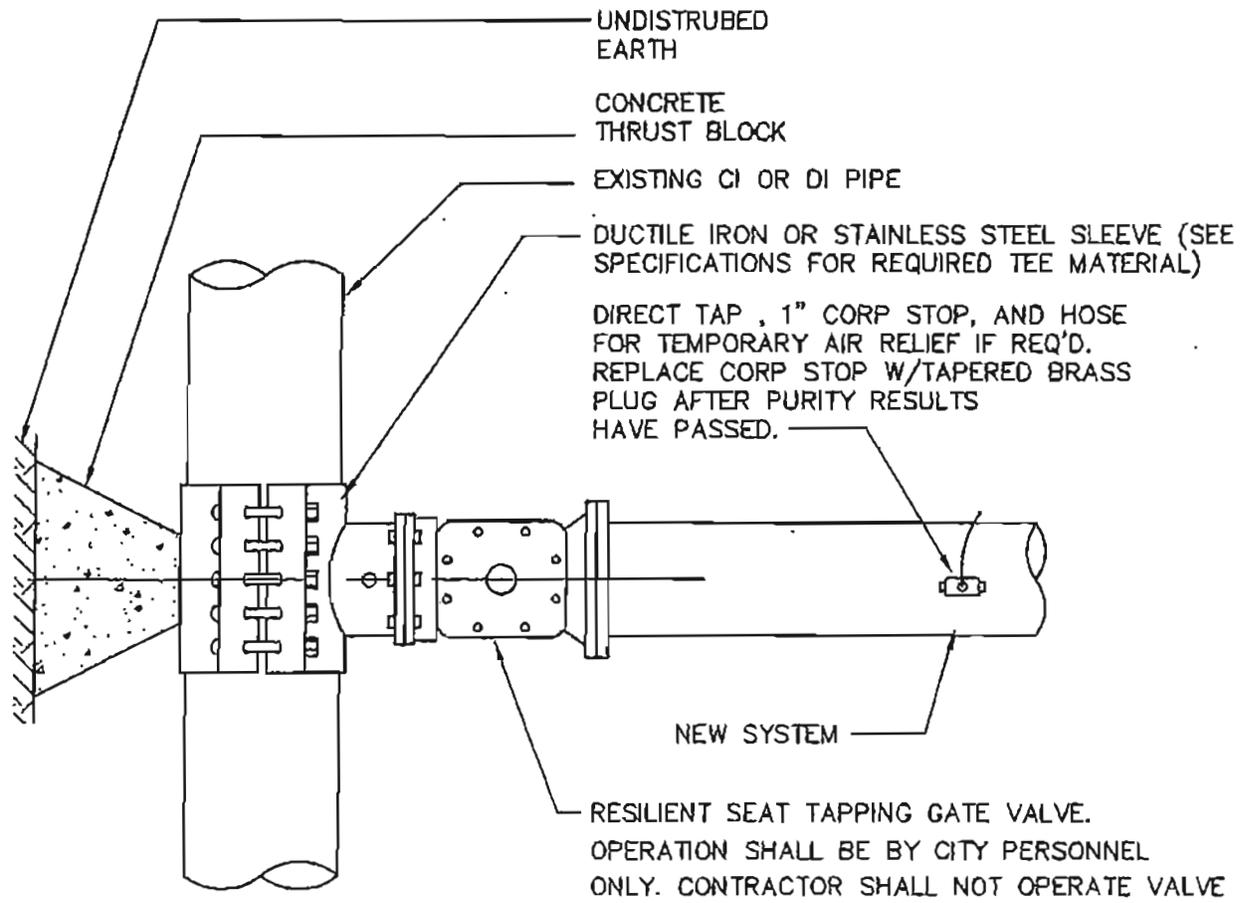
- 1 METER NOT SHOWN FOR CLARITY. REFERENCE SENSUS WATER METER STANDARDS FOR REQUIRED METER. VERIFY METER TYPE AND DIMENSIONS PRIOR TO ORDERING METER SETTER.
- 2 SELECT BACKFILL TO MEET COMPACTION REQUIREMENTS.
- 3 ANY METERS DAMAGED OR CLOGGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CITY AND THE COSTS SHALL BE REIMBURSED BY DEVELOPER.
- 4 BALL VALVE FOR IRON PIPE, FORD NO. B11-666, B11-777, OR EQUAL WITH 2" OPERATING NUT ADAPTER, FORD NO. QT-67.
- 5 FOR ADDITIONAL INFORMATION, SEE SECTION 7.03 OF THE BUCKLEY PUBLIC WORKS STANDARDS.

METER SETTERS

1-1/2" - FORD NO. VFH66-12-B
 2" - FORD NO. VFH77-12-B
 (SPECIFY VERTICAL INLET AND OUTLET WHEN ORDERING.)

CITY OF BUCKLEY			
1-1/2" & 2" WATER SERVICE			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	D.J.M.	Pg. 28	NO SCALE

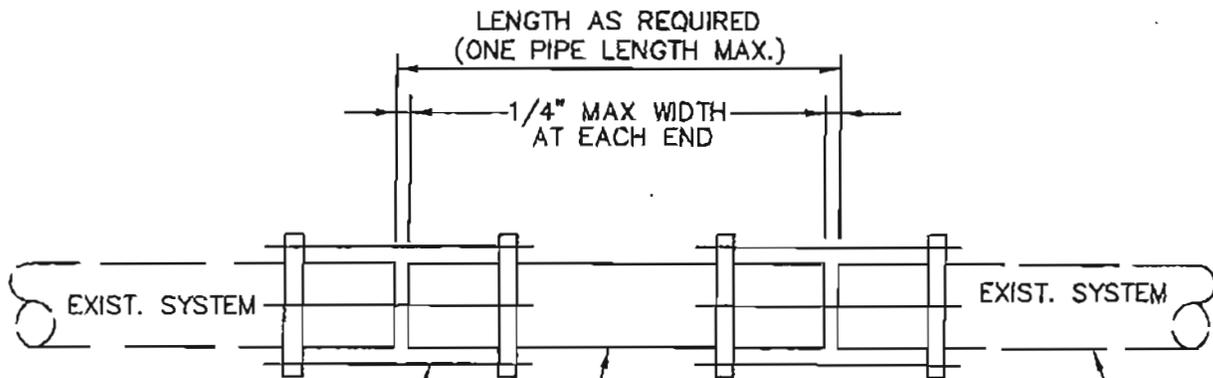
L:\BUCKLEY\Public Work standards\Details\Water\WS2.DWG, 12/2/2016 4:48 PM, JIM WEIS



NOTE:

1. VALVE BOX TO HAVE A LOCKING LID UNTIL ACCEPTED BY THE CITY
2. O.D. STEEL PIPE SHALL USE S.S. SLEEVE (FUSION COATED)
3. STAINLESS STEEL SLEEVE SHOWN IS FOR ILLUSTRATING PURPOSES ONLY.

CITY OF BUCKLEY			
WET TAP CONNECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.		DATE	WTC
DATE: 7/95	DRWN: S.L.B.	CHKD: T.J.O.	SCALE: NONE



DUCTILE IRON SOLID SLEEVE (STERILIZED) TYP. (LONG SLEEVE PATTERN)

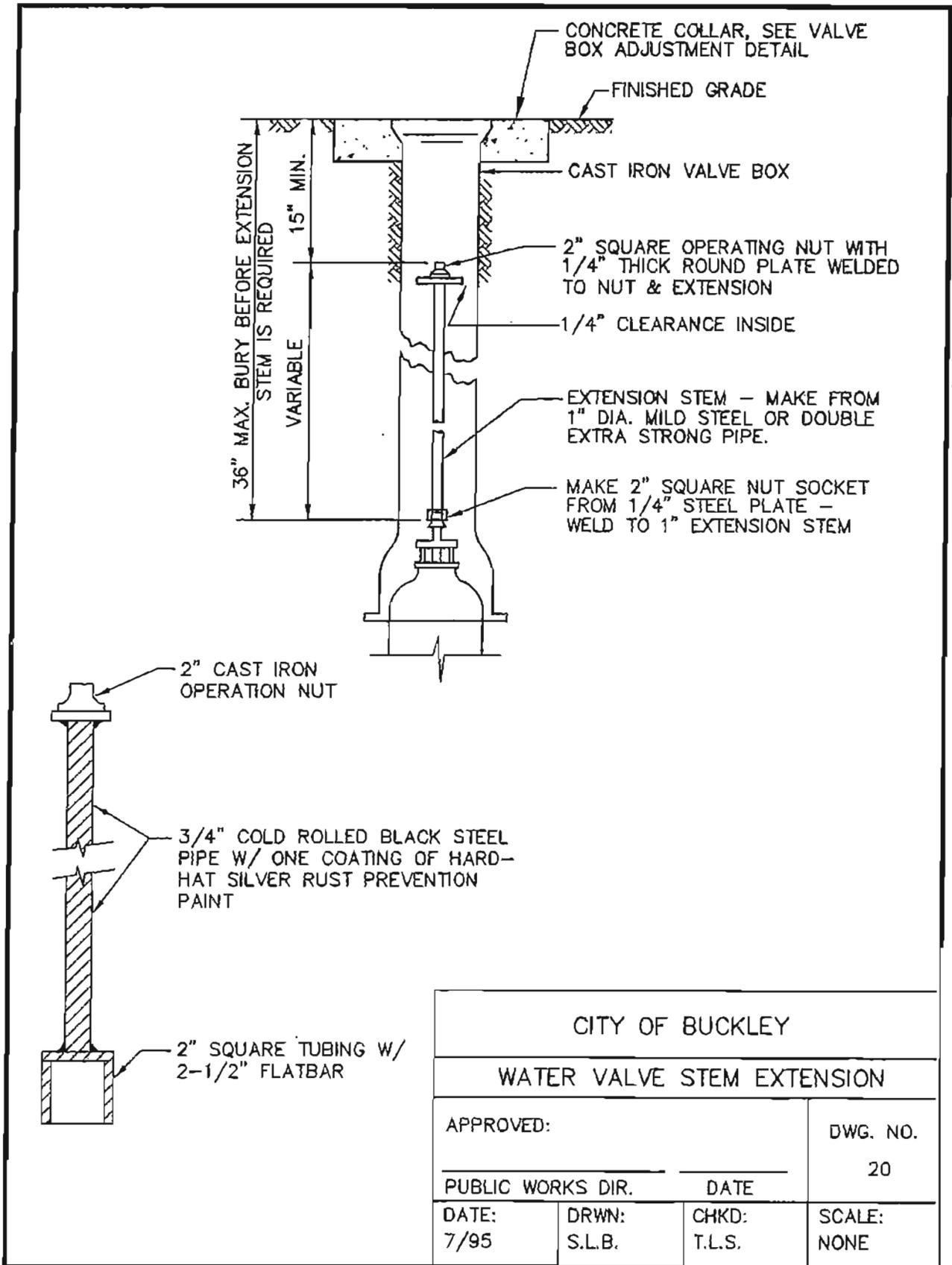
STERILIZED PIPE SPOOL ASSEMBLED WITH TEE OR CROSS AS REQUIRED SEE NOTE 2.

DISCHARGE PRESSURE PRIOR TO REMOVAL OF THRUST BLOCK AND CONNECTION TO EXIST. SYSTEM.

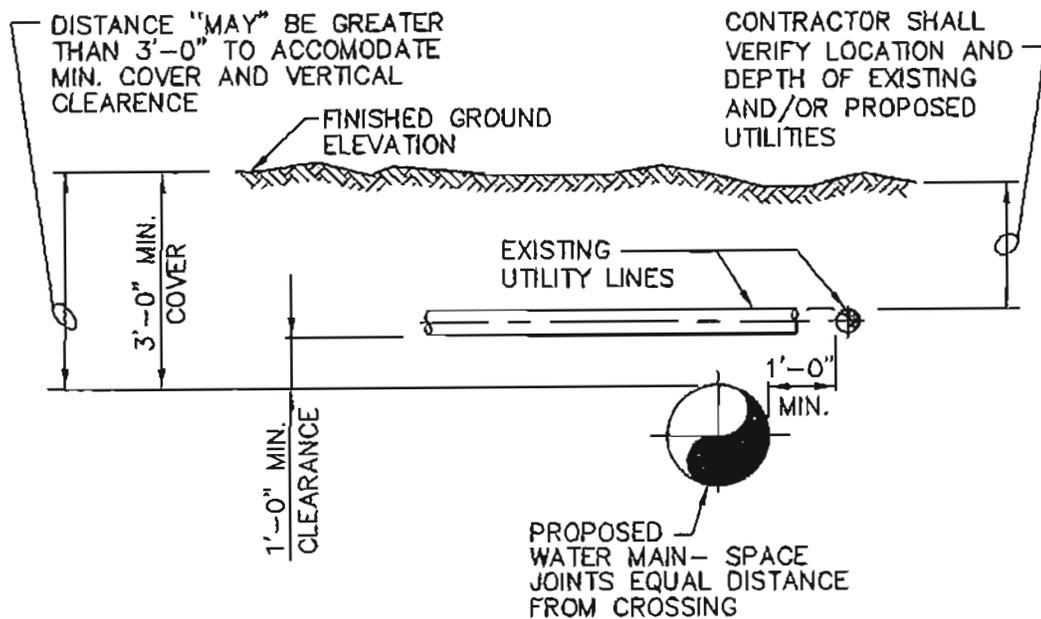
NOTE:

1. NO DEFLECTION SHALL BE ALLOWED AT EITHER COUPLING
2. CUT-IN CONNECTIONS ON STEEL PIPE TO USE D.I. X O.D. STEEL TRANSITION COUPLINGS ROMAC OR EQUAL.
3. IN-LINE VALVE(S) IN EXISTING SYSTEM MAY BE REQUIRED AT THE SOLE DISCRETION OF THE CITY AT ALL NEW INTERTIE LOCATIONS. (NOTE: VALVE(S) ARE NOT SHOWN ABOVE FOR CLARITY)

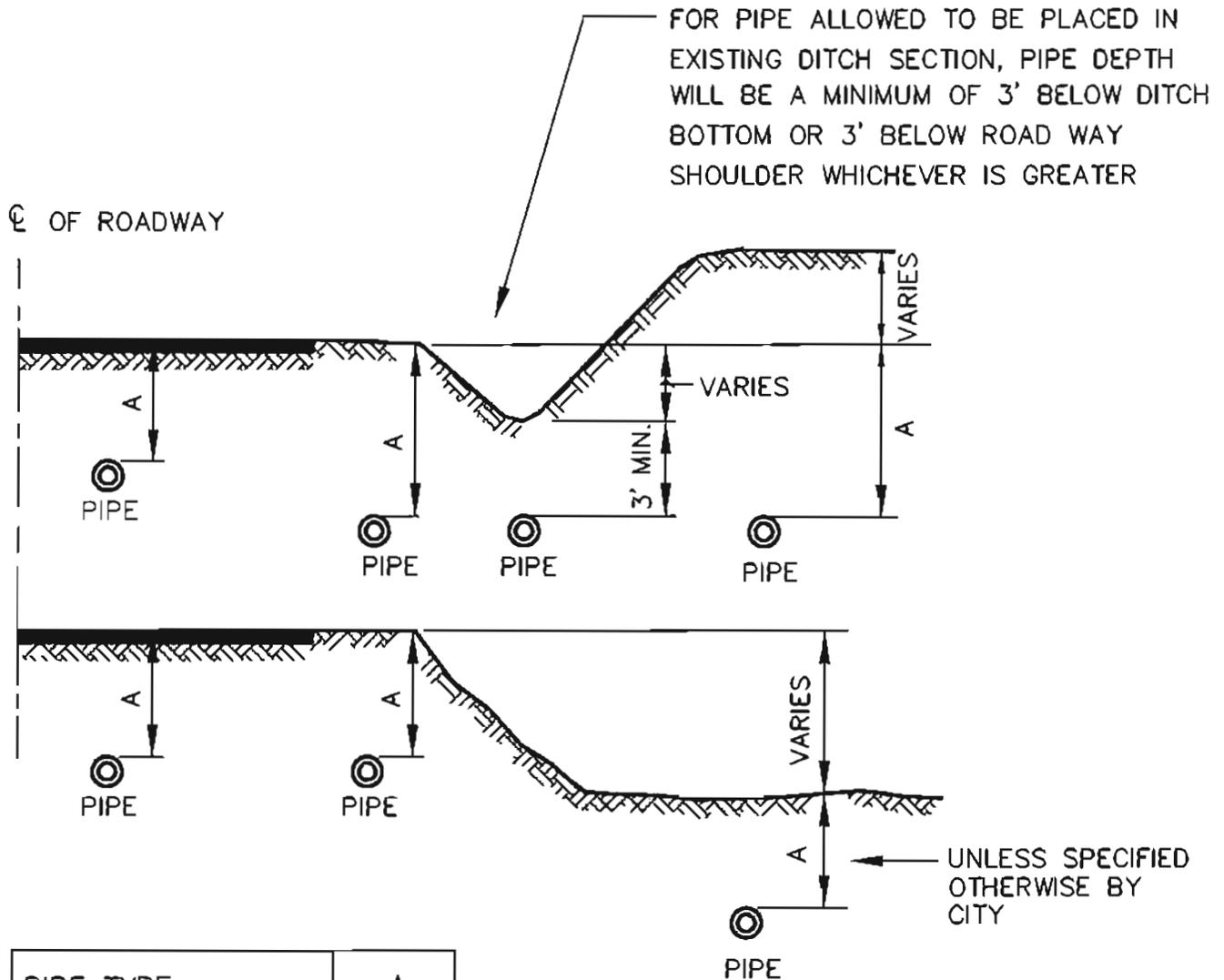
CITY OF BUCKLEY			
CUT IN CONNECTION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			CIC
DATE:		DRWN:	CHKD:
7/95	S.L.B.	T.J.O.	SCALE:
			NONE



CITY OF BUCKLEY			
WATER VALVE STEM EXTENSION			
APPROVED:			DWG. NO.
PUBLIC WORKS DIR.			20
DATE:		DATE	
7/95	DRWN:	CHKD:	SCALE:
	S.L.B.	T.L.S.	NONE



CITY OF BUCKLEY			
TYPICAL UTILITY CROSSING			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			TUC
DATE:			SCALE:
8/93	DRWN: E.S.T.	CHKD: T.J.O.	NONE



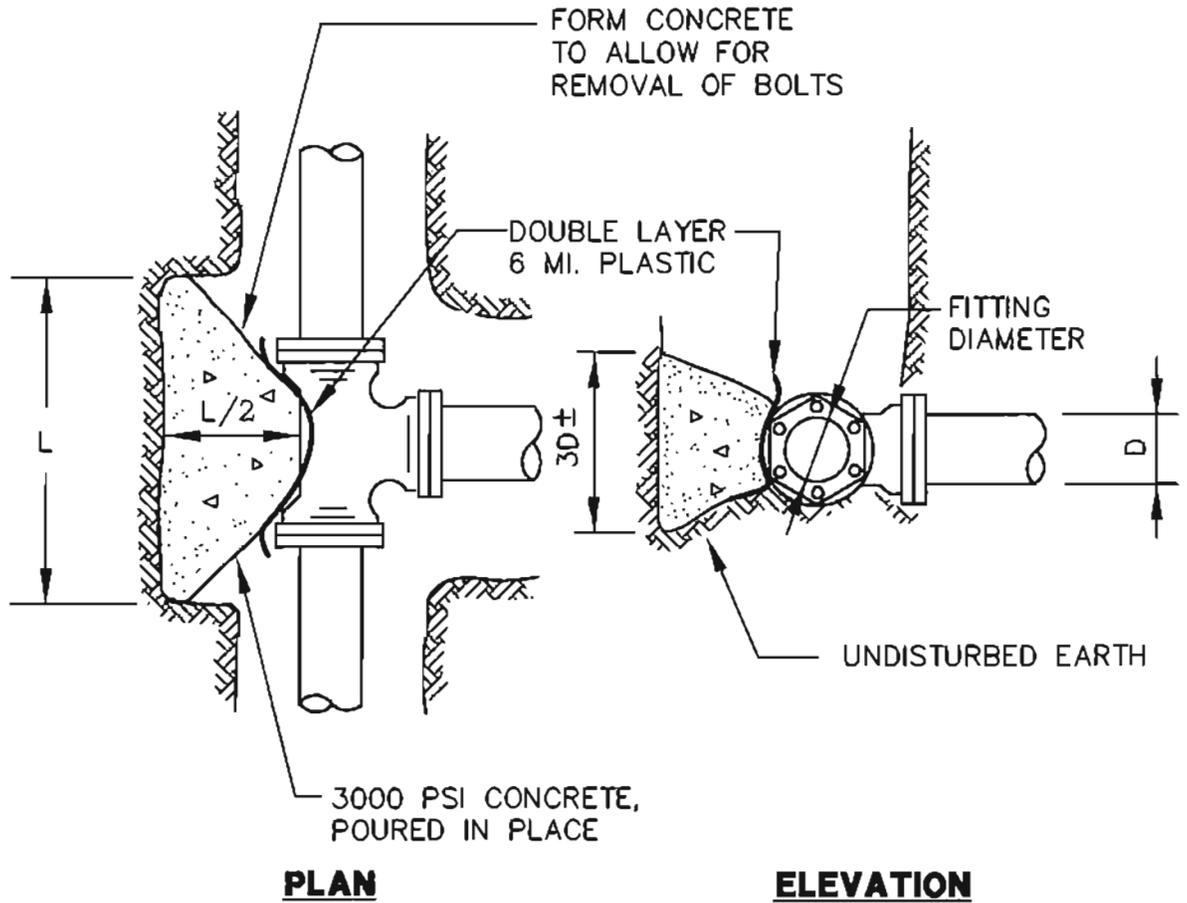
PIPE TYPE	A
TRANSMISSION	42"
DISTRIBUTION	36"

* MINIMUM DEPTH

CITY OF BUCKLEY			
WATER MAIN DEPTH REQUIREMENTS			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			1
DATE:	DRWN:	CHKD:	SCALE:
12/16	J.P.W.	D.J.M.	NO SCALE

MINIMUM BEARING AREA TABLE

FITTING D	TEE	90°	45°	22-1/2°	11-1/4°
6"	4 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.	2 SQ.FT.
8"	7 SQ.FT.	10 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.
10"	10 SQ.FT.	15 SQ.FT.	9 SQ.FT.	5 SQ.FT.	3 SQ.FT.
12"	14 SQ.FT.	22 SQ.FT.	12 SQ.FT.	6 SQ.FT.	4 SQ.FT.
16"	25 SQ.FT.	38 SQ.FT.	21 SQ.FT.	11 SQ.FT.	7 SQ.FT.
18"	32 SQ.FT.	48 SQ.FT.	27 SQ.FT.	14 SQ.FT.	8 SQ.FT.



NOTE:

BEARING AREA TABLE BASED ON 250 PSI PRESSURE AND 2000 PSF SOIL BEARING. IF PRESSURE IS GREATER OR SOIL BEARING IS LESS, THE THRUST BLOCK SIZE SHALL BE INCREASED. DESIGN FOR THRUST BLOCK TO BE PROVIDED BY DEVELOPER.

THIS TABLE REPRESENTS THE "MINIMUM" CONSTRUCTION STANDARDS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ALL BLOCKING BASED ON SOIL CONDITIONS, TEST PRESSURES, OTHER RELEVANT CONSIDERATIONS, AND SHALL SUBMIT THE PROPOSED DESIGN AND SIZING TO THE CITY FOR REVIEW AND APPROVAL.

City Council Agenda

CITY OF BUCKLEY			
THRUST BLOCKS (FOR WATER MAINS)			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			TB
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.W.	D.J.M.	AS SHOWN

TYPE "A" BLOCKING
FOR 11 1/4"–22 1/2" VERTICAL BENDS

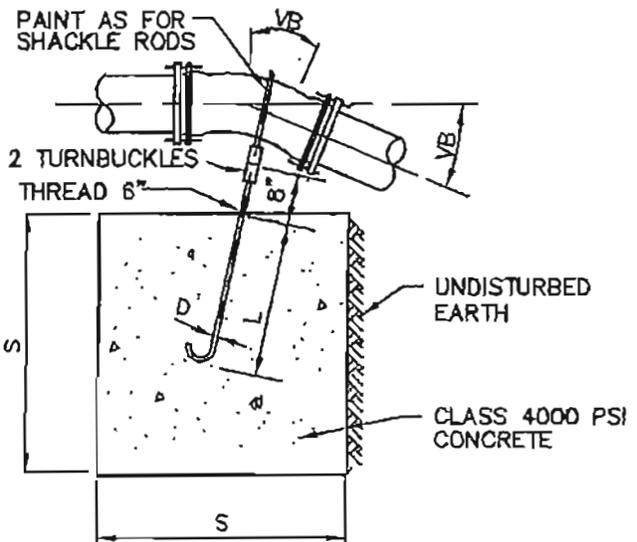
PIPE SIZE NOMINAL DIAMETER – INCHES	TEST PRESSURE PSI	VB VERTICAL BEND DEGREES	No. OF CU. FT. OF CONC. BLOCKING	S SIDE OF CUBE LIN. FT.	D DIAM. OF SHACKLE RODS (2) INCHES	L DEPTH OF RODS IN CONCRETE LIN. FT.
4"	300	11 1/4	8	2	5/8"	1.5
		22 1/2	11	2.2		2.0
6"	300	11 1/4	11	2.2	5/8"	2.0
		22 1/2	25	2.9		
8"	300	11 1/4	16	2.5	5/8"	2.0
		22 1/2	47	3.6		
12"	250	11 1/4	32	3.2	5/8"	2.0
		22 1/2	88	4.5	7/8"	3.0
16"	225	11 1/4	70	4.1	7/8"	3.0
		22 1/2	184	5.7	1 1/8"	4.0
20"	200	11 1/4	91	4.5	7/8"	3.0
		22 1/2	225	6.1	1 1/4"	4.0
24"	200	11 1/4	128	5.0	1"	3.5
		22 1/2	320	6.8	1 3/8"	4.5

TYPE "B" BLOCKING
FOR – 45° VERTICAL BENDS

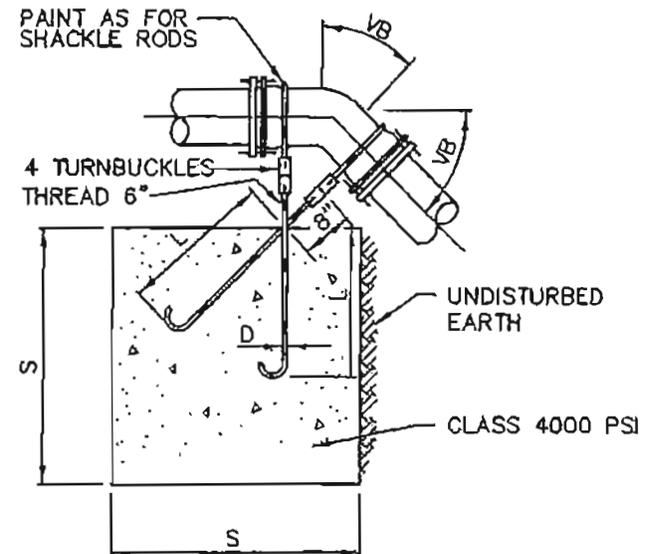
		VB		S	D	L
4"	300	45	30	3.1	5/8"	2.0
6"			68	4.1		
8"			123	5.0		
12"	250		232	6.1	3/4"	2.5
16"	225		478	7.8	1 1/8"	4.0
20"	200		560	8.2	1 1/4"	
24"			820	9.4	1 3/8"	4.5

NOTE:

THIS TABLE REPRESENTS THE "MINIMUM" CONSTRUCTION STANDARDS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ALL BLOCKING BASED ON SOIL CONDITIONS, TEST PRESSURES, AND OTHER RELEVANT CONSIDERATIONS.



TYPE "A" BLOCKING



TYPE "B" BLOCKING

CITY OF BUCKLEY

ANCHOR BLOCK DETAIL

APPROVED:

DWG. NO.

VAB

PUBLIC WORKS DEPT.

DATE

DATE:

DRWN:

CHKD:

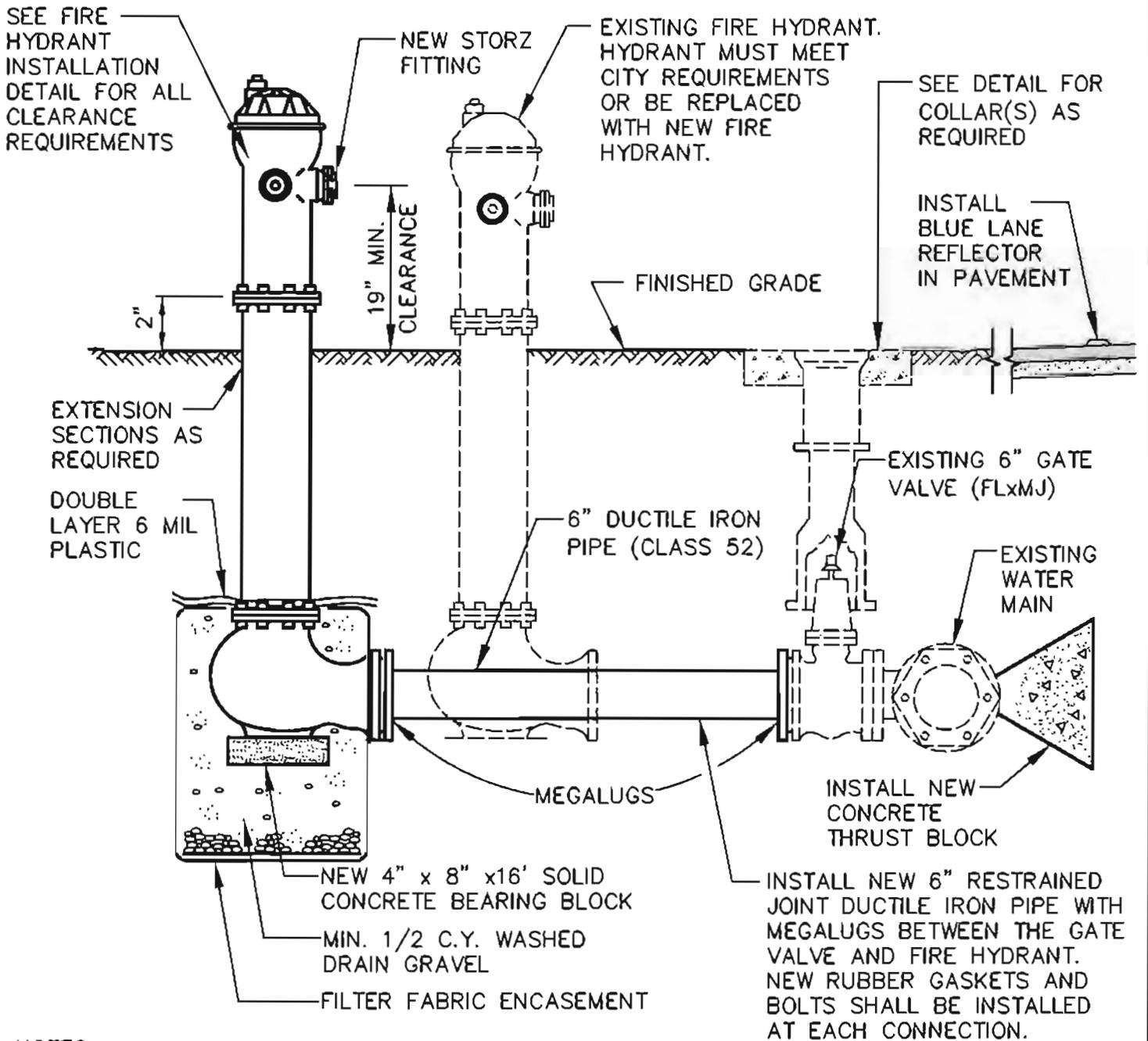
SCALE:

8/96

J.H.

T.J.O.

NONE

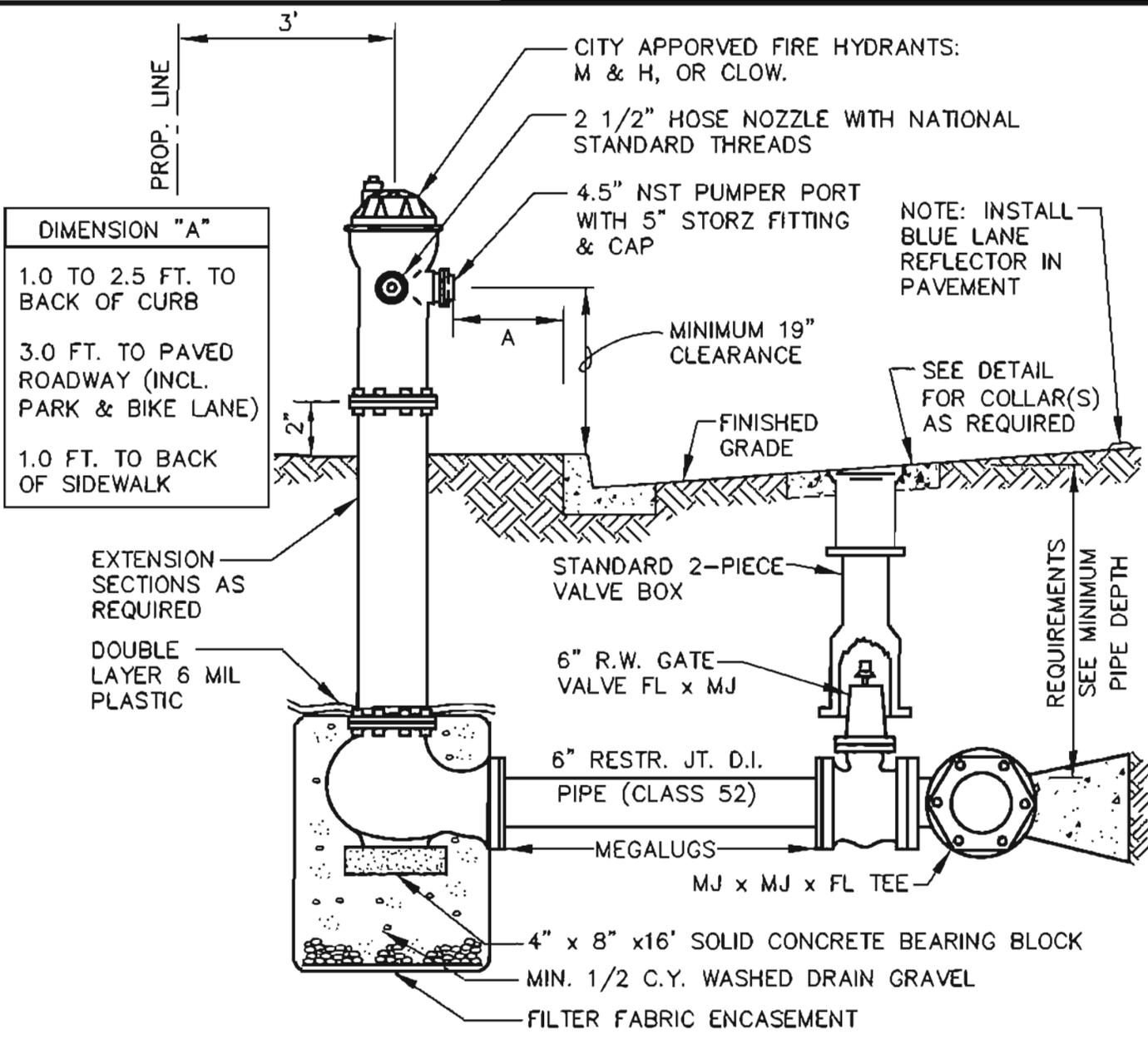


NOTES:

1. ALL RELOCATED FIRE HYDRANTS SHALL HAVE 4 1/2" PUMPER PORTS WITH 5" STORZ ADAPTOR (DEVELOPER PROVIDED).
2. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.04 OF THE PUBLIC WORKS STANDARDS.
3. PROVIDE 15' OF 12" (MIN.) STORM PIPE IN ANY ADJACENT DITCH SECTION. RIP-RAP ENDS AND FILL ABANDONED DITCH SECTION.
4. PROVIDE MIN. 3' - 0" CLEARANCE AND LEVEL AREA AROUND RELOCATED HYDRANT.
5. REPAINT FIRE HYDRANTS: IF IN CITY: RUSTOLEUM SAFETY YELLOW BASE No. 288-14, COLOR CODE AX-6732, C-24, T-4432, OR PER LOCAL FIRE MARSHALL, CONTRACTOR TO VERIFY WITH FIRE MARSHALL.

City Council Agenda Packet 01-24-2017

CITY OF BUCKLEY			
FIRE HYDRANT RELOCATION			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
12/18	G.P.W.	D.J.M.	NO SCALE



NOTES:

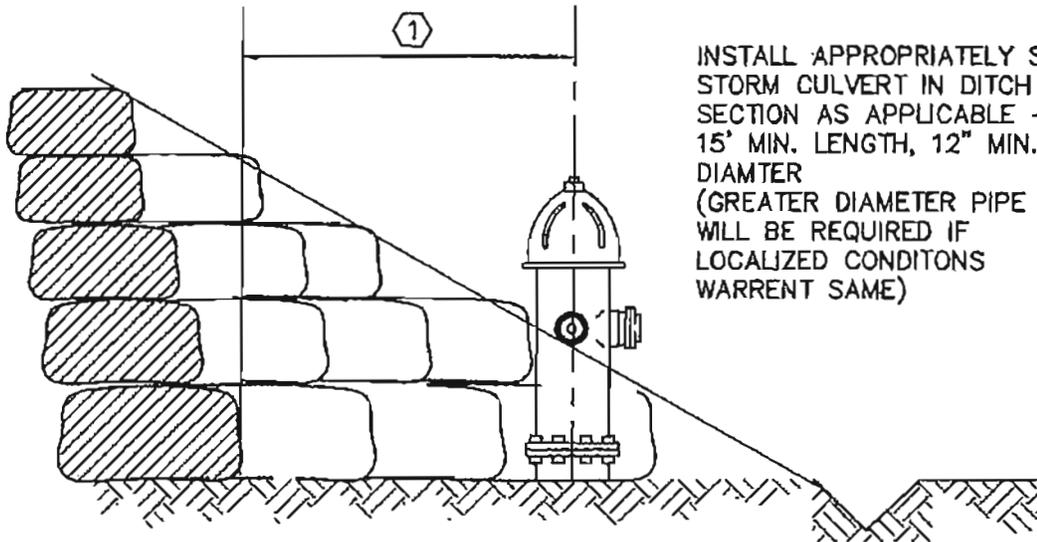
1. HYDRANT RUN PIPE SHALL BE MINIMUM 6" DIAMETER.
2. MAXIMUM LENGTH OF 6" DIAMETER HYDRANT RUNS SHALL BE 50 FT., THE DEVELOPER'S ENGINEER SHALL SUBMIT FLOW CALCS. FOR REVIEW AND APPROVAL BY THE CITY.
3. ALL JOINTS ON HYDRANT RUN SHALL BE RESTRAINED PER CITY STANDARDS.
4. INSTALL GUARD POSTS AS REQUIRED BY THE CITY.
5. PROVIDE MIN. 3 FT. CLEAR AND LEVEL AREA AROUND HYDRANT.
6. ORIENT PUMPER PORT AS APPROVED BY CITY.
7. PAINT FIRE HYDRANT: IF IN CITY: RUSTOLEUM SAFETY YELLOW BASE No. 288-14, COLOR CODE AX-6732, T-4432,

NOTES (CONTINUED):

- OR PER LOCAL FIRE MARSHALL, CONTRACTOR TO VERIFY
8. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.04 OF THE PUBLIC WORKS STANDARDS.

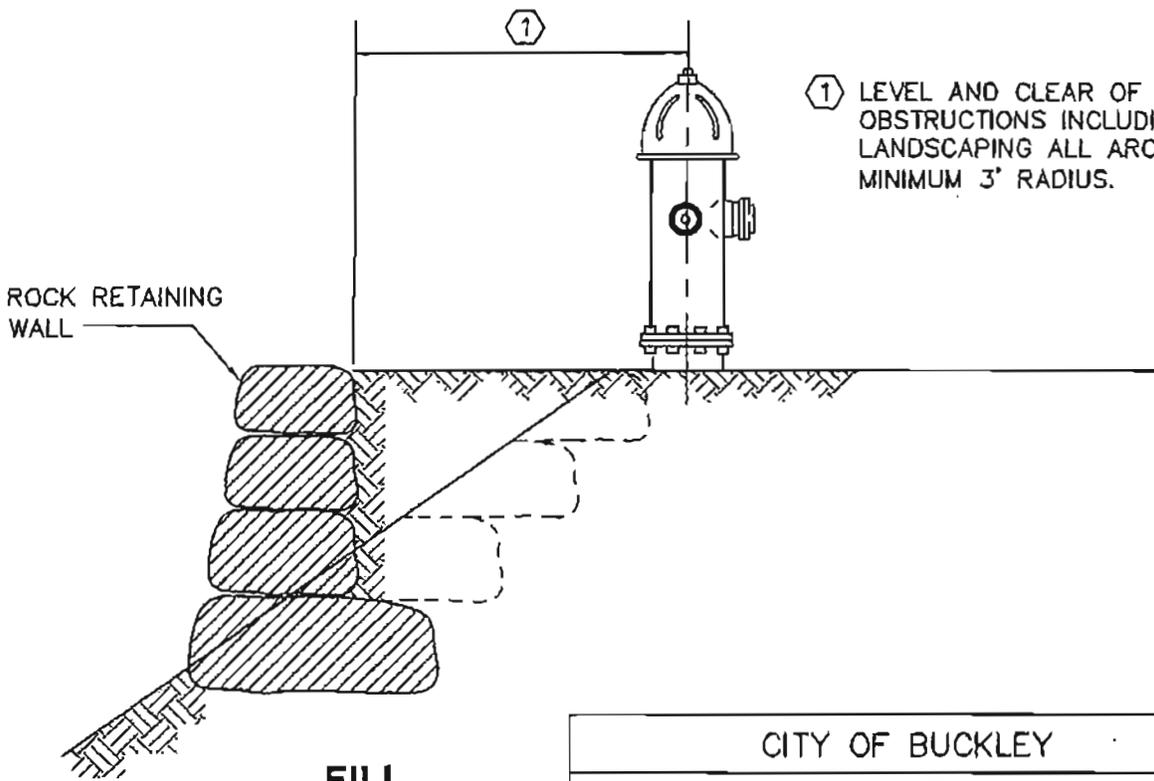
CITY OF BUCKLEY			
FIRE HYDRANT INSTALLATION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			8
DATE:	DRWN:	CHKD:	SCALE:
12/16	J.P.W.	D.J.M.	NO SCALE

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INSTALL APPROPRIATELY SIZED
STORM CULVERT IN DITCH
SECTION AS APPLICABLE -
15' MIN. LENGTH, 12" MIN.
DIAMETER
(GREATER DIAMETER PIPE
WILL BE REQUIRED IF
LOCALIZED CONDITIONS
WARRENT SAME)

CUT

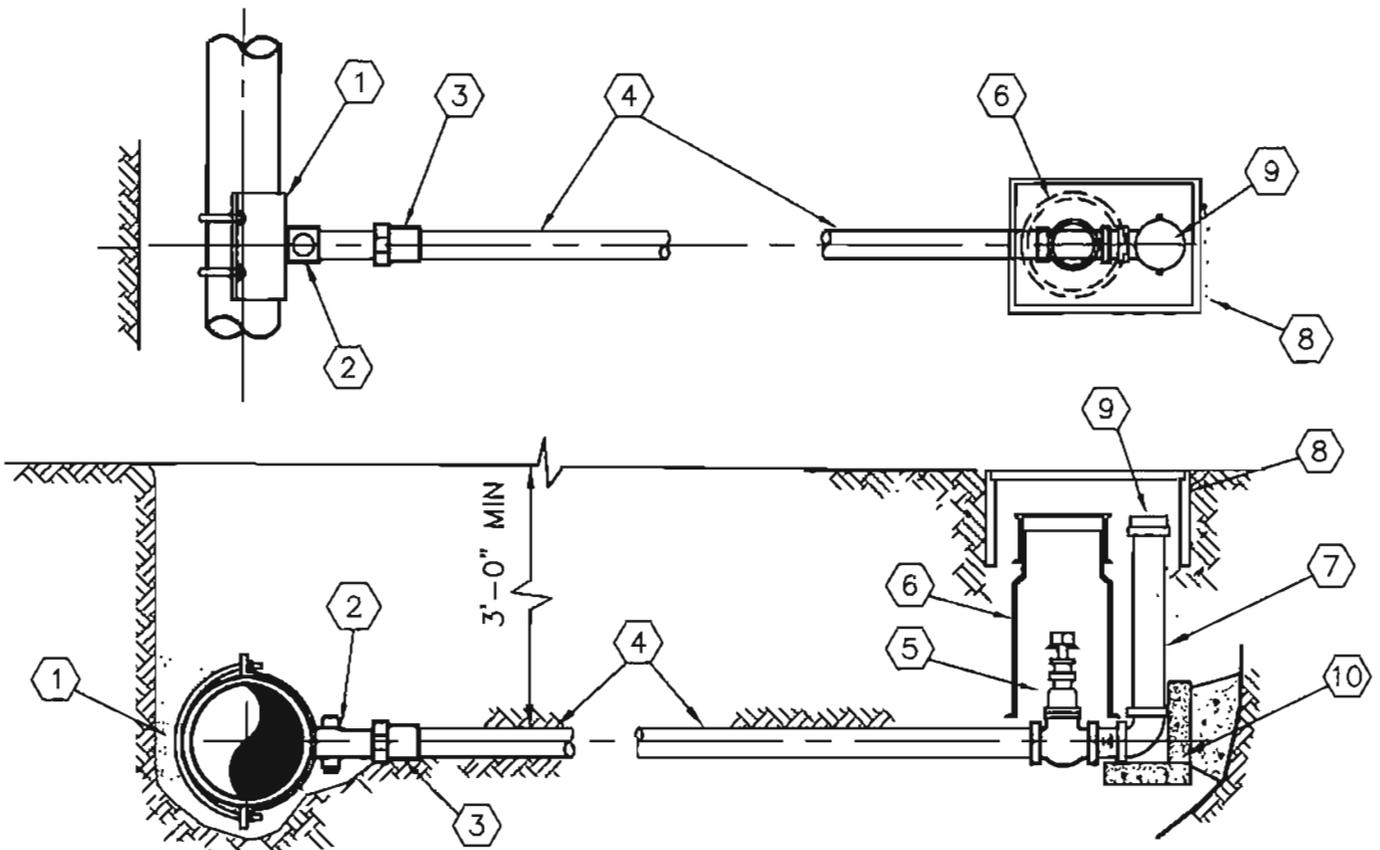


① LEVEL AND CLEAR OF ALL
OBSTRUCTIONS INCLUDING
LANDSCAPING ALL AROUND.
MINIMUM 3' RADIUS.

ROCK RETAINING
WALL

FILL

CITY OF BUCKLEY			
FIRE HYDRANT LOCATION IN CUT OR FILL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			FHLCF
DATE:		DATE	SCALE:
7/95	DRWN: S.L.B.	CHKD: T.J.O.	NONE



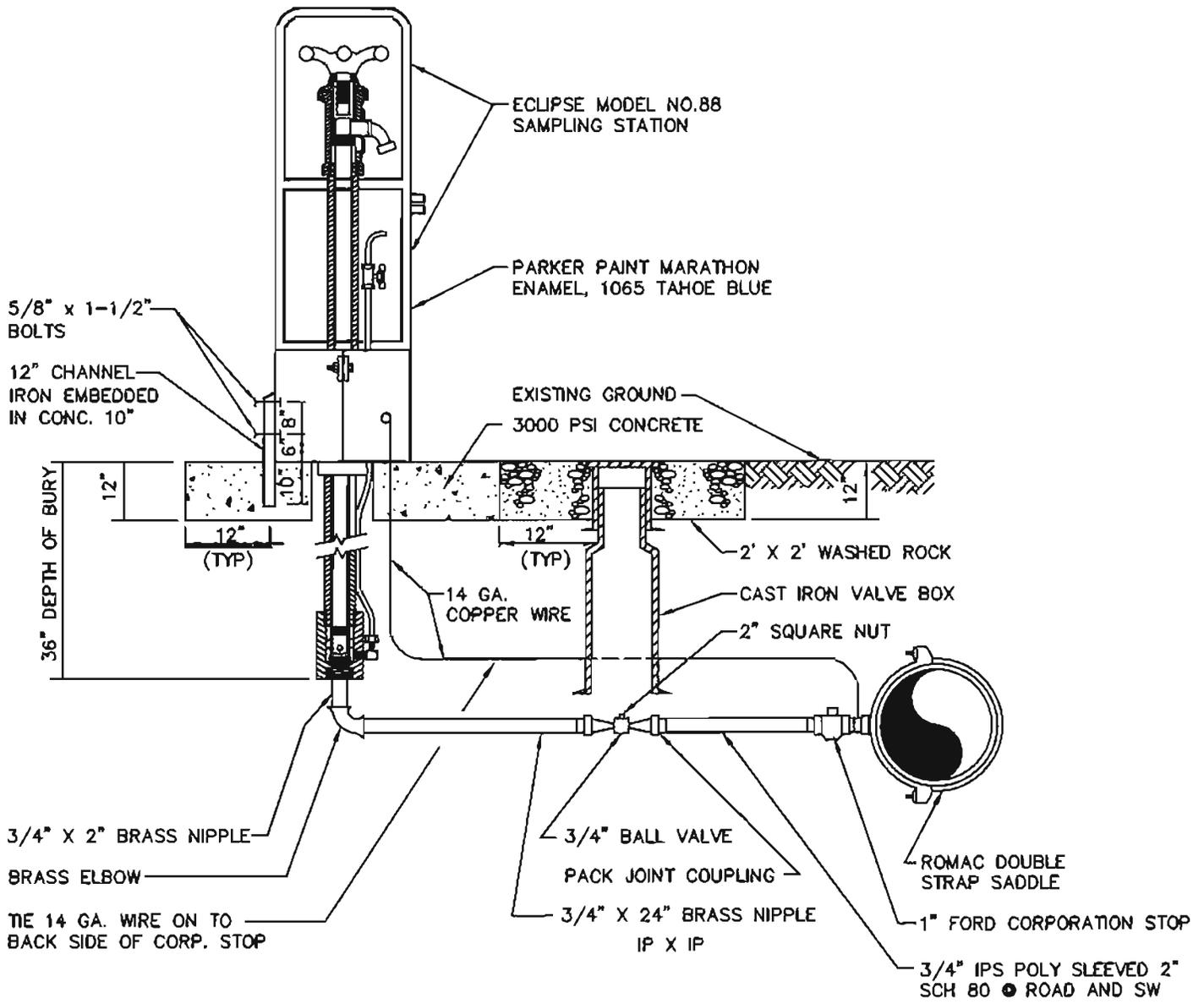
- ① D.I. DOUBLE STRAP SERVICE SADDLE
- ② 2" CORPORATION STOP
- ③ ADAPTOR
- ④ 2" 200 PSI IPS POLY PIPE
- ⑤ 2" GATE VALVE WITH SQUARE OPERATING NUT
- ⑥ CAST IRON VALVE BOX, RICH 940.
- ⑦ 2" GALVANIZED IRON PIPE & FITTINGS
- ⑧ METER BOX WITH SOLID LID, FOGTITE B-10, MID-STATES BCF1324-12, OR RAVEN SHALL BE H-20 LOAD RATED WHERE REQUIRED. (FIELD LOCATION TO BE CONFIRMED WITH CITY)
- ⑨ 2" BRASS COUPLING & 2" SQUARE BRASS PLUG (HAND TIGHTEN PLUG)
- ⑩ 2 - 2"x8"x16" CONC. SUPPORT BLOCKS & POURED CONC. SUPPORT

NOTES:

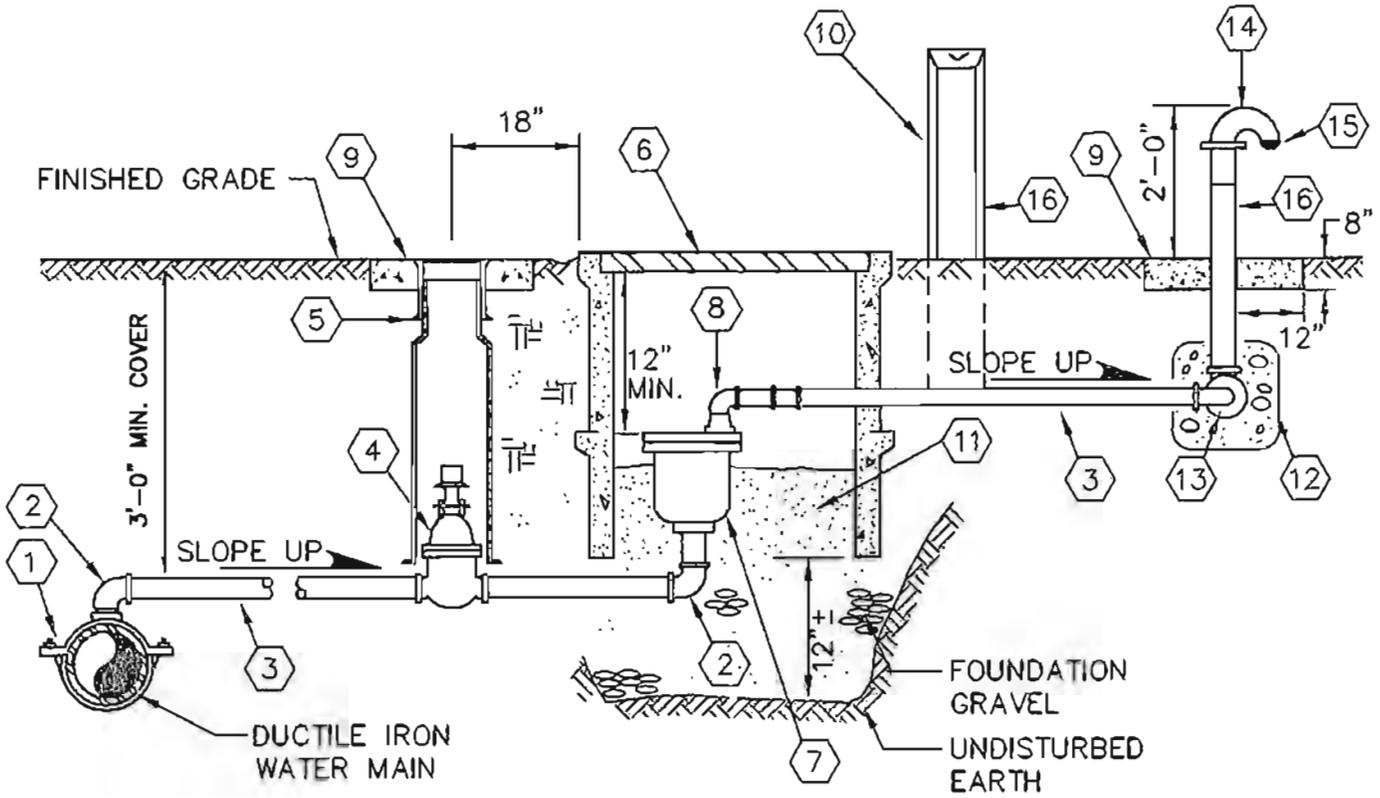
- 1) INSTALL DIELECTRIC COUPLINGS AT DISSIMILAR METALS.
- 2) FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.04 D OF THE PUBLIC WORKS STANDARDS.

CITY OF BUCKLEY			
2" IN-LINE BLOWOFF ASSEMBLY			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			BOA
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.W.	D.J.M.	NO SCALE

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CITY OF BUCKLEY			
WATER SAMPLING STATION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			16
DATE:	DRWN:	CHKD:	SCALE:
12/16	01-24-2017	D.J.M.	NO SCALE



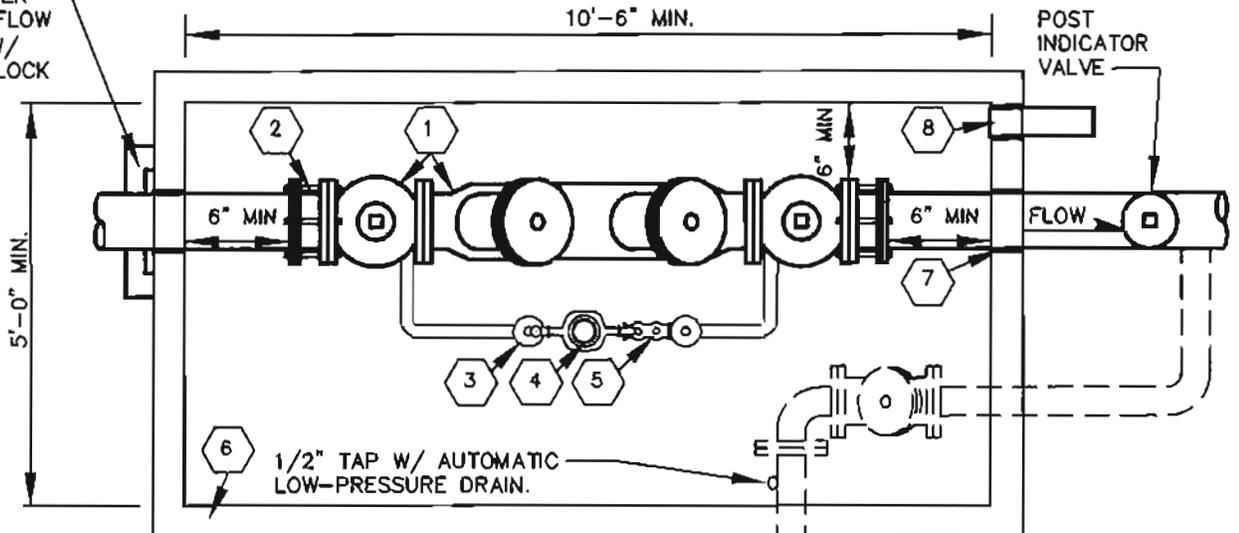
- ① DOUBLE STRAP SERVICE CLAMP W/ 2" CORP. STOP
- ② 2" SWING JOINT
- ③ 2" GALVANIZED IRON PIPE
- ④ 2" AWWA RESILIENT SEAT GATE VALVE W/ OPERATING NUT
- ⑤ CAST IRON VALVE BOX
- ⑥ CONCRETE METER BOX, 17"X28" FOGTITE NO. 2, W/ DIAMOND PLATE STEEL SOLID COVER
- ⑦ 2" AIR & VACUUM RELEASE VALVE, APCO OR CRISPIN MODELS ONLY
- ⑧ 2"X90° ELBOW
- ⑨ CONCRETE COLLAR
- ⑩ 4"X4" CONC. MARKER POST W/ DISTANCE & DIRECTION TO VALVE STENCILED IN BLACK
- ⑪ PEA GRAVEL
- ⑫ MIN. 1/4 CY OF WASHED ROCK, WRAP WITH FILTER FABRIC
- ⑬ 2, 2"X90° ELBOW (GALV.) WITH WEEP HOLE IN ONE
- ⑭ 2" OPEN PATTERN RETURN BEND
- ⑮ 2" BEEHIVE STRAINER
- ⑯ PAINT PORTION ABOVE GROUND WITH TWO COATS OF BLUE PAINT

NOTES:

- 1) TAP WATER MAIN AT HIGH POINT LOCATION, AS APPROVED BY CITY.
- 2) ASSEMBLY SHALL BE INSTALLED IN NON-TRAFFIC AREA.
- 3) FOR ADDITIONAL REQUIREMENTS, SEE SECTION 7.04 D OF THE PUBLIC WORKS STANDARDS

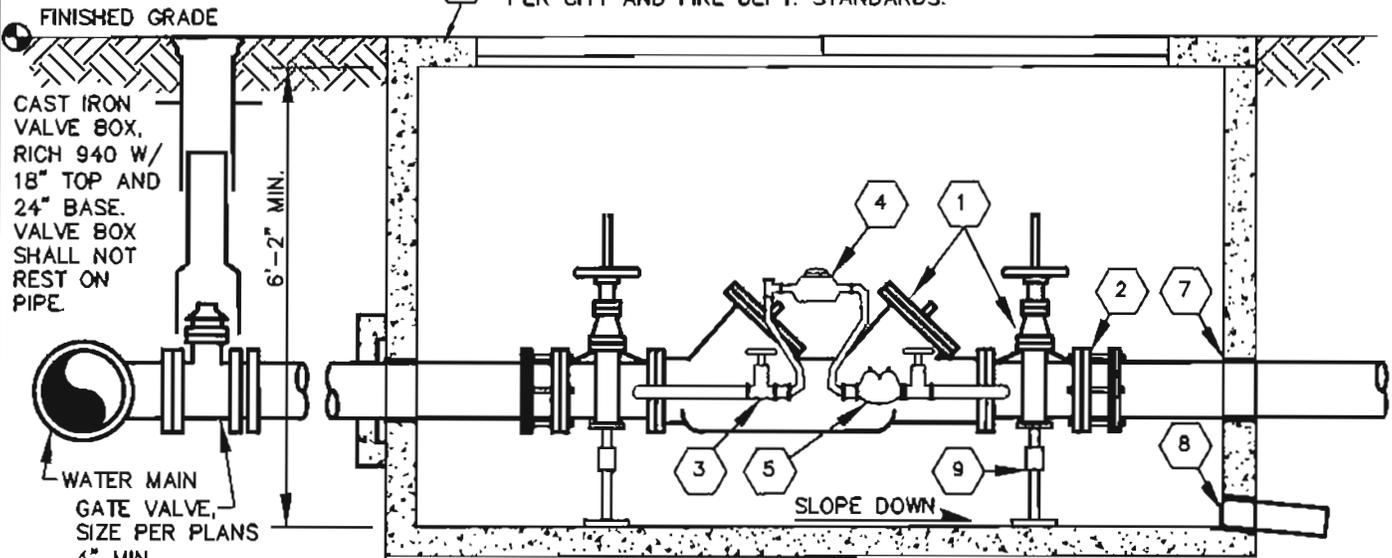
CITY OF BUCKLEY			
2" AIR & VACUUM RELEASE ASSEMBLY			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT. _____			15
DATE: _____		DATE	SCALE:
DRWN: _____	CHKD: _____	D.J.M. Pg. 2	30 SCALE

MEGALUG FOLLOWER
INSTALLED ON INFLOW
SIDE OF VAULT W/
CONC. THRUST BLOCK



OPTIONAL 2-WAY FIRE DEPT.
PUMPER CONNECTION, TEE OFF
DOWNSTREAM MAIN AND PROVIDE WITH
INLINE 4" SWING CHECK VALVE. INSTALL
PER CITY AND FIRE DEPT. STANDARDS.

FOR FIRE
DEPARTMENT
CONNECTION



- 1 STATE DOH APPROVED DOUBLE-CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY WITH O.S. & Y.V. SIZE AS NOTED ON PLANS.
- 2 ROMAC STYLE FLANGED COUPLING ADAPTER, 6" MIN. FROM INSIDE VAULT WALL.
- 3 SHUT-OFF VALVES PER STATE REQUIREMENTS.
- 4 5/8"x3/4" SENSUS SR11-TRPL BYPASS METER (PER CITY WATER METER STANDARDS).
- 5 STATE DOH APPROVED 3/4" DOUBLE CHECK VALVE ASSEMBLY.

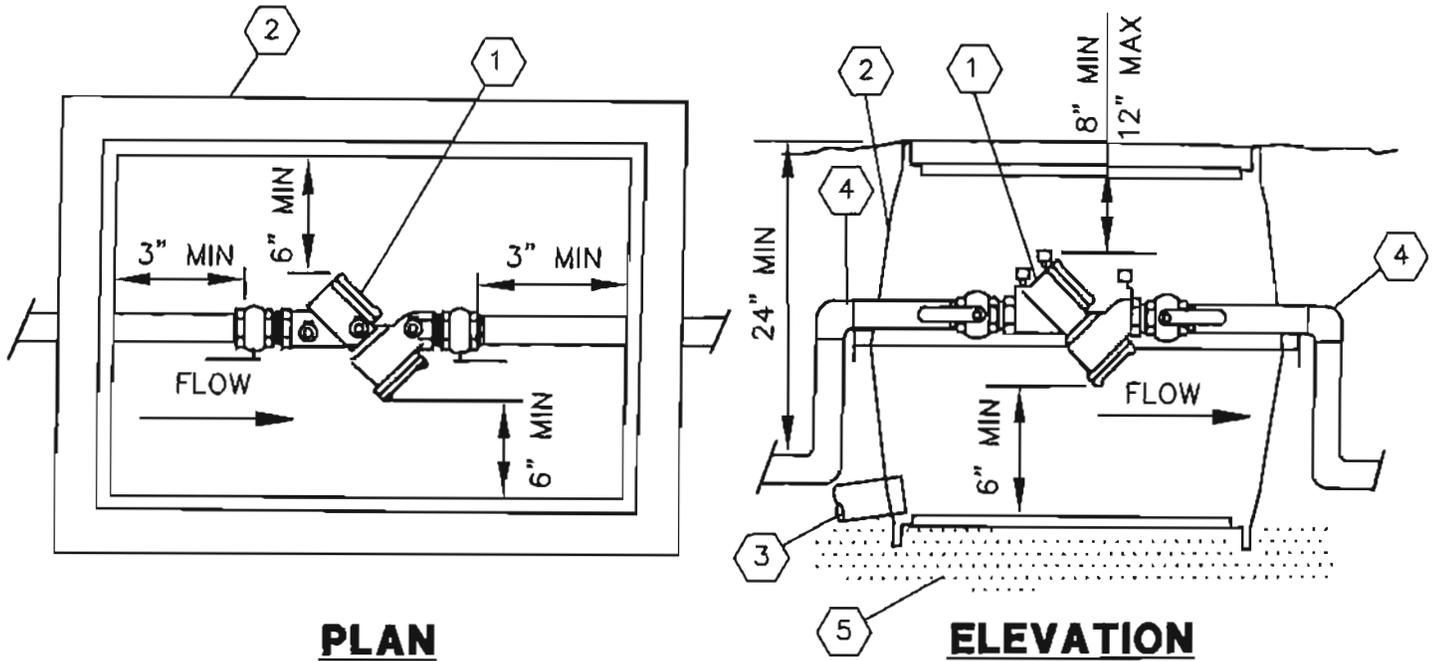
- 6 PRE-CAST CONCRETE VAULT, UTILITY VAULT CO., NO. 5106-LA WITH SPRING LOADED, LOCKABLE STEEL PLATE COVER NO. 2-332P TYPICAL. VERIFY VAULT SIZE TO FIT COMPLETE ASSEMBLIES.
- 7 WATER TIGHT RUBBER SEAL, TYP. ALL PENETRATIONS.
- 8 6" PVC DRAIN TO DAYLIGHT OR TO STORM SYSTEM.
- 9 ADJUSTABLE STANCHIONS (2 TOTAL).

NOTES:

- 1) PROVIDE FLEXIBLE COUPLINGS ON BOTH INLET AND OUTLET PIPES OUTSIDE VAULT.
- 2) A CERTIFIED TEST REPORT SHALL BE SUPPLIED TO THE CITY FOR EACH BACKFLOW ASSEMBLY.
- 3) ALL PIPE SHALL BE DUCTILE IRON EXCEPT FOR BYPASS (BRASS OR TYPE K COPPER).

CITY OF BUCKLEY			
3" & LARGER DOUBLE CHECK VALVE ASSEMBLY			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.P.W.	D.J.M.	NO SCALE

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PLAN

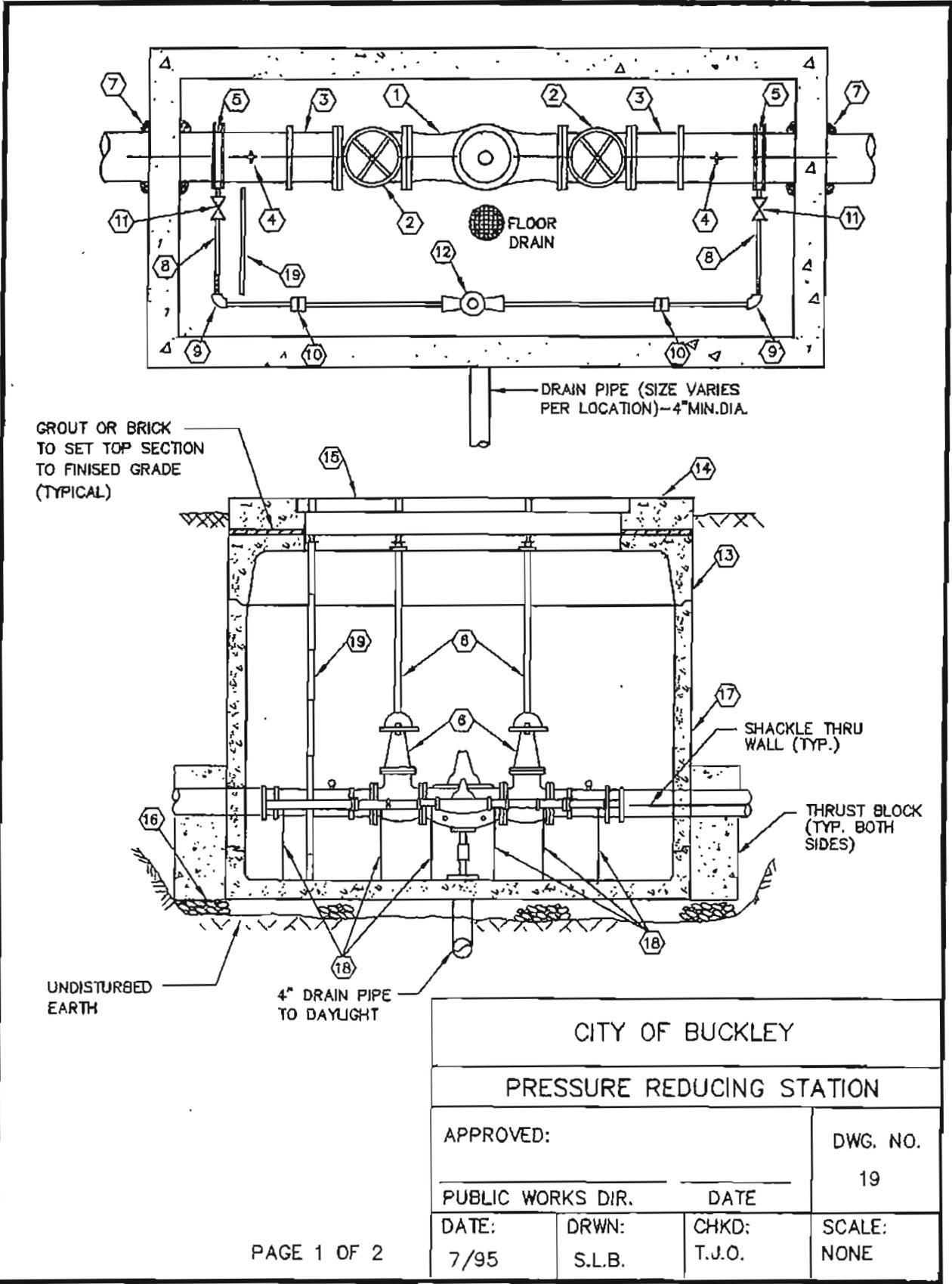
ELEVATION

- ① STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY (DCVA)
- ② METER BOX. FOG-TITE NO. 2 CONCRETE, OR MID STATES PLASTICS MSBCF 1730-12 COMPOSITE. BOX SHALL BE H-20 LOAD RATED WHERE REQUIRED.
- ③ 4" PVC DRAIN TO CATCH BASIN OR DAYLIGHT. SCREEN BOTH ENDS.
- ④ BENDS MAY BE LOCATED INSIDE OR OUTSIDE OF BOX SO LONG AS SUFFICIENT ROOM IS ALLOWED AT EACH END FOR VALVE OPERATOR AND DCVA REPAIR OR MAINTENANCE.
- ⑤ PROVIDE FREE DRAINING BACKFILL BELOW BOX.

NOTES:

- 1) ALL TEST COCKS SHALL HAVE BRASS PLUGS.
- 2) TEST COCKS SHALL FACE UP OR SIDWAYS, WHICHEVER IS MORE ACCESSIBLE.
- 3) COMPLETE ALL WORK IN ACCORDANCE WITH STATE, CITY AND SUPPLIER STANDARDS.
- 4) SYSTEM SHALL NOT BE PUT INTO SERVICE UNTIL DCVA IS APPROVED BY THE CITY AND TESTED/CERTIFIED BY A WASHINGTON STATE LICENSED TESTER.
- 5) DCVA IS CONSIDERED PART OF THE PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH ANNUAL CERTIFICATION REQUIRED.
- 6) PRESSURE TEST AND DISINFECT PER A.W.W.A. STDS.

CITY OF BUCKLEY			
2" & SMALLER DOUBLE CHECK VALVE ASSEMBLY			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		23	
DATE:		DATE	
DRWN:	CHKD:	SCALE:	
D.P.W.	D.J.M.	NO SCALE	



CITY OF BUCKLEY			
PRESSURE REDUCING STATION			
APPROVED:			DWG. NO.
PUBLIC WORKS DIR.			19
DATE:		DATE	
7/95	DRWN:	CHKD:	SCALE:
	S.L.B.	T.J.O.	NONE

PAGE 1 OF 2

PRESSURE REDUCING STATION

(TO BE SIZED BY CITY)

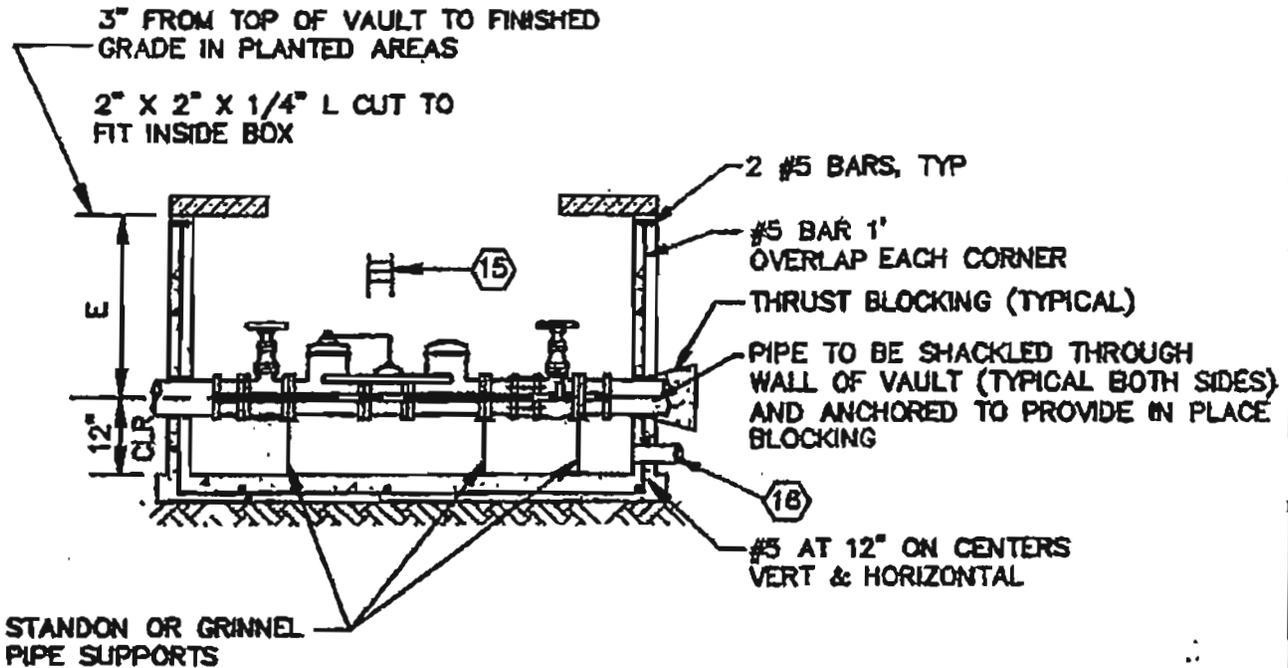
LEGEND

- ① PRESSURE REDUCING PRESSURE SUSTAINING VALVE (FL X FL), CLA-VAL WITH VALVE SUPPORT AND INDICATOR GAUGE.
- ② NRS RESILIENT SEAT FLANGED GATE VALVE WITH HANDWHEEL, AND VALVE SUPPORT ASSEMBLY.
- ③ (FL X MJ) ADAPTOR COUPLING.
- ④ PRESSURE GAUGE 0-200 PSI WITH RAY PRESSURE SNUBBER AND SHUT OFF COCK
- ⑤ 2" DIAMETER DOUBLE STRAP TAPPED SADDLE.
- ⑥ VALVE EXTENSION STEM AND GUIDE FURNISH WITH FORK TO FIT HANDWHEEL AND 2" OPENING NUT AND BRACKET TO HATCH SIDE OPENING. SHOW DETAIL.
- ⑦ WATERTIGHT GROUT FOR INLET PIPE.
- ⑧ 2" DIAMETER BRASS (THD X THD) WITH PIPE SUPPORT.
- ⑨ 2" 90° BRASS ELBOW (THD X THD) WITH PIPE SUPPORT.
- ⑩ 2" UNION.
- ⑪ 2" RESILIENT SEAT GATE VALVE (THD X THD) WITH PIPE SUPPORT.
- ⑫ 2" PRV, CLA-VAL NO. 90G-01AS WITH VALVE SUPPORT.
- ⑬ UTILITY VAULT, TOP SECTION TO BE SPECIFIED AND APPROVED BY THE CITY.
- ⑭ UTILITY VAULT, ADJUSTABLE COVER TO BE SPECIFIED AND APPROVED BY THE CITY.
- ⑮ BILCO HATCH CO., ALUMINUM ACCESS DOORS SUITABLE FOR H-20 LOADING (WATERTIGHT)
- ⑯ 8" MINIMUM COMPACTED THICKNESS OF FOUNDATION ROCK
- ⑰ UTILITY VAULT, SIZE TO BE SPECIFIED BY THE CITY.
- ⑱ GRINNEL PIPE SUPPORTS, TO INCLUDE STEEL YOKE, BOLT TO VAULT FLOOR USING RECOMMENDED CONNECTION AND SIZES.
- ⑲ TELESCOPIC ALUMINUM LADDER, BOLT (STAINLESS STEEL) AT FLOOR AND HATCH OPENING.

NOTE:

- 1. ALL 2" PIPE TO BE BRASS
- 2. PAINT ALL PIPING WITH PARKER PACIFIC MARINE ENAMEL MARATHON 1065 TAHOE BLUE

CITY OF BUCKLEY			
PRESSURE REDUCING STATION			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			19
DATE:		DATE	
7/95	DRWN:	CHKD:	SCALE:
	S.L.B.	T.J.O.	NONE

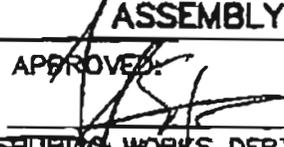


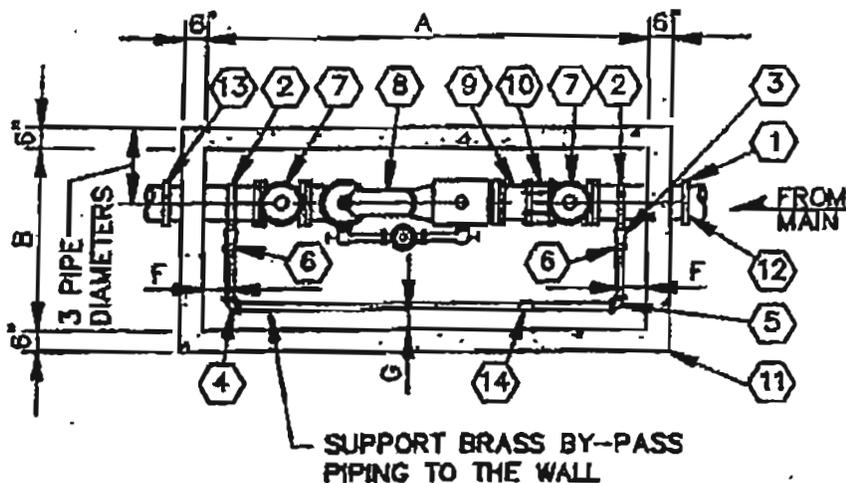
NOTES:

INSTALL 4" DRAIN PIPE TO DAYLIGHT UNLESS OTHERWISE APPROVED. 1% MIN. SLOPE.

BACKFLOW PREVENTOR REQUIRED FOR ALL FIRE LINES AND IRRIGATION LINES, IN SEPERATE VAULTS

BRASS DOES NOT NEED TO BE PAINTED, ALL OTHER PIPE TO BE PAINTED WITH MARINE ENAMEL, MARATHON 1065 TAHOE BLUE.

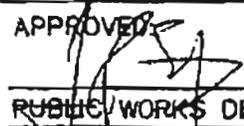
CITY OF BUCKLEY			
METER AND METER VAULT ASSEMBLY 3" THROUGH 10"			
APPROVED: 			DWG. NO. 13
PUBLIC WORKS DEPT.		DATE	
DATE 7/95	DRWN: S.L.B.	CHKD: T.J.O.	SCALE: NONE



NOTES

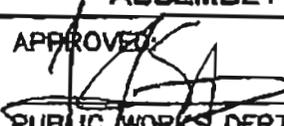
1. "SENSUS" METERS (3" TO 10") SHALL BE FURNISHED BY CONTRACTOR AND SIZED BY CITY. METERS SHALL READ IN CUBIC FEET.
2. VAULT SHALL BE PRECAST, UTILITY VAULT OR OWNER APPROVED EQUAL
3. ALL PIPE & FITTINGS 4" AND LARGER SHALL BE CEMENT LINED.
4. PIPING FROM MAIN TO VAULT SHALL BE AS SHOWN IN TABLE BELOW. PROVIDE TEE WITH VALVE ON DISTRIBUTION MAIN.
5. ALL PIPING SHALL BE PAINTED (TWO COATS) WITH PARKER PAINT MARINE ENAMEL, MARATHON 1085, TAHOE BLUE.

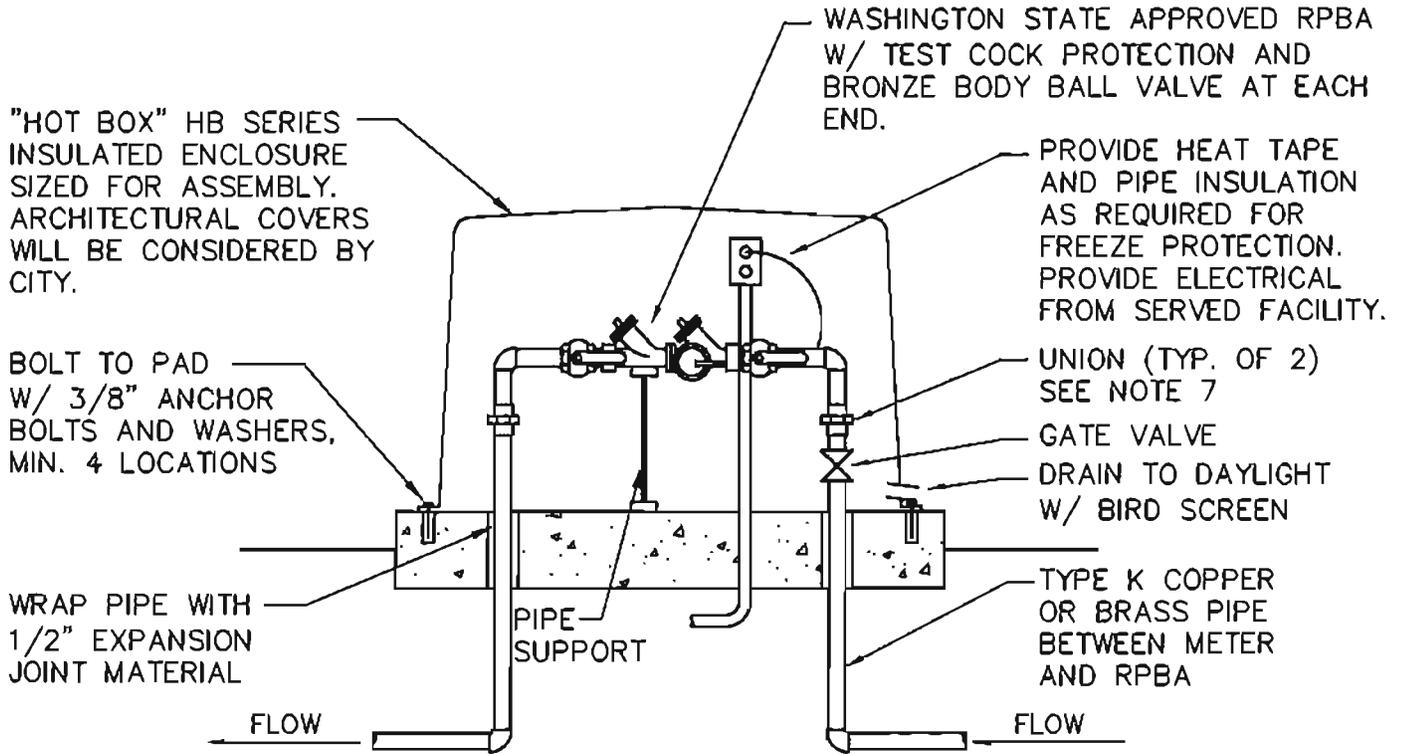
METER SIZE	MAIN-LINE	BYPASS	A	B	C	D	E	F	G
3"	4" DI.	1 1/2" BRASS	7'-6"	3'-0"	9 1/2"	6"	2'-8"	9"	4"
4"	4" DI.	1 1/2" BRASS	7'-6"	3'-0"	9 1/2"	6"	2'-8"	9"	4"
6"	6" DI.	2" BRASS	9'-6"	3'-6"	12"	6"	2'-8"	9"	4"
8"	8" DI.	4" DI.	11'-0"	4'-0"	12"	9"	3'-6"	14"	6"
10"	10" DI.	4" DI.	13'-0"	5'-0"	16"	12"	4'-0"	16"	6"

CITY OF BUCKLEY			
METER AND METER VAULT ASSEMBLY 3" THROUGH 10"			
APPROVED: 			DWG. NO. 13
PUBLIC WORKS DEPT.		DATE	
DATE: 7/95	DRWN: S.L.B.	CHKD: T.J.O.	SCALE: NONE

PAGE 2 OF 3

- ① 2-FLEX CPLG TO FIT ROCKWELL 441 (4" X 3" REDUCER, M.J. FOR 3" METER
- ② 2-DOUBLE STRAP SERVICE CLAMPS, ROMAC 101 WITH IPS TAP, OR EQUAL
- ③ 3-STRAIGHT CPLG. BRASS TO OUTSIDE I.P. THREAD MUELLER H-15425,H-15428. 110 COMP., OR EQUAL
- ④ 1 1/4" BEND CPLG BRASS TO BRASS MUELLER H-15525.
- ⑤ 1 1/4" BEND CPLG, BRASS TO OUTSIDE I.P. THREAD MUELLER H-15530, OR EQUAL
- ⑥ 1 BALL VALVE WITH PADLOCK WING OR LOCK CAP, FORD B21-444W OR B21-666 WITH LOCK CAP OR B21-777 WITH LOCK CAP.
- ⑦ 2-RESILIENT SEAT GATE VALVE, FL X FL. (RISING STEM)
- ⑧ 1-3" TO 10" COMPOUND METER ("SENSUS" TOUCH READ) - SIZE TO BE AS SPECIFIED BY CITY AND FURNISHED BY CONTRACTOR/DEVELOPER
- ⑨ 1 C.I. ADPT. FL X PE (LENGTH TO FIT)
- ⑩ 1-CPLG. ADAPT., FL ROCKWELL 812, OR OWNER APPROVED EQUAL
- ⑪ CAST IN PLACE OR PRECAST CONCRETE VAULT WITH (H2O) BILCO (HATCH SIZE AND LOCATION TO BE APPROVED BY CITY)
- ⑫ WELDED FL RESTRAINT OR SHAKLE TO THRUST BLOCK TO PREVENT MOVEMENT IF METER IS REMOVED
- ⑬ INSULATED CPLG. TO 3" CU SERVICE
- ⑭ UNION
- ⑮ INSTALL ALUMINUM LADDER WITH TELESCOPIC RISER FASTEN TO WALL WITH STAINLESS STEEL FASTENER AT MAXIMUM THREE FOOT INTERVALS.
- ⑯ PROVIDE 4" DRAIN PIPE (AT PUMP) TO DAYLIGHT MIN. SLOPE = 2%

CITY OF BUCKLEY			
METER AND METER VAULT ASSEMBLY 3" THROUGH 10"			
APPROVED: 		DWG. NO.	
PUBLIC WORKS DEPT.		DATE	
DATE	DRWN:	CHKD:	SCALE:
7/95	S.L.B.	T.J.O.	NONE



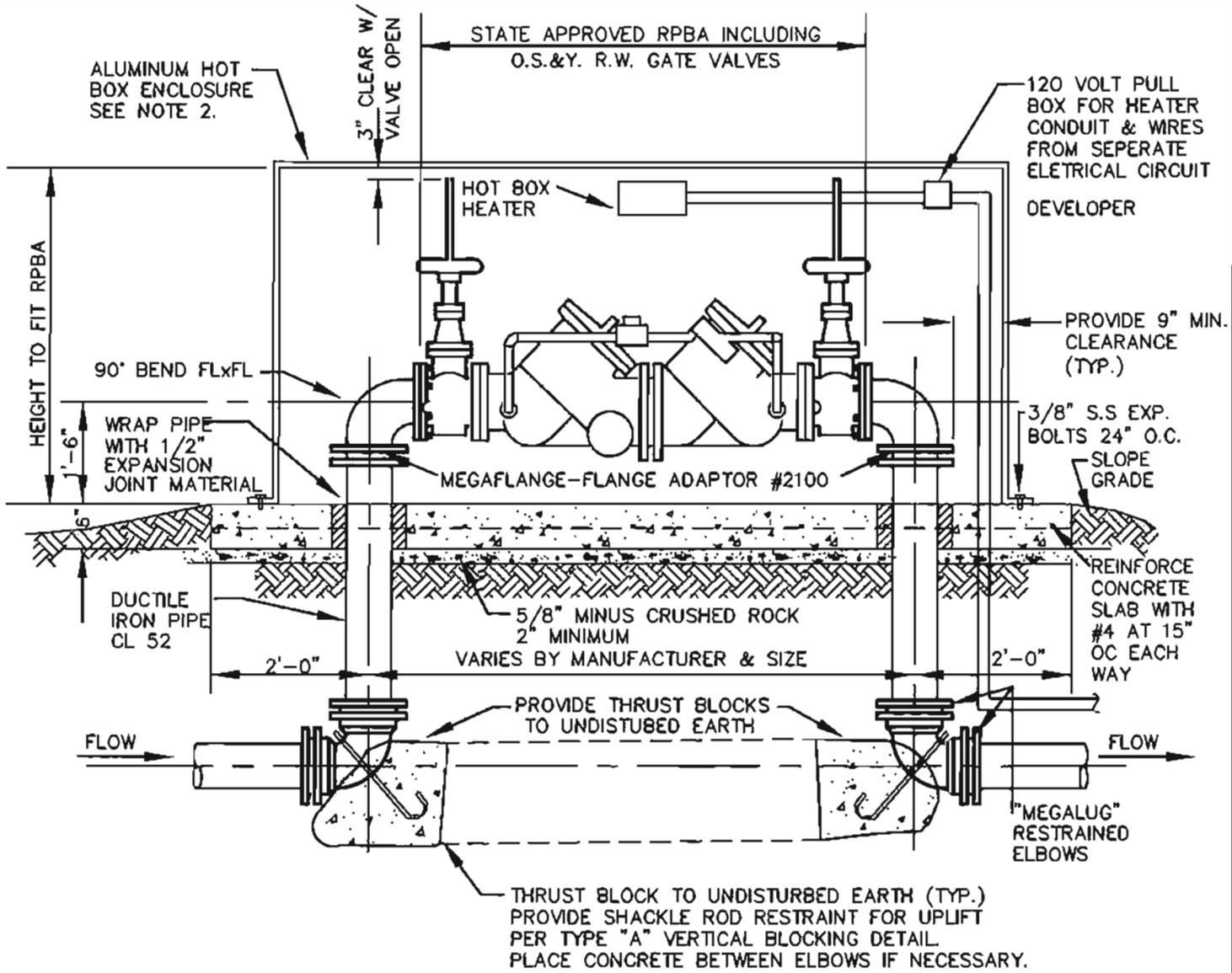
NOTES:

- 1) BACKFLOW ASSEMBLY SHALL BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH CURRENT APPROVED LIST.
- 2) CONCRETE TO BE 2500 PSI MIX WITH AIR ENTRAINMENT.
- 3) COMPLETE ALL WORK IN ACCORDANCE WITH STATE, CITY AND SUPPLIER STANDARDS.
- 4) SYSTEM SHALL NOT BE PUT INTO SERVICE UNTIL RPBA IS APPROVED BY THE CITY AND TESTED/CERTIFIED BY A WASHINGTON STATE LICENSED TESTER.
- 5) RPBA IS CONSIDERED PART OF THE PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH ANNUAL CERTIFICATION REQUIRED.
- 6) PRESSURE TEST AND DISINFECT PER A.W.W.A. STANDARDS.
- 7) DIELECTRIC UNIONS SHALL BE USED TO SEPARATE DISSIMILAR MATERIALS.

CITY OF BUCKLEY			
3/4" TO 2" REDUCED PRESSURE BACKFLOW ASSEMBLY			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			25
DATE:		DRWN:	CHKD:
01-24-2017		D.J.M.	Pg. 3
SCALE:		NO SCALE	

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GENERAL NOTES:

1. BACKFLOW ASSEMBLY SHALL BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH CURRENT APPROVED LIST.
2. ALUMINUM "HOT BOX" MODELS 4 THROUGH 10 FOR RESPECTIVE SIZE RPBA SHALL BE MODIFIED TO FIT ABOVE EIGHT REQUIREMENTS. VALVE STEM SHALL NOT BE ALLOWED TO EXTEND OUTSIDE OF BOX.
3. HEATERS SHALL BE 2,000 WATT FOR 8" AND UNDER: 3,000 WATT FOR 10".
4. CONCRETE TO BE 2500 PSI MIX WITH AIR ENTRAINMENT.
5. COMPLETE ALL WORK IN ACCORDANCE WITH STATE, CITY AND SUPPLIER STDS.
6. SYSTEM SHALL NOT BE PUT INTO SERVICE UNTIL RPBA IS APPROVED BY THE CITY AND TESTED/CERTIFIED BY A WASHINGTON STATE LICENSED TESTER.

GENERAL NOTES (CONTINUED):

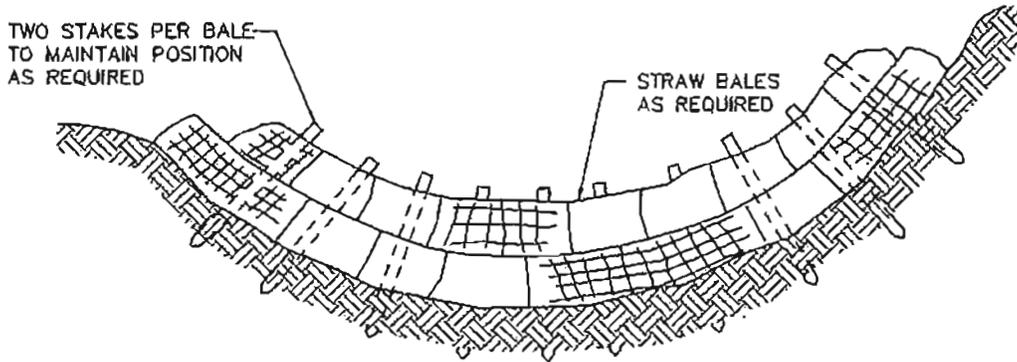
7. RPBA IS CONSIDERED PART OF THE PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH ANNUAL CERTIFICATION REQUIRED.
8. PRESSURE TEST AND DISINFECT PER A.W.W.A. STDS.

CITY OF BUCKLEY			
3" & LARGER REDUCED PRESSURE BACKFLOW ASSEMBLY			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		26	
DATE:	DRWN:	CHKD:	SCALE:
01-24-2017	J.W.	D.J.M.	Pg. 302 SCALE

GENERAL DETAILS

NOTES:

1. WHERE POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
2. TEMPORARY SILTATION AND DETENTION PONDS TO BE CONSTRUCTED BY PLACING STRAW BALES OR FILTER FABRIC FENCES ACROSS SWALES. PONDS SHALL BE CONSTRUCTED TO PROVIDE 2 CUBIC FEET OF SETTLING POND PER 50 SQUARE FEET OF CLEARED AREA TRIBUTARY TO THE POND.
3. FILTER FABRIC FENCES OR STRAW BALES TO BE LOCATED AT THE BOTTOM OR TOE OF NEWLY EXCAVATED SLOPES AS INDICATED ON THE PLANS.
4. CONSTRUCT ROCK CHECK DAMS IN OPEN DITCHES AS REQUIRED
5. TO PROVIDE EROSION CONTROL ON STEEP AND NEWLY GRADED SLOPES, CONTRACTOR SHALL EMPLOY EROSION CONTROL BLANKET OR CLEAR PLASTIC IMMEDIATELY AFTER GRADING SLOPES AND THE APPLICATION OF SEEDING. THIS SHALL BE DONE AND IN PLACE BEFORE THE FALL RAINFALL BEGINS.
6. ALL TEMPORARY EROSION CONTROL STRUCTURES SHALL BE MAINTAINED IN SATISFACTORY CONDITION UNTIL CLEARING AND/OR CONSTRUCTION IS COMPLETED AND SURFACE RESTORATION HAS BEEN COMPLETED.
7. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS.

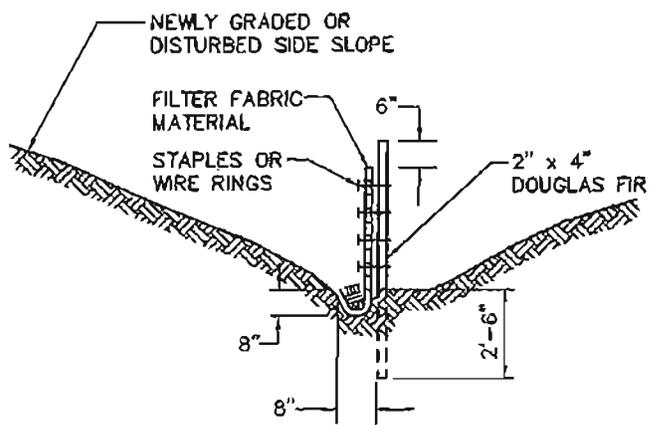


ELEVATION

STRAW BALE DAM

L:\BUCKLEY\DETAILS\EC-2

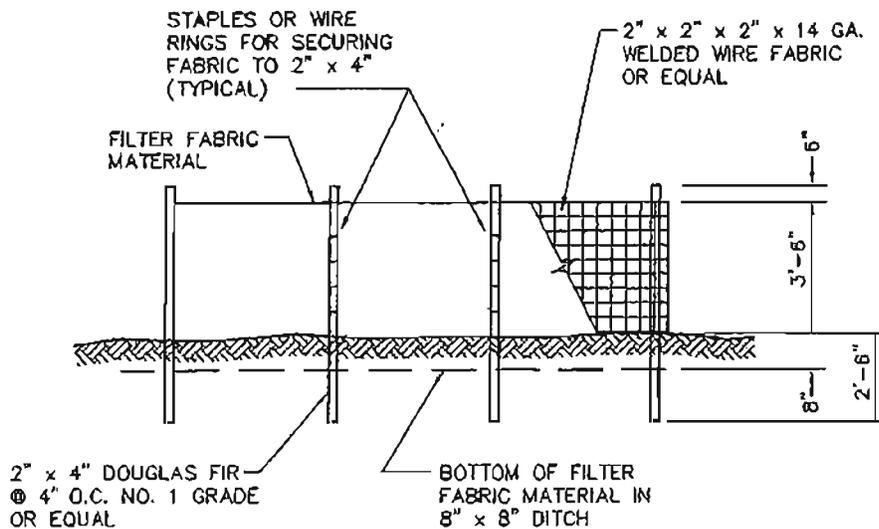
CITY OF BUCKLEY			
STRAW BALE DAM			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			EC-2
DATE:		DRWN:	CHKD:
8/93	E.S.T.	T.J.O.	SCALE:
			NONE



CROSS SECTION

NOTES:

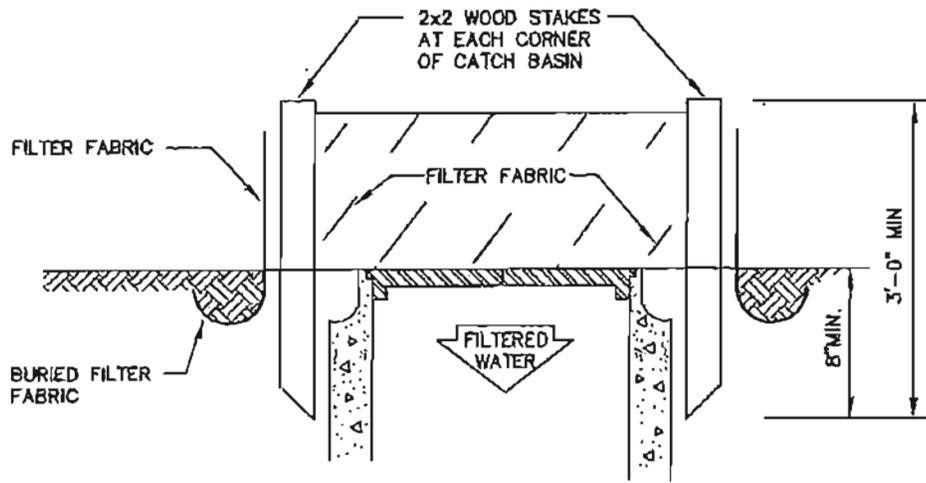
1. WHERE POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL
2. TEMPORARY SILTATION TO BE CONSTRUCTED BY PLACING FILTER FABRIC FENCES ACROSS SWALES UTILIZING FILTER SYSTEM PRIOR TO DISCHARGE
3. ALL TEMPORARY SILTATION SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND SURFACE RESTORATION HAS BEEN COMPLETED
4. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS, UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE TOWN



ELEVATION

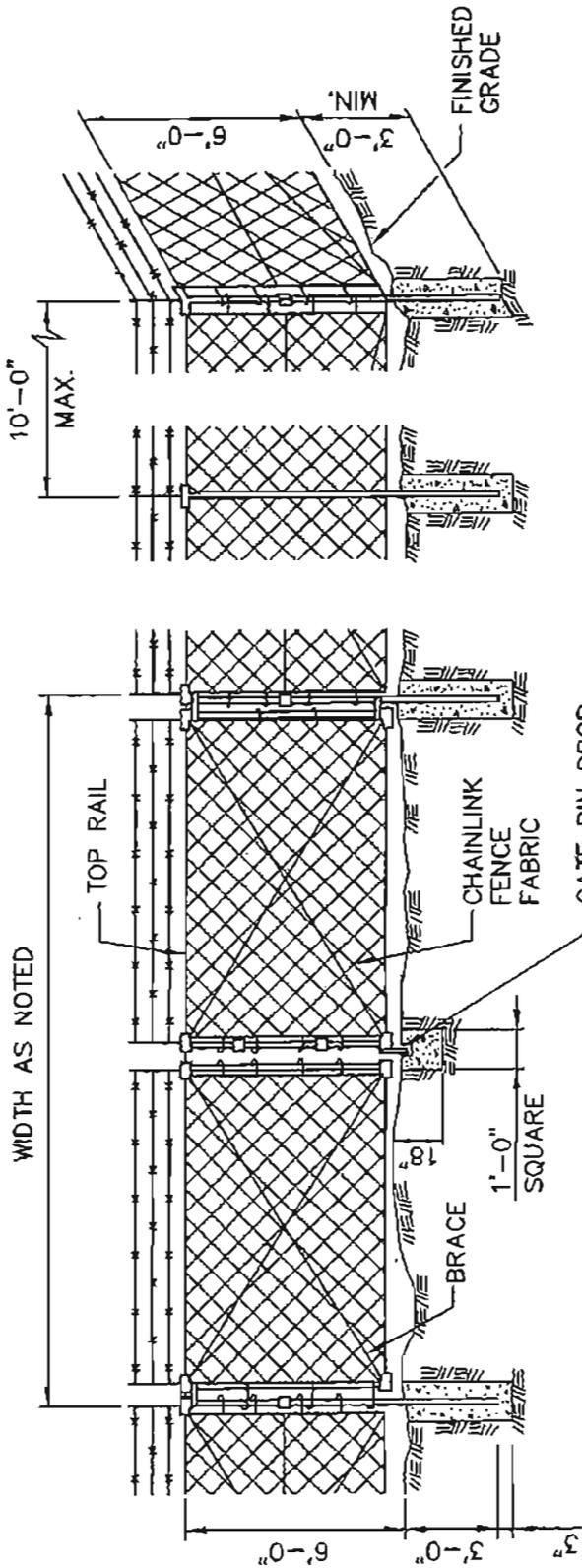
SILT FENCE

CITY OF BUCKLEY			
SILT FENCE			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			EC-1
DATE:		DRWN:	CHKD:
8/93	E.S.T.	TT.J.O.	SCALE:
			NONE



NOTE:
 WOOD STAKES AROUND PERIMETER OF INLET SHALL BE SPACED A MAXIMUM OF 3 FEET APART

CITY OF BUCKELEY			
STORM DRAIN INLET PROTECTION			
APPROVED:			DWG. NO. STOM-4
PUBLIC WORKS DEPT.		DATE	
DATE: 8/93	DRWN: E.S.T.	CHKD: T.J.O.	SCALE: NONE

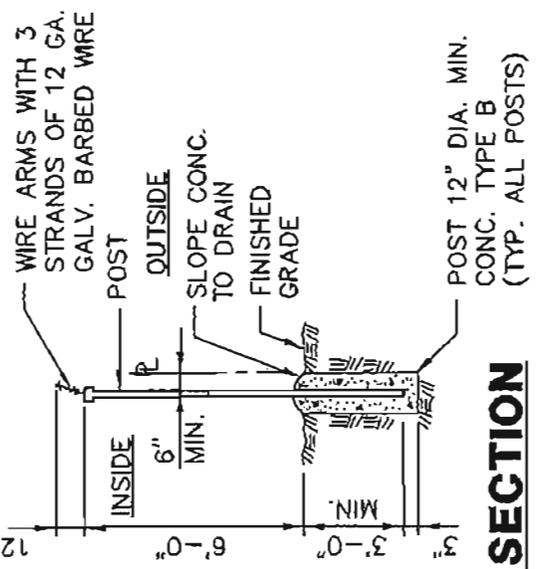


CORNER POST

NOTES:

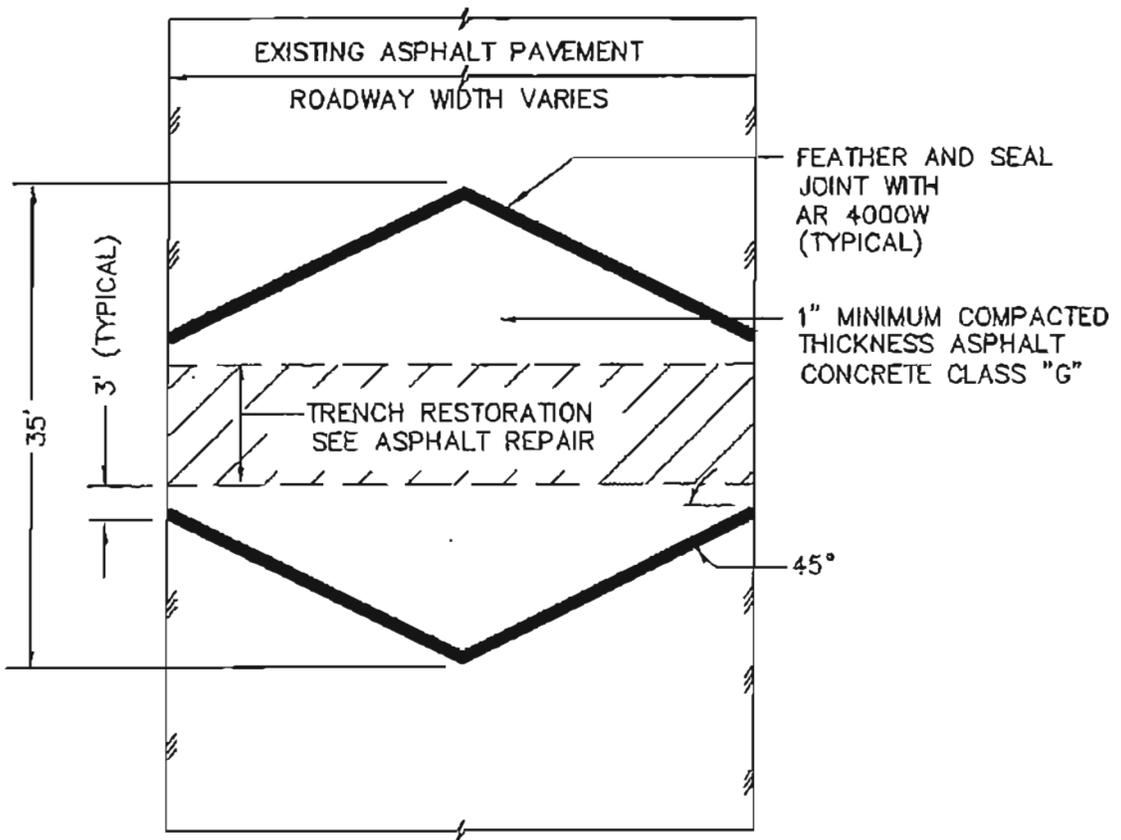
1. CHAINLINK FENCE AND GATE SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS 1991 FOR CHAINLINK FENCE TYPE 1 AS DETAILED ON STANDARD PLANS L-2 AND L-3.
2. CORNER POSTS SHALL BE INSTALLED AT ALL POINTS WHERE THE ALIGNMENT CHANGES 30° OR MORE.

GATE ELEVATION

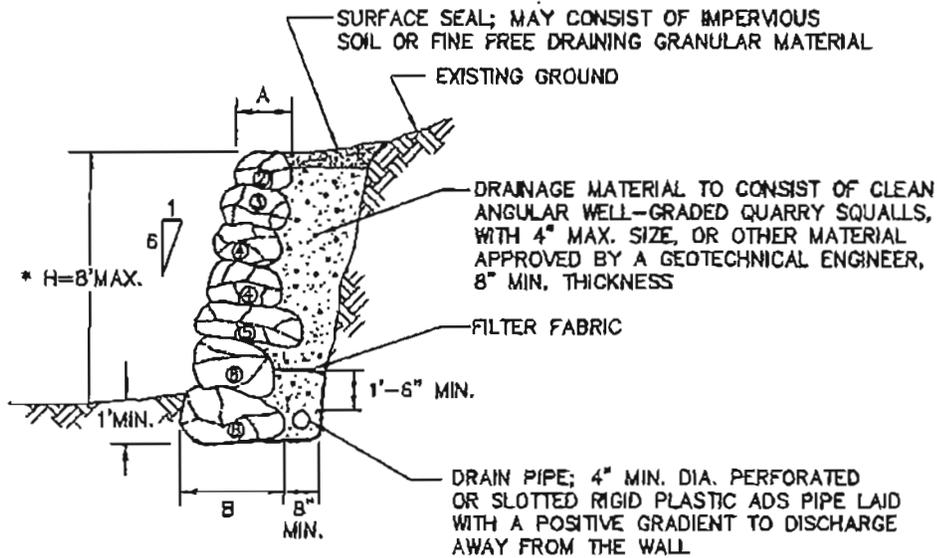


SECTION

CITY OF BUCKLEY		DWG. NO.	SGF--1
SWING GATE AND FENCE DETAILS		APPROVED:	
PUBLIC WORKS DEPT.	DATE	DRWN:	CHKD:
DATE: 8/93		E.S.T.	T.J.O.
		SCALE:	NONE



CITY OF BUCKLEY			
ASPHALT DIAMOND PATCH			
APPROVED:			DWG. NO.
PUBLIC WORKS DIR. _____ DATE _____			21
DATE: 7/95	DRWN: S.L.B.	CHKD: T.L.S.	SCALE: NONE



SECTION

SIZE	APPROXIMATE WEIGHT - LBS.	APPROXIMATE DIAMETER
1 MAN	50-200	12" - 18"
2 MAN	200-700	18" - 28"
3 MAN	700-2000	28" - 36"
4 MAN	2000-4000	36" - 48"
5 MAN	4000-8000	48" - 54"
6 MAN	6000-8000	54" - 50"

* NOTE:

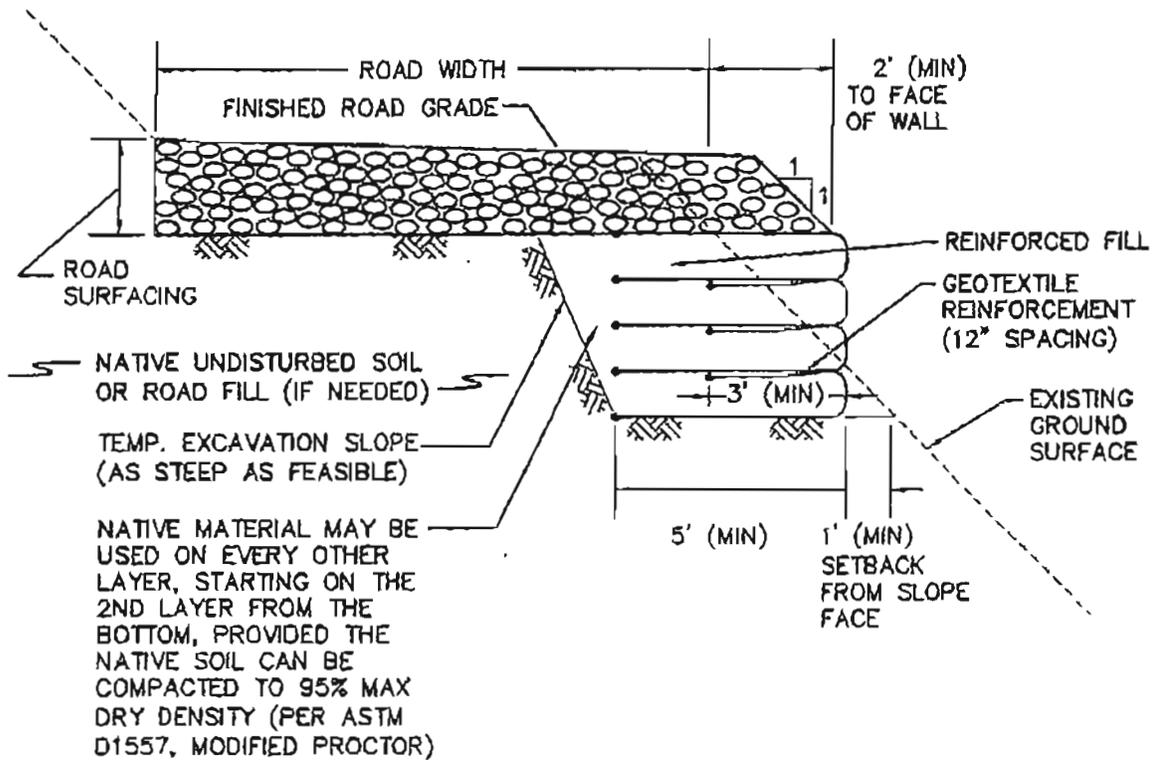
4' MIN. HIGH CYCLONE FENCE REQUIRED ABOVE WALL WHEN WALL HEIGHT IS 3' OR GREATER

H	B	A	REVISIONS
6'- 0" OR LESS	3'- 0"	2'- 0"	
6'- 0' H ≤ 8'- 0"	4'- 4"	3'- 0"	

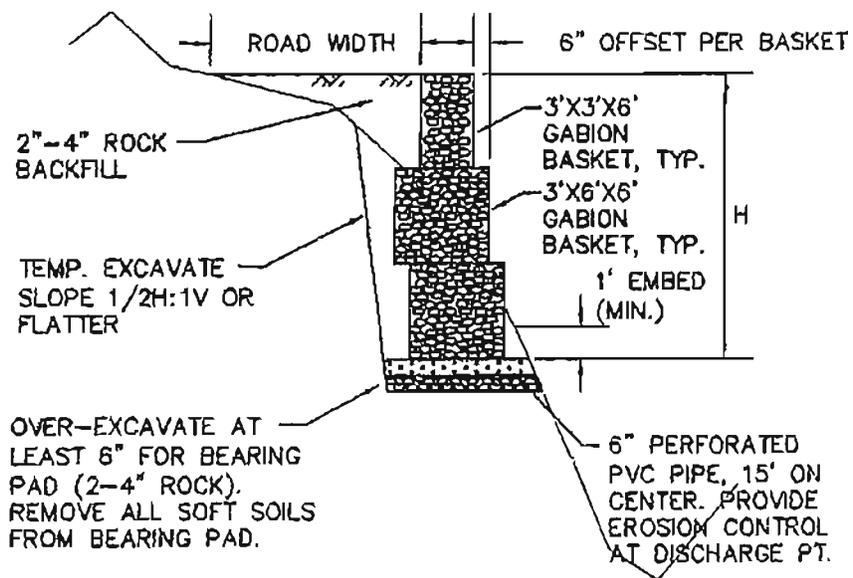
ROCKERY SCHEDULE

ROCK WALL DETAIL

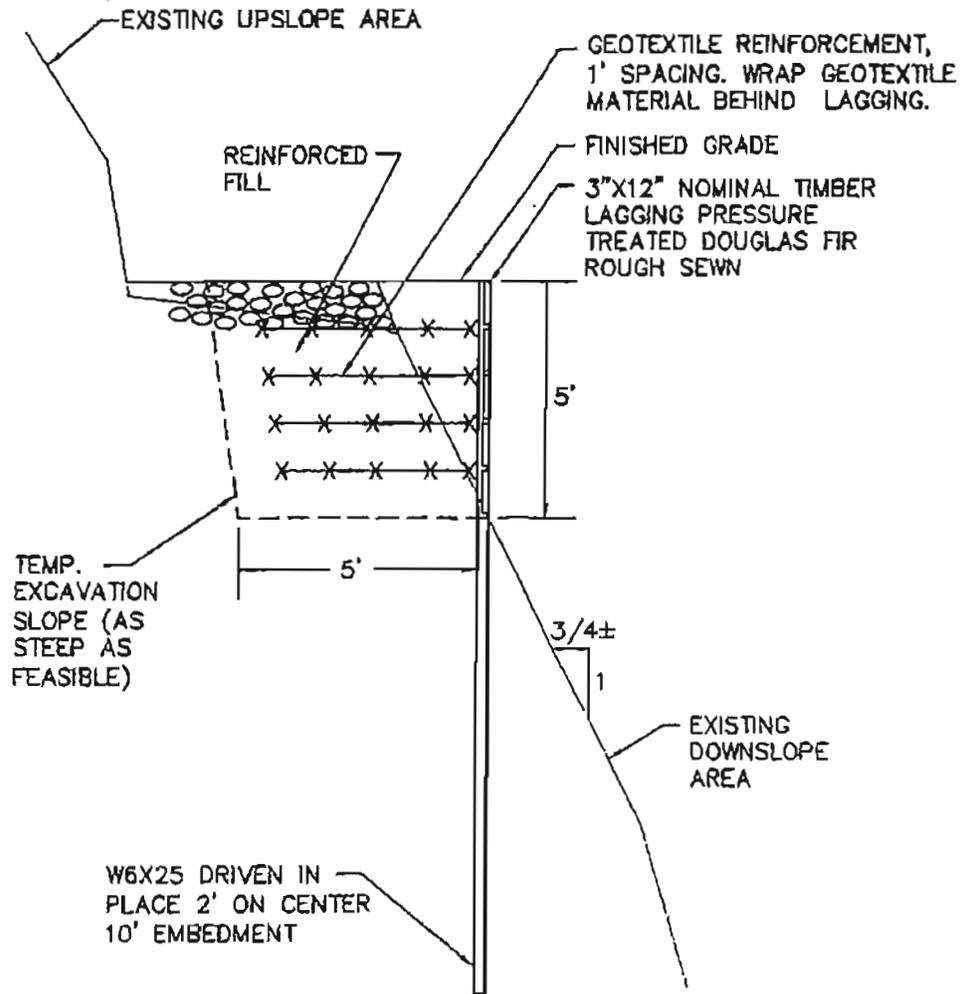
CITY OF BUCKLEY			
ROCK WALL DETAIL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RKWL
DATE:		DATE	
7/95	DRWN:	CHKD:	SCALE:
	S.L.B.	T.J.O.	NONE



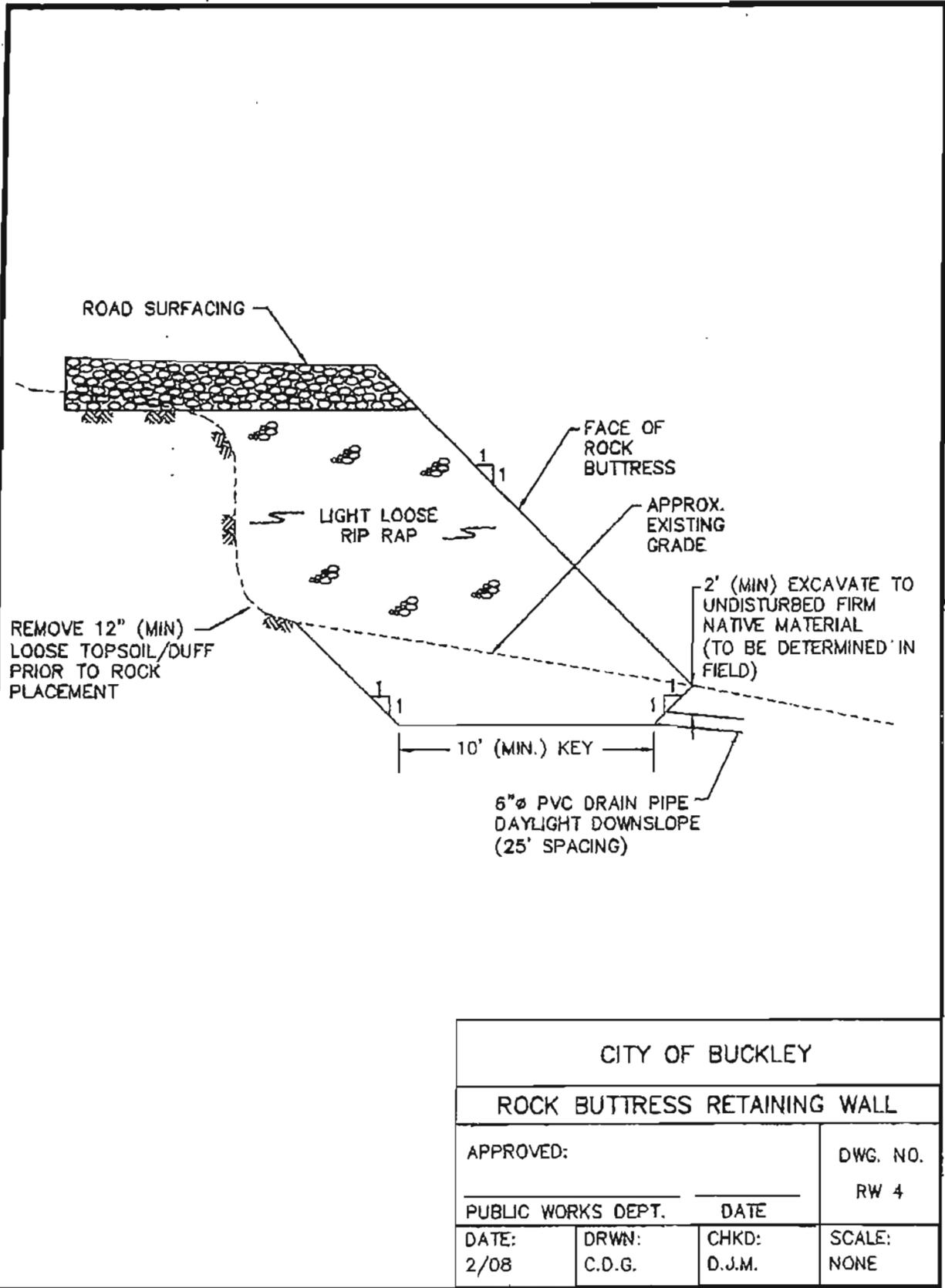
CITY OF BUCKLEY			
GEOSYNTHETIC RETAINING WALL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RW 1
DATE:		DATE	SCALE:
2/08	DRWN: C.D.G.	CHKD: D.J.M.	NONE



CITY OF BUCKLEY			
GABION RETAINING WALL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RW 2
DATE:	DRWN:	CHKD:	SCALE:
2/08	C.D.G.	D.J.M.	NONE



CITY OF BUCKLEY			
H-PILE RETAINING WALL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RW 3
DATE:	DRWN:	CHKD:	SCALE:
2/08	C.D.G.	D.J.M.	NONE



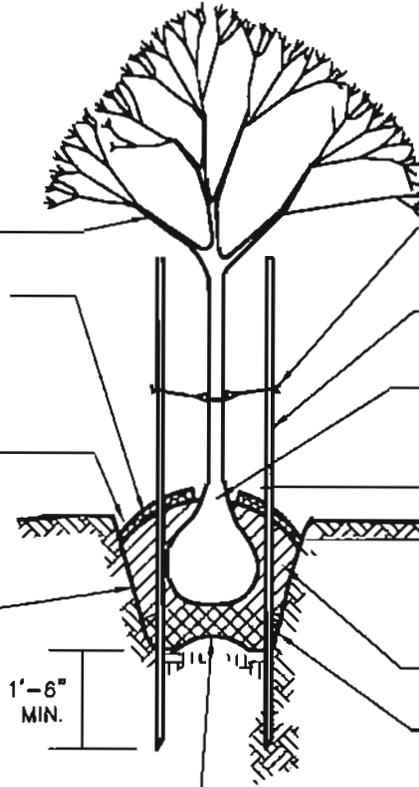
CITY OF BUCKLEY			
ROCK BUTTRESS RETAINING WALL			
APPROVED:			DWG. NO.
PUBLIC WORKS DEPT.			RW 4
DATE:		DATE	SCALE:
2/08	DRWN: C.D.G.	CHKD: D.J.M.	NONE

5' MIN. BRANCH
HEIGHT, SINGLE
LEADER TRUNK, AND
2" MINIMUM CALIPER
AT 6" ABOVE ROOT
CROWN

2"-4" LAYER OF BARK
MULCH PER WSDOT
9-14.4(3). MULCH
SHALL BE 1"-2" BACK
FROM TRUNK FLARE

WATERING BASIN

ROUGHEN SIDES
AND BOTTOM OF
PLANT PIT WITH A
PICK OR SHOVEL
FOR ROOT
PENETRATION



12 GA. SOFT NON-ABRASIVE
RUBBER TREE TIE AT 1/3 BRANCH
HEIGHT (FASTEN LOOSELY TO TREE)

(2) 2"x 2"x 8'-0" STAKES, TYP.,
SPACED OUTSIDE OF ROOT BALL

PLANT TOP OF ROOT BALL 1/2 TO 1
INCH ABOVE THE SURROUNDING
SURFACE LEVEL, NEVER BELOW

TOP SOIL, COMPACT IN LIFTS

1'-0" MINIMUM COMPACTED TOP
SOIL UNDER ROOT BALL

RAISE THE BOTTOM CENTER OF HOLE
SLIGHTLY HIGHER THAN
SURROUNDING AREA TO REDUCE
POOLING WATER IN THE PLANT ZONE

GENERAL NOTES:

1. PLANT ALL TREES ONE INCH HIGHER THAN LEVEL AT WHICH GROWN IN NURSERY.
2. TAKE CARE TO AVOID ROOTS WITH STAKES.
3. PLANT PIT SHALL BE AT LEAST 2 TIMES THE WIDTH OF THE ROOT BALL, BUT SHALL BE ONLY AS DEEP AS THE ROOT BALL.
4. ROOT BARRIER SHALL BE INSTALLED A MINIMUM OF 3' EACH SIDE OF CENTER OF ROOT BALL AT OR BELOW HARDSCAPE SURFACE ADJACENT TO CURBS AND PAVED SURFACES. ROOT BARRIER SHALL BE NDS PANEL EP-2450 (24"H X 24"L), OR CITY APPROVED EQUAL, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. REMOVE ALL TAGS, WRES, STRING, STRAPS, BURLAP, AND WIRE BASKETS FROM THE ROOT BALL BEFORE PLANTING.
6. STAKING AND GUYING WIRES SHALL BE REMOVED AFTER (1) YEAR, FOLLOWING INSPECTION FOR VIGOR. REPLACE AS REQUIRED.
7. THE CITY SHALL APPROVE ALL STREET TREES AND PLANTING LOCATIONS ON SITE PRIOR TO PLANTING.
8. FOR ADDITIONAL REQUIREMENTS, SEE SECTION 4.23H OF THE BUCKLEY PUBLIC WORKS STANDARDS

City Council Agenda

CITY OF BUCKLEY			
STREET TREE PLANTING AND STAKING DETAIL			
APPROVED:		DWG. NO.	
PUBLIC WORKS DEPT.		LSCP-1	
DATE:		CHKD:	
Packet 01-24-2017 12/16	DRWN: J.P.W.	D.J.M.	Pg. 315
SCALE:		NO SCALE	



City of Buckley



Selected Street Tree List

This list has been developed as a guide to help you select the right trees for planting in Buckley. Trees on this list are approved for planting in Buckley's right-of-way based on characteristics making them suitable for growing in the urban environment. These include:

- Non-invasive root systems
- Minimal leaf litter
- Non-fruiting
- Upright form
- Heat tolerance
- Drought tolerance
- Urban soil tolerance

When planted in the right place these trees will be an asset to you and to our community for many years to come. Refer to the detailed site requirements for each species to help with your decision. Remember to consider the planting strip width, overhead conflicts, and underground utilities. Contact the City of Buckley's Public Works or Planning Department with questions at 360-829-1921. For detailed planting standards and instructions see the City's Landscaping Standards BMC 19.29 located within the Municipal Code at <http://www.codepublishing.com/WA/Buckley/>

NOTE: *If your home was built as part of a Planned Unit Development (PUD), a Master Landscaping Plan will have been adopted outlining approved right-of-way street trees. Requirements for specific street tree species may have been recorded in your Home Owner's Association's CC&R's (Covenants, Conditions and Restrictions). Contact your Home Owner's Association, Realtor, or Developer for more information regarding any possible restrictions to your street tree options.*

 **Trees that have been identified as being well suited for the Buckley area.**

City of Buckley

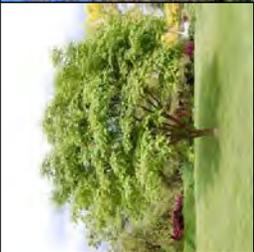
P.O. Box 1960, 933 Main Street, Buckley, WA 98321 (360) 761-7801

Species	Trident Maple	Hedge Maple	Vine Maple	David's Maple	Flame Amur Maple	Rocky Mountain Maple
Genus	Acer buergerianum	★ Acer campstre	Acer circinatum	Acer davidii	★ Acer ginnala	Acer glabrum
Photo						
Planter Strip Width	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'
Mature Height (ft)	25'	30'	20'	25'	20'	25'
Mature Spread (ft)	20'	30'	varies	25'	20'	15'
Fall Color	Red-Orange	Yellow	Red-Orange	Yellow-Orange	Red-Orange	Yellow/Orange - Red
Flowering	Yellow 	No	No	Yellow 	No	Yellow 
Characteristics	Flowers are bright yellow and showy in the spring. Makes a nice small tree that can tolerate urban conditions, i.e.; confined root space, pollution, and heat and drought. Does well in parking lot islands.	Slow growing, needs sun to light shade; moist, well drained soil; tolerates drought, air pollution, wind, slightly wet and compacted soil. Not showy, the hedge maple is easy to transplant and is excellent as a street tree.	Native to the NW the vine maple is a multi-stemmed large shrub with telltale maple leaves and elegant tiered branching. It is very adaptable, growing well in anything from full shade to nearly full sun.	Commonly called snakebark maple and is an upright, often multi-trunked tree with arching branches. Easily grown in average, medium moisture, well-drained soils in full sun to part shade.	Usually a multi-stemmed tree, noted for its fiery-red autumn color. It is extremely hardy and drought resistant once established. They make an excellent screen or hedge. They leaf out early and cast dense shade.	Similar to the Vine Maple, Acer glabrum is a multi-stemmed large shrub with telltale maple leaves and tiered branching. Though not as handsome as vine maple, this species is more cold hardy. Rocky Mountain maple does not tolerate heat and its leaves may scorch if grown in open, hot, dry and windy sites.

Species	Bigtooth Maple	Paper Bark Maple	Japanese Maple	Apple Serviceberry	Shadblow Serviceberry	Marina Madrone
Genus	Acer grandidentatum	★ Acer griseum	Acer palmatum	Amelanchier	Amelanchier canadensis	Arbutus "Marina"
Photo						
Planter Strip Width	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'
Mature Height (ft)	25'	30'	30'	25'	20'	25'
Mature Spread (ft)	25'	15'	varies	20'	10'	15'
Fall Color	Orange-Red	Red	Red	Orange-Red	Orange-Red	Evergreen
Flowering	No	No	No	White	White	White
Characteristics	Slow to moderate growth, good arching branch structure, needs good drainage and trunk protection when young. Occasional leaf spot. Orange-red fall color	Lovely, peeling, cinnamon colored bark, scarlet fall color. Tolerates some shade and a variety of soils, requires summer irrigation and pruning to establish central leader. Slow growing; good choice for under powerlines.	The Japanese red maple is a small but fast-growing tree which requires some direct sunlight to acquire its dark red leaf color. Too much summer sun, however, will turn its leaves such a dark shade that they may appear purple or brown. It needs well-drained soil, some afternoon shade and some relief from winter wind.	Apple serviceberry is multi-stemmed, upright and lightly branched making a large shrub, or when properly pruned, a small, vase-shaped tree. Spectacular white flowers. Needs good drainage. Susceptible to rust and fireblight. Select single trunk form and prune basal suckers.	Shadblow serviceberry is multi-stemmed, upright and lightly branched making a large shrub, or when properly pruned, a small, vase-shaped tree. Spectacular white flowers. Needs good drainage. Susceptible to rust and fireblight. Select single trunk form and prune basal suckers.	Evergreen tree with rich orange-red bark that when mature naturally peels away in thin sheets. Needs sunny (south- or west-facing slopes are best), well drained, and lime-free site.

Species	River Birch	American Hornbeam	Japanese Hornbeam	Eastern Redbud	Fringetree	Chinese Fringetree
Genus	Betula nigra	Carpinus caroliniana	Carpinus japonicus	Cercis canadensis	Chionanthus virginicus	Chionanthus retusus
Photo						
Planter Strip Width	5'	5'	3'-4'	3'-4'	3'-4'	3'-4'
Mature Height (ft)	40'	40'	30'	30'	18'	18'
Mature Spread (ft)	35'	25'	25'	35'	20'	20'
Fall Color	Yellow	Orange	Orange - Yellow	Yellow	Yellow	Yellow
Flowering	Catkin	Catkin	Catkin	Magenta	White	White
Characteristics	Fast-growing, deciduous semi-aquatic tree often with multiple trunks. Heat-tolerant, grows under full sun to full shade in highly acidic to slightly alkaline loam, clay or sand. Somewhat drought-tolerant, but grows best in moist soil and tolerates wet soil. Is resistant to bronze birch borer and also Verticillium.	Slow growing , handsome tree with zig-zag twigs. Pest resistant, and urban hardy. Strong wood and structure. Interesting hop-like seeds in the late summer. It has a low tolerance to drought and restricted water conditions.	Great urban tree. Their small leaves do not clog storm drains and are easily blown away or swept up. Leaf density is moderate, allowing speckles of sunlight through canopies on sometimes cloudy Pacific Northwest days. Tolerant of shade or sun, and hardy in a wide variety of soil types. No significant disease problems.	Wonderful urban tree that does well in well-drained soil and is adaptable to most other types of soil. Magenta flowers in April before leaves; palm-sized heart shaped leaves. Susceptible to Verticillium. Cultivar 'Forest Pansy' for shade situations. Select single stemmed trees and train for upright growth.	Easy to grow, disease-free, and bears fluffy white flowers in spring, blue berries by late summer and yellow autumn foliage. Transplant carefully. Urban tolerant.	Fragrant white flowers with fringe-like petals hang in 4" long clusters at the ends of branches - appear in late April. Regular water. Blooms best in full sun in moist alkaline-acidic soil. Looks best if sheltered from wind. Adaptable to many soil textures. Urban tolerant. Select and train for higher branching structure.

Species	Glorybower	Flowering Dogwood	Japanese Dogwood	Cornelian Cherry Dogwood	American Smoke Tree	Washington Hawthorn
Genus	Clerodendrum trichotomum	Cornus florida	Cornus kousa	Cornus mas	Cotinus obovatus	Crataegue phaenopyrum
Photo						
Planter Strip Width	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'	3'-4'
Mature Height (ft)	20'	20'	20'	25'	25'	25'
Mature Spread (ft)	20'	20'	20'	20'	25'	20'
Fall Color	None	Red-Orange	Red	Red	Yellow - Red	Orange-Red
Flowering	White 	 Various 	White 	Yellow 	Pink 	White 
Characteristics	Large shrub which offers a late-summer display of jasmine-like white flowers encased in red tepals and scent. Bright blue berries in autumn are accented by conspicuous bright, pinkish-red calyxes. Plant in full sun in rich, well-drained, loamy soil.	Commonly known as flowering dogwood, is a small deciduous tree with a low-branching, broadly-pyramidal but somewhat flat-topped habit. Easily grown in average, medium moisture, well-drained soils in full sun to part shade. Prefers moist, organically rich, acidic soils in part shade. Benefits from a 2-4" mulch which will help keep roots cool and moist in summer.	Also known as the Korean Dogwood. Small to medium-sized woodland tree, growing primarily in sandy or loamy soils rich in decaying organic matter. Must have ample water in hot climates; resists anthracnose; long lasting flowers. Prune for upright street tree form.	Slow-growing, deciduous, small tree or large shrub. Easily grown in average, medium, well-drained soil in full sun to part shade. Prefers moist, organically rich soils. Promptly remove root suckers to control spread.	Showy pinkish panicles of flowers in the spring – reddish yellow leaves in the fall on some varieties. American smoke trees require well-drained soil. Heavy soils like clay may need to be amended to improve drainage. The tree has a high tolerance for drought, so guard against watering too much.	Small, low-branching, deciduous tree. Best grown in moist but well-drained soils in full sun. Tolerates light shade. Small flowering landscape tree for lawns or streets. Specimen, small groups or screen. May be pruned as a hedge.

Species	Lavelle Hawthorn	Golden Desert Ash	Golden Rain Tree	Hybrid Grape Myrtle Tree - 'Muskogee' & 'Tuscarora'	Amur Maackia	Flowering Magnolia
Genus	★ Crataegus x lavallei	Fraxinus oxycarpa 'Aureafolia'	Koelreuteria paniculata	Lagerstroemia indica	Maackia amurensis	Magnolia spp.
Photo						
Planter Strip Width	3'-4'	3' - 4'	5'	3' - 4'	3' - 4'	5'
Mature Height (ft)	25'	30'	35'	20'	30'	30'
Mature Spread (ft)	20'	20'	35'	12'	20'	20'
Fall Color	Orange-Red	Yellow	Yellow - Orange	Red - Orange	None	None
Flowering	White 	No	Yellow 	Pink 	Yellow 	Pink 
Characteristics	Small flowering tree. It has a densely branched canopy, grows slowly and has some of the largest thorns among Hawthorns. It has fewer thorns than other species of Hawthorns. Tolerant of a wide range of soils and drought. Susceptible to some blights.	Upright, oval growth habit with ascending branches. Leaves emerge bright yellow in the spring, fading to a yellow-green. Bark is a striking, yellow colour. Does best in full sun and can tolerate drier conditions. Great visual appeal year round, with its bright bark and leaf colour.	Excellent street tree that is adaptable to most soil conditions. With yellow flowers, good golden fall color, and seeds that change from green to yellow to tan, Golden Rain Trees are known for their fast-growing nature. Tolerant of urban conditions, but susceptible to Verticillium.	Good tree for dry areas. Very showy flowers. Choose cultivars that are mildew and aphid resistant; the hybrid crosses btw. L. indica and L. fauriei have best mildew resistance. 'Tuscarora' bright coral pink blooms; 'Muskogee' has pure lavender-pink blooms.	Best grown in average, medium moisture, well-drained soil in full sun to part shade. Prefers full sun. Adapts to a wide range of soil conditions. Legume; especially nice bark and late summer flowers; works on sites with low fertility. Erect yellow flower panicles. Inedible seeds.	Bloom in early spring or summer and feature flowers of pink, red, purple or white. Prune for development of upright street tree form. Beautiful, large flowers. Tolerant of a variety of soils. In general, trees require acidic soil, full sun to partial shade and regular watering.

Species	Spring Snow Flowering Crabapple	Sourwood Tree	Persian Parrotia	Mt. St. Helens Plum	Flowering Cherry	Sargent Cherry
Genus	Malus 'Spring snow'	Oxydendrum arboreum	★ Parrotia persica	Prunus 'Frankthrees'	Prunus 'Mt. Fuji'	Prunus sargentii
Photo						
Planter Strip Width	3' - 4'	5'	3' - 4'	3' - 4'	3' - 4'	3' - 4'
Mature Height (ft)	20'	25'	30'	20'	20'	20'
Mature Spread (ft)	20'	20'	20'	20'	25'	25'
Fall Color	Yellow - Orange	Red	Yellow - Orange	None	Orange - Red	Orange - Red
Flowering	White	White	Red	Pink	Pink	Pink
Characteristics	Dense, upright, white-flowered "fruitless" crabapple. Best grown in acidic, organically rich, medium moisture, well-drained, sandy loams in full sun. Adapts to a wide range of soils. Prune as needed in late winter. Very susceptible to apple scab. Slight susceptibility to fire blight, cedar-apple rust, leaf spot and powdery mildew.	Best grown in acidic, moist, organically rich, well-drained soils in full sun. Tolerates part shade, but with somewhat diminished flowering and fall color. Intolerant of drought. Intolerant of urban pollution. No serious insect or disease problems.	Upright tree, can be multistemmed. Early blooming small flowers with showy stamens. Excellent varied fall color - reds, oranges and yellows. Beautiful exfoliating bark. Hardy and pest resistant, but needs sufficient drainage.	Highly decorative tree with beautiful foliage. Grows in full sunlight or partial shade. Flowering plum does not do well in an exposed site that gets a lot of wind, as this can damage leaves and upper branches. The moderately drought-tolerant tree prefers well-draining, acidic soil, though it also tolerates alkaline and clay soils. Susceptible to fungal diseases, so do not overwater.	Small to medium-sized deciduous tree with a horizontally inclined broad head. A fine specimen tree. Fragrant, double and semi-double snow white blossoms hang in clusters in mid-spring. Large pale green leaves colour well during autumn. Adaptable to a wide range of well-drained, moist soils and pH levels.	Fast growing, small deciduous spreading tree, with a vase shaped habit. Grow in average, medium moisture, well-drained soils in full sun to part shade. Best in full sun. Somewhat intolerant of high heat and humidity.

Species	Akebono Cherry	Flowering Pear	Orange Bark Stewartia	Japanese Snowbell	Japanese Tree Lilac Ivory Silk'	Korean Mountain Ash
Genus	'Prunus x yedoensis 'akebono'	★ Pyrus calleryana 'Cleveland select'	★ Stewartia monodelpha	★ Styax japonica	Syringa reticulata	Sorbus alnifolia
Photo						
Planter Strip Width	3' - 4'	5'	3' - 4'	3' - 4'	3' - 4'	5'
Mature Height (ft)	25'	30'	25'	25'	30'	30'
Mature Spread (ft)	25'	20'	20'	20'	25'	20'
Fall Color	Red	Orange	Orange - Red	Orange	Yellow	Yellow - Orange - Red
Flowering	Pink	White	White	White	White	White
Characteristics	One of the best, most disease-free flowering cherries in the Pacific Northwest; early blooming. Grows in acidic, loamy, sandy, and clay soils, but prefers moist and well-drained soils. Water regularly after initial planting and prune as necessary to maintain form and desired shape.	Distinctive columnar form. Great choice for street planting. Gleaming white blooms in spring. Fall coloring is purplish red-orange. Deciduous. Species tree is taller than most cultivars. Best grown in humusy, well-drained loams with consistent moisture in full sun. Tolerates some drought once established. Adaptable to a wide range of soil conditions including heavy clays. Generally tolerant of urban conditions. Prune as needed in winter.	Small slow growing tree. Extraordinary cinnamon colored bark. Sun-tolerant; drought-tolerant once established, does not like wet soil, nor does it like compact soil. Provide a location with rich well-drained or sandy soil. No serious insect or disease problems.	Bell-shaped white flowers in May; delicate appearance. Must have ample and consistent water. Trunk protection especially important. Fruit can be messy. Needs pruning to maintain ROW clearance.	Fragrant blooms on new growth later spring. Needs pruning to attain street tree shape. Attractive glossy, peeling, red-brown bark. Easily grown in average, medium, well-drained soil in full sun. Tolerates light shade, but best bloom is in full sun. Prefers rich, moist, slightly acidic to slightly alkaline soils. Needs good air circulation. Prune immediately after flowering.	Small to medium sized fast growing tree. In late spring the tree is decorated with lovely clusters of white flowers which eventually become pendulous 5 inch clusters of vermillion berries. Autumn foliage leaves turn bright yellow, orange and red, competing with the brightest maples. Prefers full sun and good drainage. Doesn't tolerate pollution well.



Prohibited Street Trees

Alder - *Alnus* spp.
Ash (Mountain and Modesto) - *Fraxinus*
Bigleaf Maple - *Acer macrophyllum*
Birch (White birch, etc.) - *Betula papyrifera*
Black locust - *Robinia pseudoacacia*
Box Elder - *Acer negundo*
Catalpa - *Catalpa speciosa*
Conifers (Fir, Pine, Spruce, etc.)
Cornelian Dogwood - *Cornus mas*
Elm (American, Siberian, etc.) - *Ulmus*
Fruiting trees - (Plum, cherry, pear, mulberry)
Golden Chain Tree - *Laburnum x waterii*
Hawthorn - *Crataegus* spp. (except Washington & Lavelle)
Horsechestnut - *Aesculus* spp.
London Plane - *Platanus*
Oak (Pin Oak) - *Quercus palustris*
Osage orange - *Maclura pomifera*
Pagoda tree - *Styphnolobium*
Poplars (Poplar, Aspen, Cottonwood) - *Populus* species
Silver maple - *Acer saccharinum*
Sycamore - *Platanus occidentalis*
Tree of Heaven - *Ailanthus altissima*
Walnut (Black walnut, etc.) - *Juglans nigra*
Weeping varieties (Birch, willow, cedar, cherry)
Willows - *Salix* spp.

These trees have characteristics that make them unsuitable for the typical urban environment. This includes:

- *Invasive root systems*
- *Excessive seed or leaf litter*
- *Fruit mess*
- *Invasive species status- Tree of Heaven*
- *Poisonous parts*
- *Unsuitable growth form for right-of-way*
- *Weak branch attachment*

Trees, continued

<u>Scientific name</u>	<u>Common name</u>
Laurus nobilis	Mediterranean laurel
Ligustrum lucidum	Glossy privet
Lithocarpus densiflorus	Tanoak
Maclura pomifera	Osage orange
Morus alba	White mulberry
Morus nigra	Black mulberry
Phellodendron amurense	Amur cork tree
Photinia serrulata	Chinese photinia
Pinus sp.	most pines
Platanus x acerifolia	London planetree
Prunus laurocerasus	Cherry laurel
Prunus lusitanica	Portuguese laurel
Pseudotsuga menziesii	Douglas fir
Quercus chrysolepis	Canyon live oak
Quercus garryana	Garry oak
Quercus ilex	Holly oak
Quercus kelloggii	California black oak
Quercus lobata	Valley oak
Quercus sp.	many other oak species
Rhynchospora pseudoacacia	Black locust
Sambucus caerulea	Blue elderberry
Sassafras albidum	Sassafras
Sequoiadendron giganteum	Giant sequoia
Sophora japonica	Japanese pagoda tree
Sorbus aucuparia	European Mountain ash
Thuja plicata	Western red cedar
Tilia tomentosa	Silver linden
Ulmus parvifolia	Chinese elm
Umbellularia californica	Oregon myrtle
Zelkova serrata	Japanese zelkova



Shrubs, Vines and Ground Covers

<u>Scientific Name</u>	<u>Common Name</u>
Abelia grandiflora	Glossy Abelia
Amelanchier alnifolia	Western serviceberry
Arctostaphylos sp.	Manzanita species
Arbutifolia	Red chokeberry
Amelanchier melanocarpa	Black chokeberry
Aronia prunifolia	Purple chokeberry
Berberis sp.	Barberry species
Buddleia alternifolia	Fountain butterfly bush
Buddleia davidii	Common butterfly bush
Buxus microphylla japonica	Japanese boxwood

Shrubs, Vines and Ground Covers, *continued*

Scientific Name

Paxistima myrsinites
 Philadelphus lewisii
 Phillyrea latifolia
 Photinia x fraseri
 Photinia glabra
 Physocarpus sp.
 Polygonum aubertii
 Potentilla fruticosa + cvs.
 Prunus laurocerasus cvs.
 Pyracantha sp.

Quercus sadleriana
 Quercus vaccinifolia

Raphiolepis umbellata
 Rhamnus alaternus
 Rhamnus californica
 Rhamnus frangula
 Rhodotypos scandens
 Rhus copallina
 Rhus glabra
 Rhus typhina
 Ribes alpinum
 Ribes aureum
 Ribes sanguineum
 Ribes speciosum
 Robinia hispida
 Rose eglanteria
 Rosa harisonii
 Rosa multiflora
 Rosa rugosa
 Rosmarinus officinalis

Santolina chamaecyparissus
 Shepherdia sp.
 Spartium junceum
 Spiraea sp.
 Stranvaesia davidiana
 Symphoricarpos sp.
 Syringa sp.

Tamarix sp.
 Taxus sp.
 Teucrium sp.

Vaccinium ovatum
 Vaccinium parvifolium
 Viburnum sp.
 Vitex agnus-castus
 Vitus sp.

Wisteria sp.
 Yucca sp.

Common Name

Oregon box
 Western mock orange
 Mock privet
 Fraser photinia
 Japanese photinia
 Ninebark species
 Silver lace vine
 Shrubby cinquefoil
 Shrubby cherry laurels
 Firethorn species

Sadler's oak
 Huckleberry oak

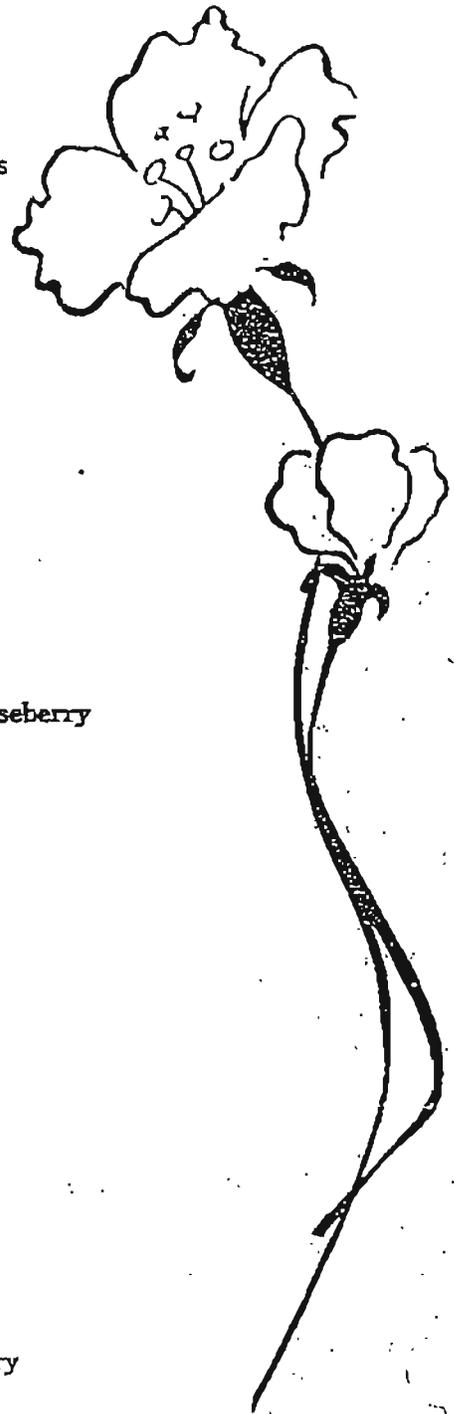
Yeddo hawthorn
 Italian buckthorn
 California coffeeberry
 Alder buckthorn
 Jet bead
 Shining sumac
 Smooth sumac
 Staghorn sumac
 Alpine currant
 Golden currant
 Red flowering currant
 Fuchsia flowering gooseberry
 Rose acacia
 Eglantine rose
 Harison's yellow rose
 Multiflora rose
 Rugosa rose
 Rosemary

Lavendar cotton
 Buffalo berries
 Spanish broom
 Spiraea species
 Stranvaesia
 Snowberry species
 Lilacs

Tamarisk species
 Yaws
 Germanders

Evergreen huckleberry
 Red huckleberry
 Viburnums
 Chaste tree
 Grapes

Wisterias
 Yuccas



Annuals, Biennials, Perennials

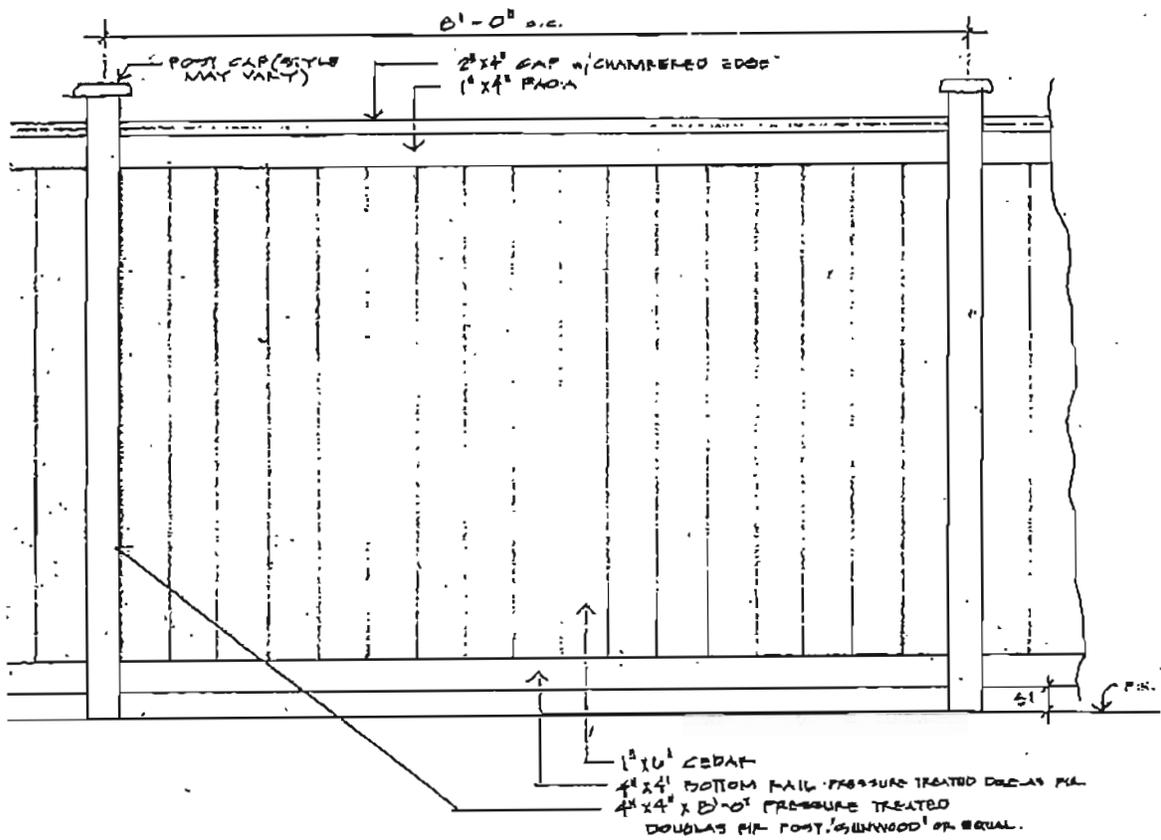
<u>Scientific Name</u>	<u>Common Name</u>	<u>A, B, or P</u>
<i>Anemone</i> sp.	Yarrows	P
<i>Alcea rosea</i>	Hollyhock	B
<i>Alyssum</i> sp.	Allyssums	P
<i>Amaryllis belladonna</i>	Belladonna lily	P
<i>Aquilegia</i> sp.	Columbines	P
<i>Arctotheca calendula</i>	Cape weed	A
<i>Arctotis</i> sp.	African daisies	A
<i>Argemone</i> sp.	Prickly poppies	A
<i>Armeria</i> sp.	Thriffs, sea pinks	P
<i>Artemisia</i> sp.	Wormwoods	P
<i>Baptisia australis</i>	False indigo	P
<i>Brodiaea</i> sp.	Brodiaeas	P
<i>Catananche caerulea</i>	Cupid's dart	P
<i>Centaurea</i> sp.	Cornflower, Sweet sultan	A
<i>Chrysanthemum frutescens</i>	Marguerite	A
<i>Chrysanthemum parthenium</i>	Feverfew	P
<i>Cleome spinosa</i>	Spider flower	A
<i>Coreopsis</i> sp.	Coreopsis	A & P
<i>Cortaderia selloana</i>	Pampas grass	P
<i>Cosmos</i> sp.	Cosmos	A
<i>Cosmos</i> <i>glossum amabile</i>	Chinese Forget-me-not	B
<i>Cosmos</i> <i>synoglossum grande</i>	Western hound's tongue	P
<i>Dianthus barbatus</i>	Sweet William	A & B
<i>Dianthus plumarius</i>	Cottage pink	P
<i>Dimorphotheca</i> sp.	Cape marigolds	A
<i>Epimedium</i> sp.	Epimediums	P
<i>Erigeron glaucus</i>	Beach aster	P
<i>Erysimum</i> sp.	Wallflowers	A & P
<i>Escholzia californica</i>	California poppy	A & P
<i>Fragaria chiloensis</i>	Sand strawberry	P
<i>Gaillardia</i> sp.	Blanket flower	A & P
<i>Gerbera jamesonii</i>	Transvaal daisy	A
<i>Gomphrena globosa</i>	Globe amaranth	A
<i>Gypsophila paniculata</i>	Baby's breath	P
<i>Helichrysum bracteatum</i>	Strawflower	A
<i>Helleborus lividus corsicus</i>	Corsican hellebore	P
<i>Helleborus orientalis</i>	Lenten rose	P
<i>Hermerocallis</i> sp. + cvs.	Daylilies	P
<i>Ipomoea</i> sp.	Morning glories	A
<i>Iris foetidissima</i>	Gladwin iris	P
<i>Iris</i> sp.	Bearded irises	P
<i>Iris</i> sp.	Pacific Coast species	P

Annuals, Biennials, Perennials, *continued*

<u>Scientific Name</u>	<u>Common Name</u>	<u>A, B, or P</u>
Kniphofia uvaria	Red hot poker	P
Kochia scoparia	Summer cypress	A
Layia platyglossa	Tidytips	A
Liatris sp.	Gayfeathers	P
Limonium sp.	Sea lavendars	A & P
Linaria sp.	Toadflaxes	A & P
Linum sp.	Flax	A & P
Lithodora diffusa	Lithodora	P
Lobularia maritima	Sweet alyssum	A
Lotus berthelotti	Parrot's beak	A
Marrubium vulgare	Horehound	P
Narcissus sp.	Daffodils	P
Oenothera sp.	Evening primroses	B & P
Origanum sp.	Marjorams	P
Osteospermum sp.	African daisies	A
Papaver sp.	Poppies	A & P
Pelargonium sp.	Geraniums	A
Pennisetum selaceum	Fountain grass	P
Phlomis fruticosa	Jerusalem sage	P
Phlox drummondii	Annual phlox	A
Portulaca grandiflora	Moss rose	A
Potentilla sp.	Cinquefoils	P
Romneya coulteri	Matilija poppy	P
Rudbeckia sp.	Coneflowers	A, B & P
Salvia sp.	Sages	A & P
Sedum sp.	Stonecrops	P
Sempervivum sp.	Houseleeks	P
Senecio cineraria	Dusty miller	A & P
Sisyrinchium sp.	Blue and Yellow-eyed grasses	P
Thymus sp.	Thymes	P
Tropaeolum sp.	Nasturtiums	A & P
Verbascum sp.	Mulleins	B
Verbena sp.	Verbanas	A & P
Vinca rosea	Madagascar periwinkle	A
Yucca sp.	Yuccas	P
Zauschneria sp.	California fuchsias	P

A=annuals
B=biennials
P=perennials

Written by George J. Pinyuh, Area Extension Agent, WSU Cooperative Extension in King/Pierce County.

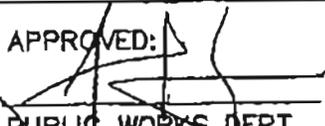


NOTES:

- CONCRETE SHALL BE 3 SACK MIX 2000 PSI @ 28 DAYS
- ALL HARDWARE, NAILS, SCREWS, ETC. TO BE HOT DIP GALVANIZED.
- 2"x4", 1"x6" SHALL BE NO. 2 WESTERN RED CEDAR. 4"x4" SHALL BE PRESSURE TREATED DOUGLAS FIR.

ELEVATION

6'-0" WOOD FENCE DETAIL

CITY OF BUCKLEY			
FENCE DETAIL			
APPROVED: 		6.2.99	DWG. NO.
PUBLIC WORKS DEPT.		DATE	1 OF 2
DATE:	DRWN:	CHKD:	SCALE:
6/99		T.J.O.	NONE

SECTION 9

MISCELLANEOUS CITY DOCUMENTS

SECTION 9 MISCELLANEOUS CITY DOCUMENTS

TITLE OF DOCUMENT	PG. NO.
Sample Bill of Sale Document	9.2
Developer Extension Checklist	9.3
Developer's Bond Document	9.6
Developer Agreement	9.7
Sample Easement Document	9.14
Affidavit of "No Liens" on Project	9.15

CITY OF BUCKLEY

DEVELOPER EXTENSION CHECKLIST

NAME OF PROJECT/PLAT _____

DEVELOPER/OWNER _____

CONTACT PERSON _____ PHONE _____

DEVELOPER'S ENGINEER _____ PHONE _____

CONTRACTOR _____ PHONE _____

JURISDICTION _____ COUNTY _____

RESIDENTIAL MULTI-FAMILY COMMERCIAL

INDUSTRIAL MIXED

1. Plot Plan Received and Distributed to Staff (as applicable) _____ P.D. _____
2. Master Plan Received (as applicable) _____ P.D. _____
3. SEPA Checklist Received _____ P.D. _____
4. D.N.S., M.D.N.S., or D.S. made _____ P.D. _____
5. E.I.S. Required/Approved _____ P.D. _____
6. Staff's Preliminary Approval _____ C.A. _____
7. Public Meeting _____ P.D. _____
8. Planning Commission Meeting _____ P.D. _____
9. City Council Action Req'd on Preliminary Project _____ P.D. _____
10. Civil Plans Completed & Transmitted to City and Approved by City Engineer _____ C.A. _____
11. Performance Bond Received, Reviewed and Approved by City Engineer _____ P.D. _____

12. Contractor Insurance Certificate
Approved by City Attorney _____ C.A. _____
13. Preconstruction Conference _____ U.D. _____
14. City, County, State Permits Acq'd. _____ P.D. _____
15. Fire Department Review _____ F.D. _____
16. City Building Permits Issued _____ B.O. _____
17. Construction
 - (a) Project officially begins _____ U.D. _____
 - (b) Punchlist Items Completed _____ U.D. _____
 - (c) Final Inspection _____ U.D. _____
 - (d) Resident Inspector accepts
construction as complete _____ U.D. _____
18. City Staff Approval of Construction _____ C.A. _____
19. Bill of Sale Received, Reviewed
and Approved by City Engineer _____ P.D. _____
20. Easements Received, Reviewed,
Recorded and Approved by
City Engineer _____ P.D. _____
21. Maintenance/Guarantee Bond Received,
Reviewed and Approved by
City Attorney _____ P.D. _____
22. Attorney's Review Memo _____ C.A. _____
23. City Council Final Approval &
Acceptance of Project _____ C.A. _____
24. Council Minutes of City Approval
Filed in Project File _____ C.A. _____
25. Service Agreements/Interlocal
Agreements Completed & Executed _____ P.D. _____
26. "As-Builts" (Mylars) Completed,
Submitted, Approved and
in City's Possession _____ U.D. _____
27. Capital Facility Charge/ hookup/
Outstanding Bills Paid in Full _____ C.A. _____

DEVELOPERS BOND

Developer: _____

Project Name/Permit No.: _____

Surety: _____

Amount: _____

KNOW ALL MEN BY THESE PRESENTS: Whereas the City has approved construction plans dated ____ day of _____, 20__ for the construction of (*project name and improvement description*) _____, _____, in accordance with the City's regulations.

NOW, THEREFORE, we, the Developer and surety, are held and firmly bound to the State of Washington and to the City in the amount named above for the payment of which we do jointly and severally bind ourselves, our heirs, personal representatives, successors, and assigns by these presents.

THE CONDITIONS OF THIS OBLIGATION are such that if the Developer, or the Developer's heirs, personal representatives, successors, and assigns shall well and truly keep all the provisions of the regulations of the City applicable to the work described in the City's regulations, and pay all laborers, mechanics, subcontractors, and materialman, and all persons who shall supply such person or subcontractors with provisions and supplies for carrying on such work and shall indemnify and save harmless the City, its officers and agents, from any pecuniary loss resulting from the breach of said regulations, including the obligation of the Developer to replace or correct any defective work or materials discovered by the City within two years from the date of acceptance of the work, then this obligation shall become void; otherwise, it shall remain in full force and effect.

No change, extension of time, alteration or addition to the work to be performed by the Developer shall affect the obligation of the principal or surety on this bond, and the surety waives notice of any such change, extension, alteration, or addition thereunder.

This bond is furnished pursuant to the requirements of Chapter 39.08 of the Revised Code of Washington, and the regulations of the City, and in addition to the foregoing, is made for the benefit of the City, together with all laborers, mechanics, subcontractors, materialmen, and all persons who supply such person or subcontractors with supplies and equipment for the carrying on of the work covered by this agreement, whether or not such work is deemed to be "public work" under the laws of the State of Washington.

In witness whereof, the principal and surety have caused this bond to be signed and sealed by their duly authorized officers or representatives this ____ day of _____, 20_____.

Principal _____
By _____

Surety _____
By _____

CITY OF BUCKLEY

DEVELOPER AGREEMENT

THIS AGREEMENT, by and between the City of Buckley, a municipal corporation, hereinafter referred to as "City", and _____, hereinafter referred to as "Developer":

WITNESSETH: That whereas the City of Buckley, a municipal corporation, provides water/sanitary/storm/gas or roadway service within this area, and the above-named Developer is preparing to construct an extension or modification or additions thereto, and said development requires the City's service;

WHEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Developer agrees to construct the water/sanitary/storm/gas or roadway system, or additions thereto, to be connected to the City's infrastructure, and to maintain such additions until such time as the improvements are accepted by the City, with the agreements conditioned as set forth below. The improvements, extension, or additions thereto, shall be located within that area commonly referred to as _____, which property is described in Exhibit "A" attached hereto and referred to hereinafter as "Premises".

2. As a condition precedent to City obligations under this agreement, the Developer shall construct the proposed water/sanitary/storm/gas/or roadway system, or additions thereto, within said premises in conformance with the minimum standards as set forth in the City's currently adopted Construction Standards, as adopted together with any amendments thereto hereinafter made, and further to conform with the City's comprehensive planning documents, which agreement shall include oversizing of mains necessitated by the comprehensive plan.

3. The developer agrees that the construction of any infrastructure items, or additions thereto, shall not commence until the following conditions have been fulfilled:

a. The developer shall furnish the City with four (4) sets of detailed plans for the proposed improvements, or additions thereto, at Developer's own expense, prepared by a qualified engineer currently licensed in the State of Washington.

b. The above plans shall require the review and approval by the City and its Engineer, and the cost of such review shall be at the Developer's own expense.

c. Minimum requirements for all plans, or additions thereto, submitted to the City for review are:

(1) Four (4) sets of all plans and documents shall be submitted, wherein two (2) sets will be retained by the City, and two (2) sets will be returned to the applicant.

(2) A preliminary plat of the area in which said improvement, or additions thereto, are to be constructed, which plat has been approved by the City.

(3) A map showing the location of the plat in relation to the surrounding area.

(4) A contour map of the plat with contour intervals of five feet or less.

(5) A map showing the location and depth of all proposed utilities and any connections and/or interconnections to existing facilities or future extensions and connections.

(6) A 1" = 50' plan and profile view of the proposed improvements showing streets, lot lines, dimensions, and location of bench marks (City datum) and monuments for the proposed plat, together with an indication of the development of the adjacent property, as may be applicable.

(7) A profile 1" = 50' horizontal and 1" = 5' vertical of the finished road grades with any proposed utility system improvements and other pertinent underground utilities located, with elevations noted thereon. The elevation datum shall be the same as used by the City. It shall be the responsibility of the Developer to confirm such datum with the City.

(8) Full-sized detail sheets shall be included as part of the construction drawings, as required to clearly indicate the details for all of the infrastructure improvements not otherwise provided for in this text, or additions thereto, to be constructed, consistent with City standards.

(9) Specifications sufficient to fully describe the work, consistent with the City's minimum and currently adopted Construction Standards.

(10) Approvals from all regulatory agencies.

d. Construction requirements in addition to the City standards and details for developer extensions, as adopted, are as follows:

(1) All streets and/or roadways shall be graded to within six inches of final grade before installation of utility improvements, unless otherwise approved by the City.

(2) All lots shall be fully staked to assist all parties involved in the proper location of utility services.

(3) All contractors and subcontractors shall have a current Washington State Contractors License.

(4) The Developer's proposed improvements, or additions thereto, on Premises shall not be connected to the City system until authorized by the City, and such connection shall be performed under the supervision and direction of the City.

e. For the purpose of applying RCW 4.24.115 to this Contract, the Developer and the City agree that the term "damages" applies only to the finding in a judicial proceeding and is exclusive of third party claims for damages preliminary thereto.

The Developer agrees to indemnify and hold harmless the City from all claims for damages by third parties, including costs and reasonable attorney's fees in the defense of claims for damages, arising from performance of the Developer's express or implied obligations under this Agreement. The Developer waives any right of contribution against the City.

It is agreed and mutually negotiated that in any and all claims against the City or any of its agents or employees by any employee of the Developer, any contractor or subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Developer or any contractor or subcontractor under Workman's Compensation Acts, disability benefits acts or other employees' benefit acts. The City and the Developer agree that all third part claims for damages against the City for which the Developer's insurance carrier does not accept defense of the City may be tendered by the City by the Developer who shall, if so tendered by the City, accept and undertake to defend or settle with the Claimant. The City retains the right to approve claim investigation and counsel assigned to said claim and all investigation and legal work product regarding said claim shall be performed under a fiduciary relationship to the City. In the event that the City agrees or a court finds that the claim arises from the sole negligence of the City, this indemnification shall be void and the City shall be responsible for all damages payable to the third party claimant. In the event that the City and the Developer agree or a court finds that the claim arises from or includes negligence of both the Developer and the City, the Developer shall be responsible for all damages payable by the Developer to the third party claimant under the court findings, and, in addition thereto, the Developer shall hereunder indemnify the City for all damages paid or payable to the City under the court findings in an amount not to exceed the percentage of total fault attributable to the Developer. For example, where the Developer is 25% negligent, the Developer shall not be required to indemnify the City for any amount in excess of 25% of the claimant's total damages.

f. In the event the Developer in his operation damages or disrupts existing improvements, the repairs shall be made at the Developer's expense. In the event they are so damaged or the service disrupted and the Developer fails or is unable to immediately restore the service, then the Owners of the improvements may cause the repairs to be made by others and all costs for the same shall be at the Developer's own expense.

Where the construction crosses or is adjacent to existing utilities, the Developer shall exercise extreme care to protect such utilities from damage.

If any damage is done to an existing utility, the Developer shall notify the utility company involved, who will dispatch a crew to repair the damage at the Developer's expense. All costs for the same shall be at the Developer's own expense.

The Developer shall be aware that some existing City owned facilities are known to contain asbestos cement pipe. The Developer shall conduct all work related to existing asbestos cement pipe in strict accordance with current WISHA safety regulations and provisions contained within WAC 296-62-077. All costs related to work in compliance with established rules and regulations shall be the responsibility of the Developer. Demolition of existing asbestos cement pipe, if required, will be permitted only after the proper permits are obtained from the Puget Sound Air Pollution Control Agency. The Developer shall be responsible for all associated fees and permits required for asbestos removal and disposal. Work crews shall be provided with proper protective clothing and equipment. Hand tools shall be used, and the asbestos cement pipe shall be scored and broken in lieu of the sawing or other methods which release fibers into the atmosphere. Waste asbestos pipe shall be buried in the trench. Asbestos pipe to be abandoned in place shall not be disturbed, except as noted herein, and shall remain in its original position.

The Developer is cautioned that all existing drainage systems, whether open ditch, buried pipe, or drainage structures, are not on record. It shall be the responsibility of the Developer to repair or replace all such systems found during construction, which are damaged by the Developer's construction in a manner which is satisfactory to the City.

Where the Developer is allowed to use private property adjacent to the work, the property so used shall be returned to its original or superior condition. The Developer shall make all arrangements in advance with such property owners, to insure that no conflicts will ensue after the property is restored as described above. The Developer will be required to furnish the City with a written release from said private property owners, if the City deems it to be necessary to obtain such document.

4. The construction of the Developer's proposed improvements, or additions thereto, on the Premises shall be supervised by the City in such a manner and at such times as the City deems reasonably necessary to assure that construction of the system will conform with the above-mentioned plans and specifications and minimum City Standards. The Developer herewith agrees to allow such inspections and agrees to cooperate providing reasonable advance notice on his construction schedule during the various construction phases as requested by the City. The Developer further agrees to reimburse the City for all engineering fees and expenses incurred by the City for such supervision.

5. The Developer's proposed improvements, or additions thereto, on Premises shall not be accepted for service and use until the same have been fully inspected and approved, and the following requirements have been performed:

a. Submit to the City in AutoCAD format, latest revision, the computer file supplied on a compact disc (disc) accompanied by a full-size hard copy, with all changes from the original design clearly marked to reflect the as-built conditions. The Developer's Engineer shall certify the accuracy of the record drawings and shall affix his seal and signature.

b. Payment of all permit fees and equivalent assessment charges and any other applicable City charges required for Premises.

c. Payment of all plan check and inspection fees.

d. Prepare and furnish the required easements in accordance with City's standard form, and furnish same to the City for approval by the City Attorney, along with the necessary recording fees.

e. Furnish the City with an affidavit warranting there are no liens against the improvements constructed on Premises by the Developers, this affidavit shall be in the form prescribed by the City.

f. Furnish the City with a Bill of Sale conveying the water/sanitary/storm/gas or roadway system to the City, which shall include a two-year guarantee that the conveyed systems or improvements or additions thereto shall be free of defects in labor and materials. Form shall be as prescribed by the City.

6. In the event any warranty repairs are required, the City agrees, whenever feasible, to provide the Developer with reasonable notice before directly undertaking such repairs. The City reserves the right, however, to effect emergency repairs as deemed necessary by the City. The City shall be reimbursed by the Developer for all costs thereof.

7. Upon performing all requirements, including those as set forth in Paragraph 5 above, the City shall accept the water/sanitary/storm/gas or roadway improvements, and agree therewith to operate and maintain said system.

SUBMITTED this ____ day of _____, 20__.

BY DEVELOPER:

Printed Name

Signature

Date

CITY OF BUCKLEY

DEVELOPER AGREEMENT

EXHIBIT "A"

PLAT NAME: _____

DEVELOPER: _____

LEGAL DESCRIPTION:

SAMPLE DOCUMENT

EASEMENT FOR UTILITY MAINS & APPURTENANCES

_____ (herein called the "grantor") hereby dedicates, conveys, and grants to City of Buckley (herein called the "grantee") and its successors and assigns an easement for City utility mains and appurtenances thereto under and upon the following described property situated in Pierce County, Washington, more particularly described as follows: (Described here or attach legal description to form):

That said grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property and adjoining property owned by the grantor and his assigns and successors to install, lay, construct, renew, operate and maintain mains and necessary facilities and other equipment, for the purposes of serving the property or other properties with water and other utility service.

The grantor covenants that no permanent structure shall be erected, and no large trees or large shrubs shall be planted in the area of ground for which the easement in favor of City of Buckley has been provided herein.

This easement and the covenants herein shall be covenants running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

The grantor warrants that the grantor has good title to the above property and warrants the grantee title to and quiet enjoyment of the easement conveyed herein.

No other easements for utilities shall be granted within the afore described easement area except for necessary crossings as may be mutually approved by the grantor and grantee and the grantee shall have exclusive right to construct and/or maintain City owned utilities within the easement area except for necessary crossings.

By _____ By _____
Grantor Grantor

State of Washington)
) ss.
County of Pierce)

On this _____ day of _____, 20__, before, me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the person who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal affixed the day and year first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My commission expires _____.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: RES 17-__ - Amending the City's Taxes, Rates & Fees Schedule Revision #23	Agenda Date: January 24, 2017		AB17-007
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson	X	X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	Building Depart – Dean Mundy		
	Finance Depart – Sheila Bazzar		
	Fire Depart – Chief Predmore		
	Parks & Rec Depart – Ellen Boyd		
	Planning Depart – Kathy James		
	PW Depart - John Dansby		
Police Depart – Chief Arsanto			
Muni Court – Jessica Cash			
City Clerk – Joanne Starr		X	
Attachments: Resolution, Fee Schedule			
<p>SUMMARY STATEMENT: Resolution making corrections to language and adjusting permit fees and utility rates;</p> <ul style="list-style-type: none"> • Adjusts fees for concealed weapons permits; and • Increases garbage rates by 4.5% as a result of contractual and tipping increases; and • Increases basic water service rates from between 6.5% - 15% depending upon meter size; and • Increases water consumption rates for mid – upper usage tiers by 3% - 15%; and • Increases stormwater utility rates by 3.0%; and • Adjusts GFC charges for water, sewer & storm by 2.18% to reflect CCI; and • Amends section 20.01.268 to reflect the addition of new positions. 			
COMMITTEE REVIEW AND RECOMMENDATION: U/T 1/17/17			
RECOMMENDED ACTION: MOTION to Approve RES No. 17-__, amending the City's Taxes, Rates & Fees Schedule Revision #23.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY, WASHINGTON

RESOLUTION NO. 17-___

A RESOLUTION OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON REVISING THE COMPREHENSIVE TAXES, RATES AND FEES SCHEDULE TO ADJUST CHARGES AND RATES FOR WATER, SEWER, STORMWATER UTILITY, AND SOLID WASTE SERVICES AND ADJUST GFCS TO REFLECT THE CCI AND ADD RATES FOR REVIEWERS.

WHEREAS, through adoption of Resolution 08-05 the City Council established a comprehensive schedule of taxes, rates and fees for the City; and

WHEREAS, subsequently the comprehensive schedule of taxes, rates and fees has been amended to update taxes, rates and fees on an as needed basis; and

WHEREAS, based upon a review if the City's 2017 revenue and expenditures for solid waste services the City Council has determined that a four and one-half (4.5) percent increase in the rates for garbage service is needed to adequately fund operations; and

WHEREAS, based upon a review if the City's 2017 revenue and expenditures for the water system the City Council has determined that a range of adjustments is needed to adequately fund operations and capital replacement. Adjustments for basic service will increase from between 6.5% - 15% depending upon meter size and consumption rates for mid – upper usage tiers by 3% - 15%; and

WHEREAS, based upon a review if the City's 2017 revenue and expenditures for the stormwater utility the City Council has determined that a three (3.0) percent increase in the rates for the stormwater utility is needed to adequately fund operations and capital replacement; and

WHEREAS, due to notification from the State of Washington the fee for Concealed Pistol Permits is adjusted to \$48.00; and

WHEREAS, the Seattle ENR Construction Cost Index (CCI) reflected a change of 2.18%. Pursuant to adopted code the general facility charges (GFCs) for water, sewer and stormwater have been adjusted to reflect the increase in the CCI; and

WHEREAS, updates and adjustments have been made to section 20.01.268 to reflect the addition of new positions; and

WHEREAS, the City Council desires to amend the adopted Taxes, Rates and Fees Schedule to adjust the fees and/or language for the aforementioned services,

NOW THEREFORE BE IT RESOLVED the City Council of the City of Buckley hereby repeals and replaces the “City of Buckley Taxes, Rates and Fee Schedule” adopted by Resolution No. 16-08 with Ex. A, attached hereto and incorporated by this reference as if set forth in full.

Introduced, passed and approved this 24th day of January, 2017.

Pat Johnson, Mayor

ATTEST:

Joanne Starr, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

Posted:

CITY OF BUCKLEY

TAXES, RATES & FEES SCHEDULE [\(RES #17-...: 23rd Revision\)](#)

BMC SECTION	DESCRIPTION	TAX, RATE OR FEE
Title 1	<u>General</u>	
	General Penalties	
1.04.020	Gross Misdemeanor	Fine not to exceed \$5,000 or by confinement in jail for a term not to exceed 1 year or by both such fine and confinement
1.04.020	Misdemeanor	Fine not to exceed \$1,000 or by confinement in jail for a term not to exceed 90 days or by both such fine and confinement
1.04.020	Infraction	Civil infractions are punishable by a maximum penalty of \$250.00 not including statutory assessments.
1.12.140	Infraction	(a) Payment of a fine of not more than \$250.00 for each day of noncompliance; (b) Payment of court costs as defined by rule or statute; (c) Payment to the prevailing party of its reasonable attorneys' fees as allowed by RCW 7.80.140.
Title 2	<u>Administration</u>	
2.99.010	Buckley Community Hall Short Term Rentals	
	Entire Day Rental Fee (8am - 12am)	\$500.00
	Hourly charge (8am - 12am) (3 HR MIN/5 HR MAX)	\$50.00
	After Hours Rate (after 12am)	\$75/HR
	Utility Surcharge (Oct 15 through April 15)	\$25.00
	Building Deposit (to include Key Charge) wo/ alcohol served	\$350.00
	Refundable Amount (Subject to Terms of Rental Agreement)	\$350.00
	Building Deposit (to include Key Charge) w/ alcohol served	\$750.00
	Refundable Amount (Subject to Terms of Rental Agreement)	\$750.00
	Commercial kitchen only (Mon-Thurs)	
	Hourly Rate (per user - no minimum)	
	- resident	\$10.00
	- nonresident	\$25.00
	Daily rate (8 hours or more)	
	- resident	\$80.00
	- nonresident	\$200.00
	+ cleaning deposit (refundable)	\$50.00
	Long Term Rentals (Requires Rental Agreement)	
	Weekley Rate (Hours TBD)	\$500.00
	Monthly Rate (Hours TBD)	\$1,612.00
	Partial Periods	\$1.18/mo/sq ft of space used*
	Annual Rate (Hours TBD)	TBD
	*Note: Space used encompasses the entire area of any portion occupied in a room that is not considered as storage and/ or a closet. As an example, use of a small portion of a space (i.e. office, common area, meeting room, etc.) will constitute use of the entire area. Space used in storage area(s) or closet encompasses only the area used and/or occupied in the room/area. Use of kitchen and restroom facilities will be detailed in the Rental Agreement	
	Old Jail Facility Rental	
	Short Term Rentals	
	Entire Day Rental Fee (8am - 12am)	\$250.00
	Hourly charge (8am - 12am) (3 HR MIN/5 HR MAX)	\$50.00
	Note: Portions of the jail facility are not accessible to public uses due to sensitive and security concerns. Due to this the City requires that a designated officer be on-site at all times during use. In addition to the rental rate users will also be required to pay the actual cost for any staff required to be onsite during the rental period.	
	Private/Public Program Fees**	
	Youth Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
	Adult Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*

Family Classes/Programs

TBA - Instructor Cost, supply cost, plus 20%*

Drop In Classes

TBA - Drop In Rate plus 20%*

***Note: Contract Instructors** - Any contract instructor charging for their services or classes is required to pay the City of Buckley 20% of all program enrollment fees he/she charges. The instructor is responsible for providing their own class supplies and needed materials.

2.99.020

Fee Waiver

Subject to BHB Review

Title 3

New

3.18

Revenue and Finance

Administrative Fees

Pierce County Auditor Recording

Cost

Copy charge - Per Page - 8 1/2 X 11, 8 1/2 X 14, and 11 X 17 paper sizes

\$ 0.15/page

Audio or Video Tapes

\$10.00

Computer Disks and/or USB Flash Drive

\$10.00

Oversized Plans, Aerial Photos, Drawings, and Maps (Black and White)

Cost

Color GIS Plotted Maps

Cost

Other Documents

Cost

Public Notice

Cost

Insufficient Funds - Returned Check Charge

\$25.00

City Flag (Any Size)

Cost + 20% Admin Charge

Concealed Pistol Permit

Original

~~\$50.75~~

\$48.00

Replacement

\$10.00

Renewal (up to 90 Days before)

\$32.00

Late Renewal (up to 90 days after)

\$42.00

Fingerprinting

One card

\$10.00

Two cards

\$15.00

Cardiopulmonary Resuscitation (CPR), First-Aid (FA) and Bloodborne Pathogens (BBP) classes

*Residents

First-Aid only

\$10.00

CPR only

\$10.00

BBP

\$10.00

Combo CPR & FA

\$15.00

Non-Residents

First-Aid only

\$20.00

CPR only

\$20.00

BBP

\$20.00

Combo CPR & FA

\$35.00

* (individuals currently employed at a business located within the City of Buckley who are taking a community offered class as a requirement of their employment will be charged the Resident fee)

3.434.020

Ambulance Service Fees

Basic Life Support (BLS)

Non-Emergency

Per Patient Call

\$650.00

Plus mileage charge of \$17.25/loaded patient mile

+ mileage charge (left)

Emergency Response

Per Patient Call

\$725.00

Plus mileage charge of \$17.25/loaded patient mile

+ mileage charge (left)

Advanced Life Support (BLS)

Emergency Response Level 1

Per Patient Call

\$930.00

	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
	Emergency Response Level 2 Per Patient Call	\$1,050.00
	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
3.50.040	Impact fee for parks and recreation facilities.	
	Single-family homes	\$1,624.70
	Multiple-family residential	\$1,331.52
3.50.050	Impact fee for the White River School District.	
	Single-family homes	\$0.00
	Multiple-family residential	\$0.00
3.50.060	Impact fee for street facilities.	
	Single-family homes	\$4,153.00
	Multiple-family residential	\$2,877.00
	Commercial/Industrial	Per Comprehensive Plan Appendix 5-F, Table 11
Title 4	<u>Cemetery</u>	
4.20.020	Cemetery	
	Grave Sites	
	Regular Lots	<u>2015-2016</u>
	Residents	\$1,500.00
	Non-Residents	\$1,500.00
	Child Size Lots	\$300.00
	Urn Lots	
	Residents	\$600.00
	Non-Residents	\$600.00
	Urn Garden Lots (The Ridge)	
	Dogwood Section (Single ground plot)	
	Residents	\$525.00
	Non-Residents	\$525.00
	Alder, Birch & Cedar Sections (Double ground plot)	
	Residents	\$650.00
	Non-Residents	\$650.00
	Bench Plots (Up to 4 Urns)*	
	Residents	\$1,550.00
	Non-Residents	\$1,550.00
	* Note: Bench Plots are designated by the Cemetery Caretaker within the Ridge Area and require purchase of bench, foundation, and installation from the cemetery maker office. Each additional inurnment and inscription will be charged separately at current pricing at time of need.	
	Niche Wall Containers (Old Glory Niche Pavilion)	
	Niche (Top Row)	
	Residents	\$1,800.00
	Non-Residents	\$1,800.00
	Niche (2nd & 3rd Rows)	
	Residents	\$1,600.00
	Non-Residents	\$1,600.00
	Second Rite of Usage (each) **	\$525.00
	**Note: Cremated remains may be interred upon an existing single grave when the individual remains to be interred are related to the lot owner. Number of second right usages allowed to be interred on a single grave site shall be limited pursuant to BMC 4.20.060.	
Title 6	<u>Business License</u>	
6.04.055	Fee Wavier	Subject to 6.04.055
6.04.070	Temporary business license	\$50.00
New	Special Event License (3 day) *	
	0 - 15 Vendors	\$100.00
	16 - 30 Vendors	\$150.00
	31 Vendors and Above	\$250.00
	*Note: In addition to the license fee listed above the special event applicant shall pay to the city all additional costs incurred by the city that are associated with the event, including security and law enforcement, traffic control, street closures, street & parking lot sweeping, garbage pickup, sani-cans, etc. Hourly rates for determining fee will be based on the rates listed in BMC 20.01.268 below.	
	Saturday Plateau Market License (Summer Season)	

	- Fee without City utilities	\$25.00
	- Fee with City utilities	\$30.00
6.04.110	Business License	
	In-town business license	\$75.00
	Out-of-town business license	\$75.00
	Annual Renewal (Due in Conjunction with Renewal of State Business License)	\$50.00
	Penalty - Late Renewal (Imposed 30 days after Renewal Date)	\$100.00
6.50.070	Special Event Permit	See 6.04.070 above

Title 8 Utilities

8.12.070 **Payment of fees**
 The charges of refuse collection and disposal shall be compulsory. All charges and/or fees for refuse collection and disposal are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or unpaid amounts shall become a lien against the property as authorized under RCW 35.21.130. Any account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount.

8.12.080 **Garbage Rates (per month)**

Cans-	2016	2017
Micro Can 10 Gallon Cart	\$16.28	\$17.35
Mini Can 20 Gallon Cart	\$20.66	\$22.03
One Can (32-gallon) 32 Gallon Cart	\$24.51	\$26.27
Two Cans 64 Gallon Cart	\$50.02	\$54.84
Three Cans 96 Gallon Cart	\$70.46	\$77.77
Four cans roadside	\$86.91	
One Oversized Can (45-gallon)	\$34.74	
Two Oversized Can (45-gallon)	\$60.37	
Each additional can roadside	\$23.19	
One can 50' maximum walk-in	\$30.39	\$31.76
Two cans 50' maximum walk-in	\$53.25	\$55.65
Each additional 50' maximum can walk-in	\$24.06	\$25.14
Extra garbage tag	\$5.65	\$5.90

Commercial Container Service-

1 yard once a week	\$119.34	\$124.71
1 yard twice a week	\$260.72	\$272.45
1-1/2 yards once a week	\$160.19	\$167.40
1-1/2 yards twice a week	\$329.56	\$344.39
2 yards once a week	\$208.80	\$218.20
2 yards twice a week	\$430.87	\$450.26
4 yards once a week	\$422.87	\$441.90
4 yards twice a week	\$863.78	\$902.65
4 yard three times a week	\$1,282.67	\$1,340.39
6 yards once a week	\$586.21	\$612.59
6 yards twice a week	\$1,205.91	\$1,260.18
6 yard three times a week	\$1,825.30	\$1,907.44
4 yard compactor (customer owned)	\$1,678.02	\$1,753.53
1 yard extra pickup on regular route	\$33.49	\$35.00
1-1/2 yards extra pickup on regular route	\$43.28	\$45.23
2 yards extra pickup on regular route	\$56.63	\$59.18
4 yards extra pickup on regular route	\$109.30	\$114.22
6 yards extra pickup on regular route	\$161.35	\$168.61

Special Services-

Special pickup (minimum one hour)	\$108.76	\$113.65
Plus tipping fee of \$153.13 \$153.48 per ton		+ Tipping Fee (Left) ←
Bulk pickup (minimum one yard)	\$31.69	\$33.12
Connect/reconnect fee on customer - Owned compactors	\$19.95	\$20.85
Yard Waste - One 90-gallon toter	\$9.63	\$10.06
Re-delivery fee toter	\$28.86	\$30.16

Multi-Family Recycling -

90-gallon cart	\$12.15	\$12.70
2 yd once a week	\$53.86	\$56.28

Title 9 Animals

9.10.080 **Licenses**
 Unaltered - not sterilized, spayed or neutered - dogs or miniature \$30.00 per year; seniors age 60 and older, \$15.00 per year.
 pigs

	Altered - Sterilized, spayed or neutered - dogs or miniature pigs	\$20.00 per year; seniors age 60 and older, \$10.00 per year.
	Identification Tags "only"	\$15.00; seniors age 60 and older, \$10.00.
	Replacement of metal tags	\$5.00
	Exemption from Fee	Guide or Service Dogs
9.30.025	Impoundment: Redemption Fees	
	Daily Maintenance Fee	\$12.00/day
	Redemption Fee	
	First Impound of Animal	\$50.00
	Second Impound of Animal	\$75.00
	Third or Greater Impound of Animal	\$100.00
	Total Fee consists of both Redemption and Daily Maintenance Fee	
9.25.030	Kennel License	\$50.00
	Annual Renewal Fee	\$50.00
Title 10	<u>Public Peace Safety & Morals</u>	
10.44.020	Fireworks Permit Fee	\$25.00 per year
10.84.295	Parks and Recreation Department Fees	
New	Facility Rental Fees	
	Multi-Purpose Center	
	Hourly Rate (2 hour minimum)	
	- resident	\$30.00
	- nonresident	\$35.00
	Daily rate (8 hours or more)	
	- resident	\$240.00
	- nonresident	\$280.00
	+ cleaning fee (non-refundable)	\$25.00
	+ damage deposit	\$200.00
	Commercial kitchen only (Mon-Fri)	
	Hourly Rate (per user - no minimum)	
	- resident	\$10.00
	- nonresident	\$25.00
	Daily rate (8 hours or more)	
	- resident	\$80.00
	- nonresident	\$200.00
	+ cleaning deposit (refundable)	\$50.00
	Youth Activities Center	
	Short Term Rentals	
	Hourly Rate (2 hour minimum)	
	- resident	\$50.00
	- nonresident	\$55.00
	Daily rate (8 hours or more)	
	- resident	\$300.00
	- nonresident	\$340.00
	+ cleaning fee (non-refundable)	\$25.00
	+ damage deposit	\$200.00
	Party Rental (90 min. hosted party)	
	- resident	\$100.00
	- nonresident	\$110.00
	Additional 30 min. Rate	\$12.50
	+ cleaning fee (non-refundable)	\$25.00
	Long Term Rentals (Requires Rental Agreement)	
	Weekly Rate (Mon-Fri 8-2)	\$500.00
	Monthly Rate (Mon-Fri 8-2)	\$1,612.00
	Partial Periods	\$1.18/mo/sq ft of space used*
	Annual Rate (Mon-Fri 8-5)	TBD
	*Note: Space used encompasses the entire area of any portion occupied in a room that is not considered as storage and/ or a closet. As an example, use of a small portion of a space (i.e. office, common area, meeting room, etc.) will constitute use of the entire area. Space used in storage area(s) or closet encompasses only the area used and/or occupied in the room/area. Use of kitchen and restroom facilities will be detailed in the Rental Agreement	
	Recreation Program Fees**	
	Youth Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
	Adult Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
	Family Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
	Drop In Classes	TBA - Drop In Rate plus 20%*

***Note: Contract Instructors** - Any contract instructor charging for their services or classes is required to pay the City of Buckley 20% of all program enrollment fees he/she charges. The instructor is responsible for providing their own class supplies and needed materials.

****Note:** In addition to class and program fees listed above, anyone desiring to participate in programs and/or classes offered through the Youth Center must be a active member of the Youth Center and ensure that all membership fees and/or charges have been paid.

Veteran's Monument Commerative Bricks* \$50.00

*Note: Price includes 3 lines of text up to 16 characters per line.

10.90.030 Recovery Costs for Emergency Response Washington State Association of Fire Chiefs (WSAFC) Rate Schedule

Title 11 Traffic Code

11.48.040 RV Trailer Use Permit (14 days) \$25.00

Title 12 Environment

12.04.350 (A) Threshold Determination. Intake Fee \$70.00 Deposit Fee \$375.00

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the threshold determination process (see BMC 20.01.268)

The services described in subsections (a) through (c) of this section shall include those rendered with respect to both an initial checklist and any revised one which includes mitigating measures. The total fee calculated in subsections (a) through (c) of this section and charged to the applicant shall be reduced by the amount of the previously paid \$375.00 deposit fee. Prior to issuance of the city's threshold determination, the applicant shall remit to the city the amount of the city's actual costs, if any, which exceeds the \$375.00 deposit fee. If the fee exceeds the city's actual costs, the city shall promptly refund the balance to the applicant.

(B) Declaration of Significance and Environmental Impact Statement (EIS): in addition to the amount collected for the threshold determination the applicant shall pay the amount from Table 12.04 below:

Table 12.04

<u>Project Valuation</u>	<u>Fee</u>
\$0 to \$10,000,000	\$4,436 for the first \$1,000,000 plus \$1.88/\$1,000 or fraction thereof for all over \$1,000,000
\$10,000,001 to \$20,000,000	\$21,356 for the first \$10,000,000 plus \$1.63/\$1,000 or fraction thereof for all over \$10,000,000
\$20,000,001 to \$30,000,000	\$37,656 for the first \$20,000,000 plus \$1.40/\$1,000 or fraction thereof for all over \$20,000,000
\$30,000,001 to \$40,000,000	\$51,656 for the first \$30,000,000 plus \$1.22/\$1,000 or fraction thereof for all over \$30,000,000
\$40,000,001 to \$50,000,000	\$63,856 for the first \$40,000,000 plus \$0.98/\$1,000 or fraction thereof for all over \$40,000,000
\$50,000,001 to \$75,000,000	\$73,656 for the first \$50,000,000 plus \$0.71/\$1,000 or fraction thereof for all over \$50,000,000
\$75,000,001 to 100,000,000	\$91,406 for the first \$75,000,000 plus \$0.50/\$1,000 or fraction thereof for all over \$75,000,000
\$100,000,001 and over	\$103,906

Fifty percent of the fees shall be collected prior to the initiation of scoping, and the remaining 50 percent shall be collected prior to distribution of the draft environmental impact statement. Alternatively, the planning director may determine that the city will contract directly with a consultant, for preparation of an EIS or a portion of an EIS, for activities initiated by some persons or entity other than the city and may bill such costs and expenses directly to the applicant. The city may require the applicant to post bond or otherwise ensure payment of such costs in a manner satisfactory to the city, prior to any work being commenced upon the EIS.

(C) If a proposal is modified so that an EIS is no longer required or the proposal is withdrawn or canceled, the applicant shall remain responsible for payment of the city's actual costs incurred prior to its receipt or a written cancellation or withdrawal notification.

12.08.050 Critical Areas Permit Intake Fee Deposit Fee
 - No Critical Areas Present \$70.00
 - Critical Areas Present, but No Impact - Waiver \$70.00 \$125.00
 - Critical Areas May Be Affected by Proposal \$70.00 \$425.00

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the critical areas review process (see BMC 20.01.268)

Title 13	<u>Streets & Sidewalks</u>	Intake Fee	Deposit Fee
13.25.040	Street Vacation Petition	\$70.00	\$250.00
	*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the review process (see BMC 20.01.268)		
13.35.120	Right-of-way Use Permit Fees		
	Type A: Short-Term Use Permit.		
	- Regular	\$50.00	
	- Additional*	*See Note	
	*Note: Use of portions of right-of-way for special events such as those listed in BMC 13.35.080 (A)(3) may be assessed additional charges for City services and equipment including but not limited to overtime incurred by city personnel, the use of police officers and public works employees for traffic and crowd control, pickup and delivery of traffic control devices, picnic tables, extraordinary street sweeping, and any other needed, requested or required city service and the cost of operating city equipment to provide such services.		
	Type B: Disturbance of Right-of-Way Permit		
	Minor - Application Fee (nonrefundable base fee)*	\$100.00	
	Major - Application Fee (nonrefundable base fee)*	\$500.00	
	*Note: The permit applicant shall pay to the city all costs incurred by the City that are associated with processing the proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, plan review, inspections, traffic control, legal, secretarial, administrative costs, cost of publications, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting.		
	- Repair and Replacement Charges.	*See Note	
	*Note: If the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement will be charged to the permittee. These charges will be for the actual costs to the City.		
	Type C: Long-Term Use Permit		
	- Application Fee (nonrefundable base fee)*	\$250.00	
	- Use Fee.	A use fee will be established which incorporates the value of the land used and the length of the use.	
	Type D: Franchised Utility Routine Maintenance Permit		
	- Regular	\$250.00	
	Subject to BMC 13.35.120 and Administrator Review and Approval		
	Fee Waiver or Exemption		
13.40.070	Street Latecomer's Agreement Fees	\$150.00	
	Costs of \$20,000 or less		\$500.00
	Costs of \$20,000 to \$100,000		\$1,000.00
	Costs > \$100,000		\$2,000.00
	Engineering review fee	\$500.00 or actual amount, whichever is greater	
	Administration fee	15% of total recoverable amount	
	Appeal fee (nonrefundable)	\$75.00	
	Recording fee	As expended	
	Segregation fee	\$750.00	

Title 14	<u>Water & Sewers</u>		
14.04.080	Waterline Connection	\$800.00/connection *	
	* or the actual cost of labor and material expended as required in making the connection, whichever is greater.		
	Inspection Fee	Cost (see 20.01.268)	
	Water Meter, Setter and Vault Fee	Cost of Components	
14.04.130	Water rates and charges		
	A. 1. For the base (minimum) service, including water usage from zero to 200 cubic feet per month according to meter size and location within the corporate limits of the city:		

Meter Size	2014 - 2015	2016	2017
	Within City	Within City	Within City
Up to 3/4"	19.81	20.50	\$21.84
1"	25.12	26.00	\$27.69
1-1/2"	36.10	37.36	\$39.79
2"	50.24	52.00	\$59.80
3"	74.60	77.21	\$88.79
4"	121.01	125.25	\$144.03
6"	233.43	241.60	\$277.84

8"	571.90	591.92
10"	N/A	0.00
12"	N/A	0.00

\$680.70
\$1,668.00
\$4,086.00

2. Users outside the city limits shall pay the monthly charges set forth in subsections A(1) and B(1) of this section plus a surcharge of 20 percent of the total charge.

B. 1. For usage above 200 cubic feet, the following rates are imposed for each 100 cubic feet of usage according to location within or without the corporate limits of the city:

The consumption charge per 100 cubic feet (CCF), or any part thereof used, shall be as follows:

Effective		1/1/2016	1/1/2017
Winter			
Single-family & Multifamily residential	2 - 7 CCF	2.03	2.03
	7.01 - 15 CCF	2.39	2.43
	Over 15 CCF	2.82	2.90
Commercial/Industrial		2.10	2.13
Schools		1.98	2.01

Winter rates will be reflected on bills covering October 1st through May 31st

Summer			
Single-family & Multifamily residential	2 - 7 CCF	2.03	2.03
	7.01 - 15 CCF	2.65	2.69
	Over 15 CCF	3.41	3.51
Commercial/Industrial		2.10	2.13
Schools		2.10	2.13

Summer rates will be reflected on bills covering June 1st through September 30th

C. Multiple Residential Units.

1. The water availability charge for a connection serving multiple residential units shall be the availability charge set forth above, multiplied by the number of dwelling units connected to the meter, as follows:

- Each duplex unit will be billed as though separately connected to the water main, based on 3/4" meter rates.
- In the case of apartment/trailer courts having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on 3/4" meter rates.
- In the case of building lots which have been granted a use permit to allow more than one dwelling on one service meter, each dwelling unit will be billed as though separately connected to the water main, based on 3/4" meter rates.

2. There shall be only one water meter for each building housing multiple residential units.

D. Multiple Commercial and Industrial Buildings. Where all commercial or industrial buildings connected to a single service are used in the same business under single management, billing shall be made as for a single building.

E. Special Use Charge. Special purpose use of water from fire hydrants or stand pipes shall be \$50.00 plus \$2.33 per 100 cubic feet for all water used inside the city limits and \$60.00 plus \$2.79 for all water used outside the city limits.

F. In the event a customer is not connected to a meter service, or a meter has broken, become out-of-order or fails to accurately meter actual water usage, the customer shall be charged the base or minimum charge, together with an estimated charge for the water used at the premises, based upon the average usage for the corresponding month of the preceding year, averaged over a three-month period including the preceding and following month. In the event there is no prior history for the preceding year, the charge shall be based upon the average water usage for the month for all customers of the municipal water supply system in the same service class.

14.04.150

Shut-Off/Dispatch Fee \$25.00/Water
Payment of Fees

All charges and/or fees for water service are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or services may be disconnected. Any water service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the fifteenth day of each following month, furnish to the public works director a list of all meters in which water service accounts are delinquent.

After water service accounts become delinquent, the public works director shall cause to be shut off the service to the premises affected by such delinquency, and the water service shall not be turned on again until all, or if less, at least four months of delinquent charges, interest and fees, including a fee established by resolution of the city council for the cost of issuing the shut-off notice and dispatching the city crew, is paid in full to the city administrator's office.

14.04.320

Water System - General Facility Charge	2015	2017
For each single-family residence	\$4,004.00	\$4,091.29
For each multi-family and/or accessory dwelling	\$2,863.00	\$2,925.41
For all other uses	\$4,004.00	\$4,091.29/each equivalent residential unit

*Each "equivalent residential unit" means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the city of Buckley sewer flow factors - BMC 14.10.016(2), Table 14.10.016. The general facility charges for the water system identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

- 145.05.060 Standard Charges For Backflow Prevention Services Performed by the City shall be:
- Initial inspection of backflow prevention assemblies.....No Charge
 - Re-inspection of backflow prevention assemblies not installed as required by the City.....\$50.00 for the first assembly and \$25.00 for each additional assembly at the same address and on the same date.
 - Mailing reminder notices to customers that have not provided acceptable proof of the annual testing of backflow prevention assemblies\$35.00 for each additional notice mailed for each month past due.
 - Mailing reminder notices to customers who did not install backflow prevention assemblies as required by the City.....\$35.00 for each additional notice mailed

14.06.150	Sewer- Residential building sewer permit	\$70.00
	Commercial building sewer permit	\$70.00
	Industrial building sewer permit	\$100.00

- 14.08.030 (A) Sewer Connection Charge \$873.70/connection*
 * or the actual cost of labor and material expended as required in making the connection, whichever is greater.
 Inspection Fee Cost (see 20.01.268)
- (B) Rates Designated 2016
- For a single-family residence \$77.99/month
 - for multi-family and/or accessory residences \$65.89 per unit, per month
 - For mobile homes \$77.99/month
 - Non-System Sewage Disposal \$275.66/105 cubic feet
 - Commercial users \$77.99/900 cubic feet
+\$3.05/100 cubic feet excess
- (C) Users outside the city limits shall pay the monthly charges set forth in subsections A and B of this section plus a surcharge of 20 percent of the total charge.

14.08.040 **Payment of Fees**
 All charges and/or fees for sanitary sewage disposal services are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or service may be disconnected. Any sanitary sewage disposal service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the fifteenth day of each following month, furnish to the public works director a list of all sanitary sewage disposal service accounts that are delinquent.

After sanitary sewage disposal service accounts become delinquent, the public works director shall cause to be shut off water service to the premises affected by such delinquency and the water service shall not be turned on again until all, or if less, at least 12 months of delinquent charges and fees, including a fee established by resolution of the city council for the cost of issuing the shut-off notice and dispatching the city crew, shall be paid in full to the city administrator's office.

14.10.016	Sanitary Sewer- General Facility Charge	2015	2017
	For each single-family residence	\$7,361.00	\$7,521.47
	For each multi-family and/or accessory dwelling	\$5,520.00	\$5,640.34
	For all other uses	\$7,361.00-\$7,521.47/ each ERU*	

*Each equivalent residential unit means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the city of Buckley sewer flow factors - Table 14.10.016. The general facility charges for the sanitary sewer system identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

- 14.14.050 Utility Latecomer's Agreements Intake Fee
5% of Amount Proposed for Collection
*Plus
- 14.14.070 Latecomer - Administrative fees and recording costs. 10% of Amount Proposed for Collection

14.16.020	Low-Income Utility Discount Rates- Per BMC 14.16.020		
14.28.110	Storm Sewer Connection- * or the actual time and materials cost to connect the storm sewer, whichever is greater Inspection Fee	\$ 565 /connection* Cost (see 20.01.268)	
14.28.120	Storm Sewer Monthly Service Charge Single-family residence Multi-family and/or Accessory residences Other *ESU for Storm Sewer calculation is defined to mean 8,000 square feet of impervious surface area or 1 SFR	2016 \$21.34/residence/month. \$14.08/residence/month. \$21.34/ESU*/month.	2017 \$21.98/residence/month. \$14.50/residence/month. \$21.98/ESU*/month.
14.28.125	Alternative commercial service charge. Commercial developed parcels	\$21.34/business/month plus \$21.34 for parking whether on- site or off-site	\$21.98/business/month plus \$21.98 for parking whether on-site or off-site
14.28.140	Surface water management utility general facilities charges- Single-family residence Service unit *ESU for Storm Sewer calculation is defined to mean 8,000 square feet of impervious surface area or 1 SFR The general facility charges for surface water management identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).	2015 \$6,886.00 \$6,886 \$7,036.11/ESU*	2017 \$7,036.11
14.28.155	Payment of Fees All surface water management utility service charges are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days. Any surface water management utility service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. Pursuant to RCW 35.67.200, et seq., the city shall have a lien for delinquent and unpaid stormwater sewer charges. A sewer lien shall be effective for a total not to exceed one year's delinquent service charges without the necessity of any writing or recording of the lien with the county auditor. Enforcement and foreclosure of any sewer lien shall be in the manner provided by state law. Interest on the unpaid balance shall be eight percent per annum or higher rate as authorized by law.		
Title 16	<u>Building and Construction</u>		
16.01.050	Land Disturbing Permit <500 Cubic Yards (Lifetime Total) >500 Cubic Yards * plus SEPA Review *Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the land disturbing permit review process (see BMC 20.01.268)	\$50.00 (nonrefundable fee), plus actual cost of reviewing and processing (see BMC 20.01.268) \$250.00 (nonrefundable fee), plus actual cost of reviewing and processing (see BMC 20.01.268) BMC 12.04.350	
16.06.020	Building Permit Fees		Per BMC 16.06.020
16.10.010	Tempoary Dwelling Permit Fees		Per BMC 16.10.010
16.24.025	Fire Code Fees Manufactured Home Installation Fees		Per BMC 16.24.025
16.40.040	Installation Permit		Per BMC 16.06.020(23)
16.40.040	Inspection Fees Building Code Appeals		Per BMC 16.40.050
16.60.030	Appeals		Per BMC 16.60.030
16.80.040	Canopy Permit Fee		Per BMC 16.80.040
Title 17	<u>Design and Construction Standards</u>		
17.08.010	Variance from Public Works Standards		Intake Fee

Minor	\$70.00
Major	\$250.00

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the variance review and approval process (see BMC 20.01.268).

Title 18 Subdivisions

	Intake Fee	Deposit Fee
18.37.010 Subdivision		
Preliminary Subdivision	\$70.00	\$2,500 + \$150.00/acre
Final Subdivision	\$70.00	\$1,500
Short subdivision	\$70.00	\$1000 + \$150.00/acre
Lot line Adjustment	\$70.00	\$475.00
Binding Site Plan or Subdivision Amendment	\$70.00	\$1,500.00
Pre-application Meeting Fee	See Title 20 Fees	

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the subdivision, short subdivision, lot line adjustment or amendment review and approval process (to include construction of improvements and inspection) (see BMC 20.01.268)

Title 19 Zoning

19.54.010 See BMC 20.01.270

Title 20 Administration of Land Use and Zoning Applications and Development Regulations

20.01.260 Land Use Decision Appeals

	Intake Fee	Deposit Fee
Appeal Fee	\$300.00	

20.01.262 Land Use and Permit Fees

	Shoreline conditional use permit	\$70.00	\$500.00
	Shoreline revision	\$70.00	\$300.00
	Shoreline substantial development permit	\$70.00	\$750.00
	Shoreline variance	\$70.00	\$500.00
	Shoreline substantial development exemption letter	\$70.00	
	When Wetland Analysis is required in connection with any application authorized under Title 19		
	-Added to the standard application fee	\$220.00	
	-In conjunction with EIS	\$440.00	
	Variance		
	Fence Variance	\$70.00	\$125.00
New	Public Hearing/Individual Single-Family Residential	\$70.00	\$250.00
New	Public Hearing/Other	\$70.00	\$500.00
	Conditional Use		
New	BOA or Hearing Examiner/Single-Family Residential	\$70.00	\$250.00
New	BOA or Hearing Examiner/Other	\$70.00	\$500.00
	Site plan review, including RV Parks		
	< 1 acre	\$70.00	\$750.00
	> 1 acre	\$70.00	\$1,750.00
	Type B home occupation permit	\$70.00	\$250.00
	Sign Permits		
	Home Occupation	\$35.00	
	Commercial/Industrial	\$70.00	plus Cost
New	Sign Recovery Fee	\$70.00	
New	Comprehensive Plan Amendment	\$1,200.00	
New	Zoning Code Ordinance Amendments		
	Text	\$70.00	\$700.00
	Rezone	\$70.00	\$1,775 + \$100.00/acre
New	Annexation Petition		\$1,200
New	Design Review Fee		
	Minor		\$25
	Major	\$210.00	plus Cost
New	Notice of Proposed Land Use Action Sign		
	Deposit*		\$150.00
	*\$100 is refundable upon return of sign		
New	Residential Cluster Development	\$70.00	\$1000 + \$150.00/acre
New	Cottage Housing Development	\$70.00	\$1000 + \$150.00/acre

	Pre-application Meeting Fee	
New	Consultation With City Planner	No Charge
New	Pre-Application Meeting where 2 or more City Staff are in attendance (Short Subdivision and LDA >500 yds)	\$210.00
New	Pre-Application Meeting where 2 or more City Staff are in attendance (Subdivision, Site Plan, Cluster and Cottage Development)	\$500.00
New	Development Agreements	\$500.00
New	Nonconforming Use Determination	\$250.00
New	Director's Code Interpretation	\$100.00
20.01.268	Costs incurred by the city The land use and/or permit applicant shall pay to the city all costs incurred by the city that are associated with processing the land use proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, inspections, legal, secretarial, administrative costs, cost of publications, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting.	
20.01.268	Review rates and costs.	Hourly Rates for
	City Administrator	Billing \$85.00
	Finance Director	\$70.00
	City Clerk	\$60.00
	Building Official	\$70.00
	Fire Marshall/Chief	\$75.00
	Assistant Fire Chief	\$65.00
	Public Works Director	\$70.00
	Utilities Superintendent	\$70.00
	Public Works Assistant Supervisor*	\$55.00
	City Planner	\$70.00
	Associate Planner	\$60.00
	Building Inspector	\$60.00
	Permit Coordinator*	\$50.00
	Administrative Assistant*	\$40.00
	Police Chief	\$75.00
	Assistant Police Chief	\$65.00
	Police Sergeant*	\$60.00
	Police Patrol*	\$55.00
	Community Services Officer	\$50.00
	Public Works Utility*	\$50.00
	City Engineer	per contract
	City Attorney	per contract
	Consultants	per contract
	Mailing(s)	actual cost
	Other	actual cost
	*Note: Overtime rates for all covered employees will be calculated at 1.5 times the listed rate with a 2-hour minimum charge.	



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Agreement: Addendum #6 to Doxa (“SoZo”) CrossFit LLC Lease of the Old Fire Station Building Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: January 24, 2017		AB17-008
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
Attachments: Lease Addendum			
<p>SUMMARY STATEMENT: In August, 2016 the Council extended the lease agreement with Doxa (“SoZo”) Crossfit to allow for additional time within which to complete negotiations for their purchase of the building because the lease was set to expire on December 31, 2016. We are still working through obstacles that have come up concerning needed repairs to the building and financing due to the age and uniqueness of the building. In order to give staff more time to identify options and complete negotiations we are requesting that the lease be extended to June 30, 2017 to provide sufficient time to complete this process.</p> <p>Staff is requesting and recommending that the City Council approve the addendum to the lease.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve Addendum #6 to the Agreement Between the City and Doxa (SoZo) Crossfit LLC for Lease of the Old Fire Station Building.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	

**SIXTH ADDENDUM TO THE LEASE AGREEMENT BETWEEN THE
CITY OF BUCKLEY AND SOZO CROSSFIT, LLC**

THIS SIXTH ADDENDUM is made this _____ day of January, 2017, by and between the City of Buckley (“Landlord”), and SoZo Crossfit, LLC (“Tenant”).

WHEREAS, Landlord and Tenant (collectively, “the parties”) are currently in negotiation of purchase and sale of the premises; and

WHEREAS, the current Lease Agreement with Addendums expired on December 31, 2016; and

WHEREAS, negotiation and agreement of purchase and sale terms are expected to continue for several more weeks; and

WHEREAS, Landlord and Tenant desire to extend the termination date for a period of 180 days to complete negotiations;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed by and between the Landlord and Tenant as follows:

I. Amendment of Paragraph 3 – Term.

3. Term. This Lease shall be for a term of 4.5 years, commencing on the 1st day of January, 2017. This Lease shall be subject to earlier termination as provided in Section 20 herein.

II. Effect of Addendum. This Sixth Addendum modifies the Lease Agreement, but does not supersede it except as and to the extent provided by this Sixth Addendum. All provisions of the Lease Agreement shall remain in full force and effect except to the extent indicated hereunder.

City of Buckley

SoZo "Doxa" CrossFit

By: Pat Johnson, Mayor

By: Kevin Schneider

By: David Schmidt, City Administrator

APPROVED AS TO FORM:

By: Phil Olbrechts, City Attorney

STATE OF WASHINGTON)

)ss.

COUNTY OF PIERCE)

On this day personally appeared before me David Schmidt to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this ____ day of _____, 2017.

NOTARY PUBLIC in and for the
State of Washington

Residing at: _____

My Commission Expires_____

D. CONSENT AGENDA

**City Council
January 10, 2017**

Mayor Johnson called the regularly scheduled meeting to order at 7:00 PM.

Upon roll call the following Council members were present: Sundstrom, Rose, B. Burkett, Tremblay, S. Burkett and Leggett. Council member Boyle Barrett arrived at 7:02 PM. Also in attendance were City Administrator Schmidt, Public Works Superintendent Banks, Recreation Services Director Boyd, City Planner Thompson and Police Chief Arsanto.

Mayor Johnson stated she would like to move item two on the main agenda to the first item on the agenda.

Council member Tremblay moved to approve the agenda with the change of the two agenda items. Council member Leggett seconded the motion. Motion carried.

CITIZEN PARTICIPATION

None.

STAFF REPORTS

Police Chief Arsanto stated they have been really busy. One of the patrol cars was hit by a drunk driver while one of our officers was issuing another driver a citation. The patrol car is still being evaluated to see if it will be totaled or repairable. In the 2017 budget two new patrol cars were budgeted and being ordered, but the order through the State was cancelled. Chief Arsanto is now waiting on a few bids from local Ford dealerships and it looks like it will be a little cheaper or around the same price if purchased through one of the bidding dealerships. **Council member Tremblay moved to authorize Chief Arsanto to proceed with procurement of the replacement vehicles and planned vehicles per state requirements. Council member S. Burkett seconded the motion. Motion carried.**

City Administrator Schmidt stated that initiation of the signal is being delayed due to weather and once it is turned on the Police Department will have a few officers present for cautionary purposes. The Public Works crews have been working some overtime hours keeping the roads sanded and safe, especially Elk Heights hill and Spiketon hill. Today the Mayor appointed Chris Banks to the position of Public Works Superintendent.

MAIN AGENDA

**Presentation: Youth Advisory Board – Vaping:
Wyatt Davis – 350 Mills St. Buckley, WA 98321
Tianna Hemphill – 6518 192nd Ave. E Bonney Lake, WA 98321**

Ashley Hummel – 405 S. Division St. Buckley, WA 98321
Raylena Stahlecker – 24304 112th St. E Buckley, WA 98321

The Youth Center Youth Advisory Board shared a video presentation on the dangers of vaping.

Presentation: LDS Church – Just Serve Volunteer Website:

Alan Gamblin – 37717 265th Pl SE. Enumclaw, WA 98022

Jeri Gamblin – 37717 265th Pl SE. Enumclaw, WA 98022

Alan and Jerry Gamblin shared a presentation on the Just Serve Volunteer Program and explained how the program works.

Agreement – TIB Grant Funding – River Ave Reconstruction:

Council member Boyle Barrett moved to Approve the Mayor to Execute the TIB Grant Funding Agreement for River Avenue Reconstruction. Council member S. Burkett seconded the motion. Motion carried.

Final Plat – Perkins Prairie Phase II:

Council member Boyle Barrett moved to Approve Block 2 of Perkins Prairie with conditions as stated by our City Planner this evening. Council member B. Burkett seconded the motion. Motion carried.

CONSENT AGENDA

Council member Boyle Barrett moved to approve the Consent Agenda. Council member Leggett seconded the motion. Motion carried.

Approve Minutes of December 13, 2016 City Council Meeting

COMMITTEE REPORTS

Mayor’s Report:

Mayor Johnson stated that the Museum opened the 3rd. Next week AWC will be hosting a Mayors Exchange at the State Capital.

Administration, Finance & Public Safety:

Council member Boyle Barrett stated they met on January 3rd. IT Frazier will be doing computer training during our February Study Session. Police Chief Arsanto and Fire Chief Predmore gave updates pertaining to Police Vehicles and the Fire Volunteer Program. Finance Director Bazzar is very busy with year-end. Their next meeting is January 17th.

Transportation & Utilities:

Council member Tremblay stated they will be meeting January 17th.

Community Services:

Council member Rose stated they will be meeting January 19th at 6:30 PM.

Council Member Comments & Good of the Order:

Council member Sundstrom stated that he thought the PCRC was going to discuss the Urban Growth Area about a year ago. Also, Sundstrom asked if we had the mobile lift for the Utility Department delivered to the Public Works yard and he was wondering why we paid California sales tax.

Council member Leggett asked the Mayor if she had heard anything on the Joint Council meetings. Mayor Johnson stated she apologized; it was miscommunication.

Council member Boyle Barrett moved to adjourn. Council member Leggett seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 8:15 PM.

Mayor

City Administrator

E. COMMITTEE REPORTS