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**GENERAL CONDITIONS**

Construction shall be in accordance with the current City development standards and APWA/WSDOT Standard Specifications; except as specifically superseded by the approved plans or special condition of the permit. The following conditions or restrictions must be followed:

Should any damage be done to the roads during the time of construction and installation or in the maintenance and/or operations of said facilities, the road(s) shall be restored by the permittee(s), their successors or assigns, to as good a condition as it was before such damage occurred. Should the grade, width or location of the road(s) be changed or altered in any way so as to require the removal of said facilities, the permittee(s), their successors or assigns, shall forthwith move and relocate said facilities without any redress against the City.

The permittee shall indemnify, defend and hold harmless the City, its officers, agents and employees, from and against any and all claims, losses or liability, including attorneys fees, arising from injury or death to persons or damage to property occasioned by the construction, installation, operation, location, maintenance, or any other cause related to the improvement for which this permit is granted. With respect to this permit and to claims against the City, its officers, agents and employees, the permittee expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance, Act, for injuries to any employee the permittee may have, and agrees that the obligation to indemnify, defend and hold harmless provided for in this paragraph extends to any claim brought by or on behalf of any employee of the permittee. This waiver has been mutually negotiated by the parties as part of the permitting process and is given, as is the indemnification agreement contained within this paragraph, as consideration for issuance of a right-of-way use permit by the City. This paragraph shall not apply to any damage or injury resulting from the sole negligence of the City, its agents or employees. The extent any of the damages or injuries referenced by this paragraph were caused by or resulted from the concurrent negligence of the City, its agents or employees, this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of the negligence of the permittee, its officers, agents or employees, if any.

The acceptance of the conditions upon which this permit is granted shall be evidenced by the beginning of the installation of said facilities as set forth herein.

**CONSTRUCTION REQUIREMENTS AND GENERAL SPECIFICATIONS**

1. No open cut crossing of City roads or streets shall be made without the approval of the City engineer (notice of five working days required). Depending on location, boring may be required.
2. Signing, flagging and traffic control shall be in accordance with the Manual of Uniform Traffic Control Devices. One lane of traffic shall remain open at all times. Roadway shall be open for two-way traffic at the end of each day, with temporary

surfacing as approved by the City Engineer. Should a total road closure appear necessary, application for a road closure permit must be filed with the Public Works office at least five (5) working days prior to the anticipated closure. Application must be accompanied with dust control plan, detour plans, hours of closure, and signing/traffic control plans.

3. Asphalt shall be cut in a solid straight line. After excavating trench and installing utility, all backfill material must be free draining granular material, free of debris and clay. This material to be compacted by a mechanical compactor (approved by the City engineer) to 95% of maximum density (modified proctor) in six inch lifts followed by placement of six (6) inches in 5/8" minus crushed stone top course. After placing a tack coat on the edges of the existing pavement, three (3) inches of class B shall be placed and compacted to match the existing surface. Pavement sections are subject to a two year workmanship warranty; to be replaced if excessive settling or mechanical breakdown develops.
4. When the excavation is located in a graveled shoulder, backfill shall be placed and compacted as specified in paragraph 4 above, and surfaced with a minimum of six (6) inches of compacted 5/8" minus crushed stone surfacing.
5. When multiple open cut utility crossings are proposed at intervals of 200 feet or less, between adjacent crossing, a full width asphalt resurfacing of the roadway pavement section will be required for the entire length of roadway between crossing extending to ten (10) feet either side of crossings. Existing crossing will be considered when establishing overlay requirements in addition to work contemplated under current utility permit application.
6. Existing drainage ditches, culverts, etc. shall be kept clean at all times. Temporary diversion of any drainage system will not be permitted without the consent of the City engineer. Any drainage culvert tile, catch basins, manholes, etc., disturbed by excavation shall be replaced with new material or repaired as directed by the City engineer. Temporary erosion/sedimentation control measures shall be employed to protect adjacent property and storm drain facilities.
7. If in the opinion of the City engineer, weather conditions are so bad as to make the traveled roadways unsafe for the traveling public or detrimental to the restoration of the roads, excavation shall cease immediately and clean up shall be promptly accomplished.
8. Maximum amount of open trench on streets shall be 200 lineal feet unless authorized otherwise by the City engineer. At the end of each day, all ditches must be backfilled or covered with steel plates and barricaded with flashing warning lights to prevent people or animals from falling into the trench.
9. All pipe or other material strung along City right-of-way must be placed a safe distance from the traveled roadway in such a manner as to avoid rolling onto the roadway, or creating a traffic hazard.

10. Final cleanup including complete restoration of shoulders, cleaning of ditches, culverts and catch basins, and removal of loose material from back slopes of ditches shall not exceed 500 lineal feet behind excavating operations. Street surfaces shall be kept cleaned at all times with the use of a power broom or other approved means.
11. No excess material or unsuitable material shall be wasted on City right-of-way without the express written consent of the City engineer.
12. The Developer shall use special care to protect existing survey monuments or control points and it is the obligation of the Developer to notify the City engineer of the possibility of them being disturbed by his work.

If any of the markers and/or reference points are disturbed or damaged, the Developer shall have them reset by a registered Land Surveyor. The surveyor shall record or file all required documents with the County or the State Department of Natural Resources as may be appropriate, at the Developer's cost.

Standard cast iron monument cases will be required for all GPS and brass cap monuments and will be furnished by the Developer at no cost to the City. The Developer shall bear the cost of installation, by his surveyor, of such cases in a manner satisfactory to the City engineer.

13. Yard improvements within the right-of-way shall be restored to as close to original condition as feasible. This includes but is not limited to features such as landscaping, rockeries, lamp post, mailboxes and fences. This permit does not authorize or regulate work on private property, private easements or vacated and "ancient" rights-of-way without public easements. Any private property damages or liability incurred are the sole responsibility of the Contractor.
14. Notify the City engineer immediately prior to starting work and upon completion, the applicant shall call the City engineer for an inspection of work at (509) 682-8030. All items noted during the inspection shall be corrected to meet with the City engineer's approval.
15. No equipment, except equipment with rubber tires, shall be permitted to operate on any road. Damage to any road will be repaired by the Developer, at his expense, to restore the road to the original condition.
16. Completion of construction of a facility within City road right-of-way by permit or franchise obligates the Developer, successors, and assigns to perpetually maintain said facility or utility for its full period of existence and to cause to be repaired any subsidence, settlement or other condition of damage or hazard to the City road resulting therefrom.

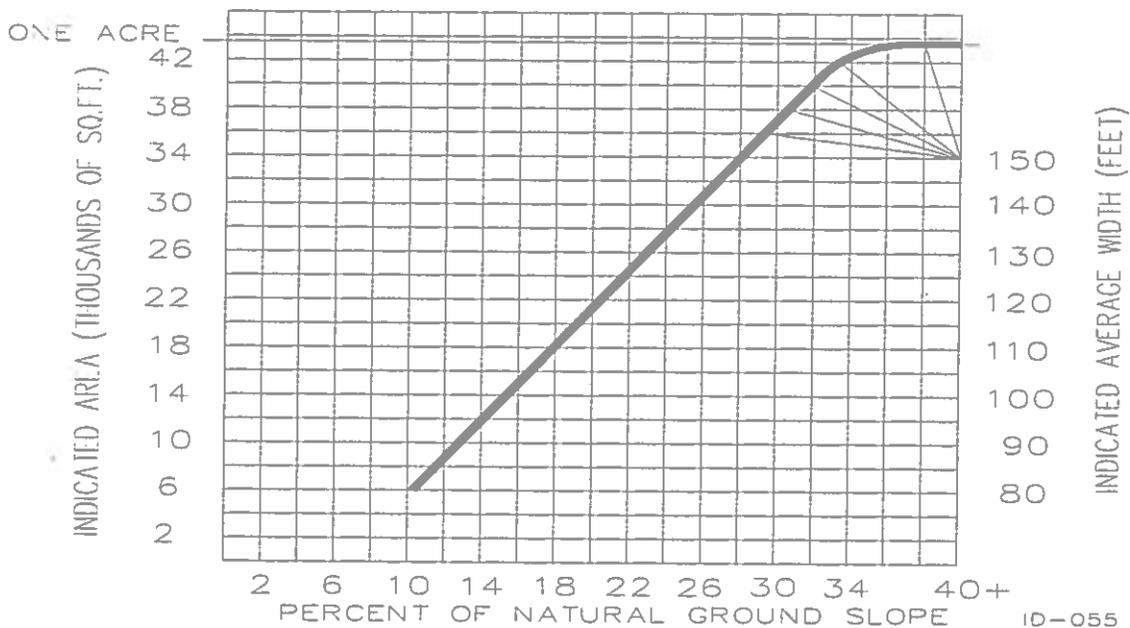
**LAND DIVISION**

**LOTS**

**Access:** Every new lot shall be provided with satisfactory access to a street and shall be platted so as to provide acceptable driveway grades of less than 18%. A maximum of 18% grade shall be allowed for a continuous length of up to 100 feet.

**Width and Depth:** All lots shall have a minimum width and depth sufficient to meet the Chelan zoning ordinance width and depth requirements for the particular zone in which the property is located.

**Slope:** As slope increases, lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential land slides and accessibility which frequently are attributable to over development of slope areas. Slope shall be calculated based on the average topography of individual lots. The following slope chart shall be used as a guide to determine minimum lot size and frontage.



**Chart Example:** For a lot whose natural ground slope is 23%, the indicated area is 26,000 square feet and the indicated average width is 130 feet. Relief from slope requirements may be obtained only if adequate provisions are made for parking, health regulations, building siting, soil stabilization and utility easements.

A slope analysis shall be submitted showing an access plan to any individual lot not meeting the criteria of the slope chart.

**Corners At Street Intersections:** At street intersections in residential areas, lot corners shall be rounded by an arc. Radii shall be per the Street Standards Section.

**Line Angles:** Side lot lines shall be straight lines running within twenty degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

**Reverse Frontage:** No residential lots shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.

## BLOCKS

In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. For residential subdivision, the block length ordinarily shall not exceed one thousand three hundred twenty feet or be less than four hundred feet.

Except for reverse-frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed. This width should not be less than two hundred feet for the sum of two lot depths.

In residential subdivisions, a through pedestrian walk right-of-way not less than ten feet wide shall be provided at the midpoint of any block exceeding six hundred feet in length where such a walk is deemed essential to provide circulation or pedestrian access to schools, parks, shopping centers and other community facilities.

## SURVEY MONUMENTATION

Survey shall comply with RCW 58.20, City Municipal Code Title 16, and this Section. For each 500,000 square feet of new development state plane coordinates shall be calculated for at least one monument. Developments of four or more lots shall establish or tie to at least one such monument. The intent of this requirement is to facilitate entry of plat and development data into Public Works data base. The state plane coordinates are not intended to be a legally binding representation of property locations.

**EASEMENT PREPARATION STANDARDS**

1. **SUMMARY:** This procedure establishes a uniform method for the preparation of all City easements.
2. **SCOPE:** This procedure applies to all easements to be granted to the City.
3. **GENERAL:** When City utilities are to be constructed on private property, an easement must be granted to the City. The City Public Works Department will generally process, record, and file all City easements. Easements prepared by applicant consultants must be reviewed and approved by the City before recording and filing by the applicant. The Standard City easement format is in Appendix B, Exhibit 4.

1. **EASEMENT PREPARATION.** All easements not shown on a plat must be prepared by a licensed land surveyor or licensed engineer. The descriptions contained in the easement document shall be prepared by a Washington licensed land surveyor or licensed engineer who shall seal or affix their name to the legal description. Legal descriptions must contain the full legal description of the real property upon which the easement is located as recorded in the Chelan County Auditor's records. In addition, the Chelan County Assessor's parcel number must be provided.

All easements must be prepared on 8½" x 11" paper. Every easement shall include an easement number in the lower right corner of each page. This number will be assigned by the City Public Works Department.

An easement drawing will be attached to each easement. The easement drawing shall include: (1) the name of the grantors, (2) the easement number provided by the City Public Works Department, and (3) the general purpose of the easement, (i.e., all City utility purposes, water, sewer, drainage, well protection, access, etc.) The drawing shall be to a suitable scale on size 8½" x 11" paper. The drawing must show the entire parcel and shall contain enough information to clearly identify both the parcel and easement. The easement must be tied to a platted corner or a section corner. Easement areas shall be delineated by cross-hatching. Each drawing shall be sealed and signed by the submitting licensed land surveyor or licensed engineer.

2. **RETRIEVAL.** Original easements will be on file with the City clerk and copies will be on file in the City Public Works Department. To obtain copies of easements, please contact the City Public Works Department. Easements are filed numerically by section, township, and range so the legal description of the real property involved is necessary for a prompt retrieval of any easement.

## UTILITIES EASEMENTS

Easements for all facilities such as high voltage electric transmission lines, drainage canals, pondage areas, etc., shall be of such width as is adequate for the purpose. Minimum linear easement width shall be 20 feet unless directed otherwise by the City engineer. Easement for utilities at greater depths than 7 feet may require greater width.

## UTILITIES

**Undergrounding:** Utility lines, including but not limited to those for electricity, communications and street lighting, serving and located within the subdivision, shall be placed underground.

**Public:** Where alleys are not provided, easements for public utilities shall be provided along rear lot lines and side lot lines where necessary including any necessary access easement. Where easements are necessary, they shall be a minimum of twenty feet in width, unless directed otherwise by the City Engineer. For safety concerns, where possible, the width of rear and side lot line easements shall be equally shared by abutting lots and shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. Additional width will be required where multiple utilities or depth and separation so require.

## UTILITY SERVICES

1. All utility lines including electric, telephone, fire alarm and television cables shall be placed underground prior to paving.
2. Easements for maintenance of all utilities, both on and off site, shall be provided to the City, to the satisfaction of the City Engineer prior to final plat approval.

## COMMON UTILITY TRENCHES

Common Utility trenches shall generally not be allowed with water, sewer, and storm lines. Utility lines shall generally be located as per drawing 10-11. Common trenches may be allowed for phone, electric, cable TV, gas, and other non-City utilities if approved by each individual utility. Water and sewer lines shall be separated as required by the Department of Ecology and the Department of Health.

Under extreme unusual conditions, common trenches may be necessary and allowed as approved by the City engineer. Crossings and connections with existing lines may also require individual evaluation for variation approval by the City engineer.

**PROJECT REVIEW AND INSPECTION**

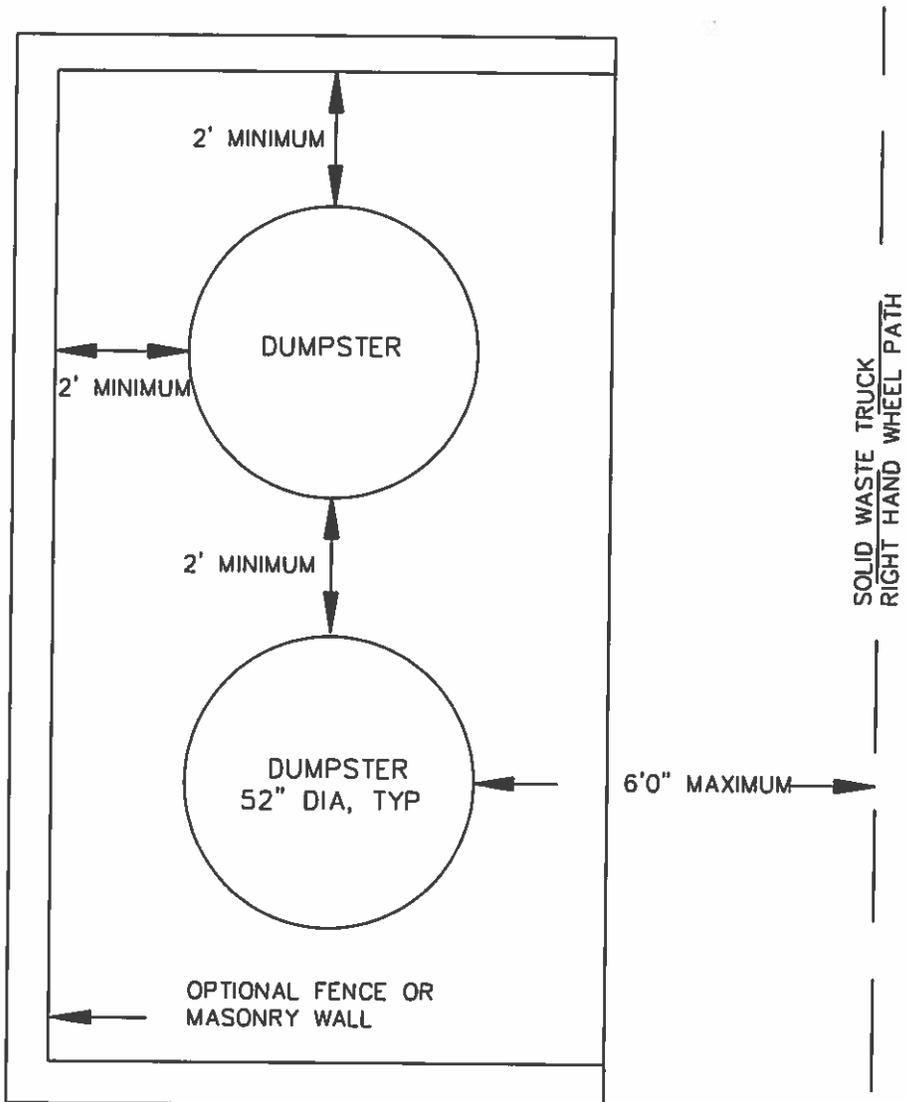
Whenever the City Engineer and/or the Public Works Director determine that the magnitude and/or complexity of any public improvement being constructed by a private developer, as a condition of a land use permit or approval, requires full or part-time on-site inspection, the City Engineer and/or the Public Works Director shall have the authority to provide or contract with a duly qualified inspector to provide inspection services for the City in connection with such construction. All costs of such inspection services incurred by the City shall be paid by the developer. The fee must be deposited in advance with the City prior to issuance of a construction permit.

City personnel shall strive to assist developers with such information as is readily available or easily obtained. Costs for investigative research or project review requiring more than two man hours, or which will require an outside consultant (such as City attorney, or City consulting engineer) shall be borne by the requesting developer. Prior to performing such research or review, the City may require the developer to execute a reimbursement agreement.

**SOLID WASTE REQUIREMENTS**

1. All multi-family and commercial development must provide recycling facilities.
2. Multifamily housing shall be served by commercial solid waste containers (dumpsters) at a ratio not less than 0.15 CY per ERU per living unit.
3. Commercial solid waste containers or Commercial Accounts with four or more 30-gallon cans must be placed on a concrete slab (fenced if required by City Engineer) easily accessible to the solid waste packer truck. The location shall provide side drive-by and side loading, no back-in locations will be allowed. See City of Chelan Standard Detail "Dumpster Pad and Enclosure" for typical construction details.

## DUMPSTER PAD AND ENCLOSURE

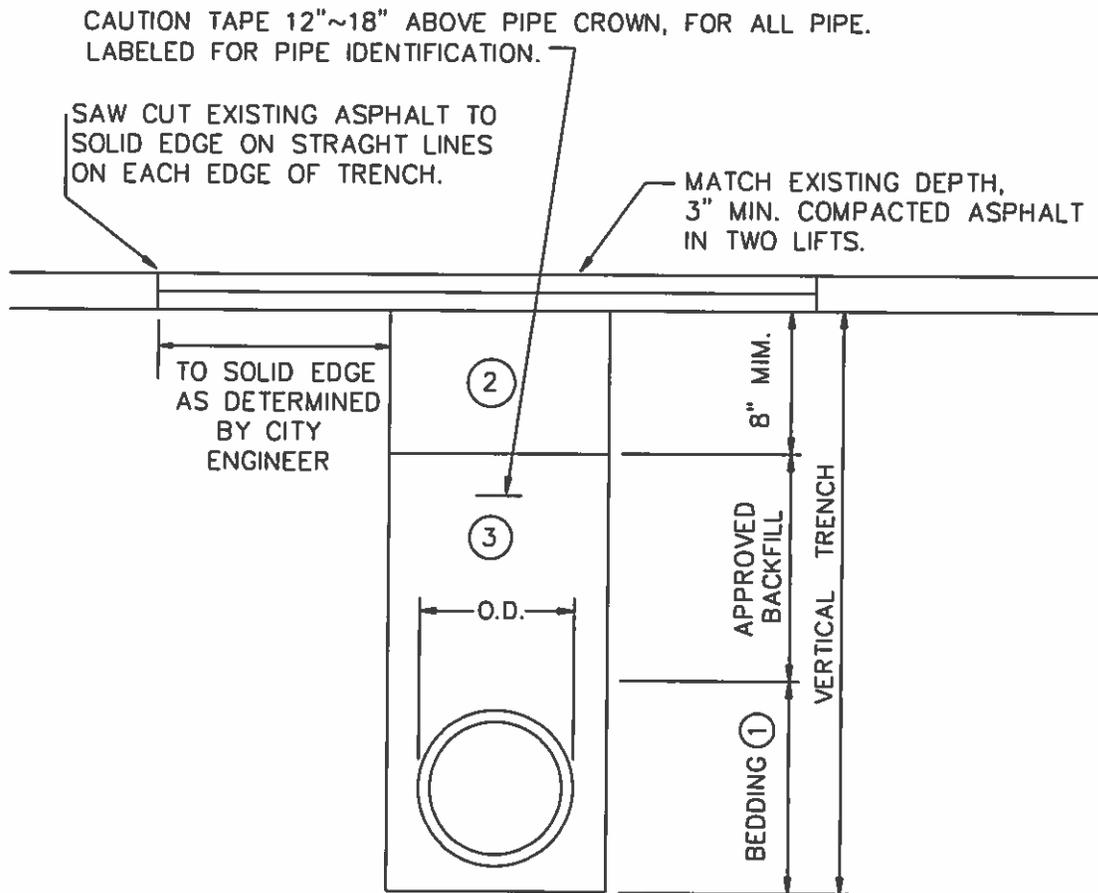


ID-056

- NOTES:
1. SOLID WASTE TRUCK REQUIRES:
    - a) NO BACKING UP
    - b) 45' CLEAR RADIUS TO TURN
  2. ONE PAD PER BUILDING UNLESS OTHERWISE APPROVED BY CITY ENGR
  3. PAD MUST MATCH EXISTING PAVEMENT/LOT GRADE
  4. PAD MAY BE CONCRETE OR ASPHALT
  5. ENCLOSURE IS OPTIONAL
  6. NO OBSTRUCTIONS OVERHEAD OF THE PAD ARE ALLOWED
  7. ALTERNATE GEOMETRY MAY BE APPROVED IF OWNER PROVIDES DUMPSTER DOLLIES AND IF OWNER IS RESPONSIBLE FOR POSITIONING DUMPSTERS BEFORE AND AFTER PICKUP.



## UTILITY TRENCH REPAIR STANDARD

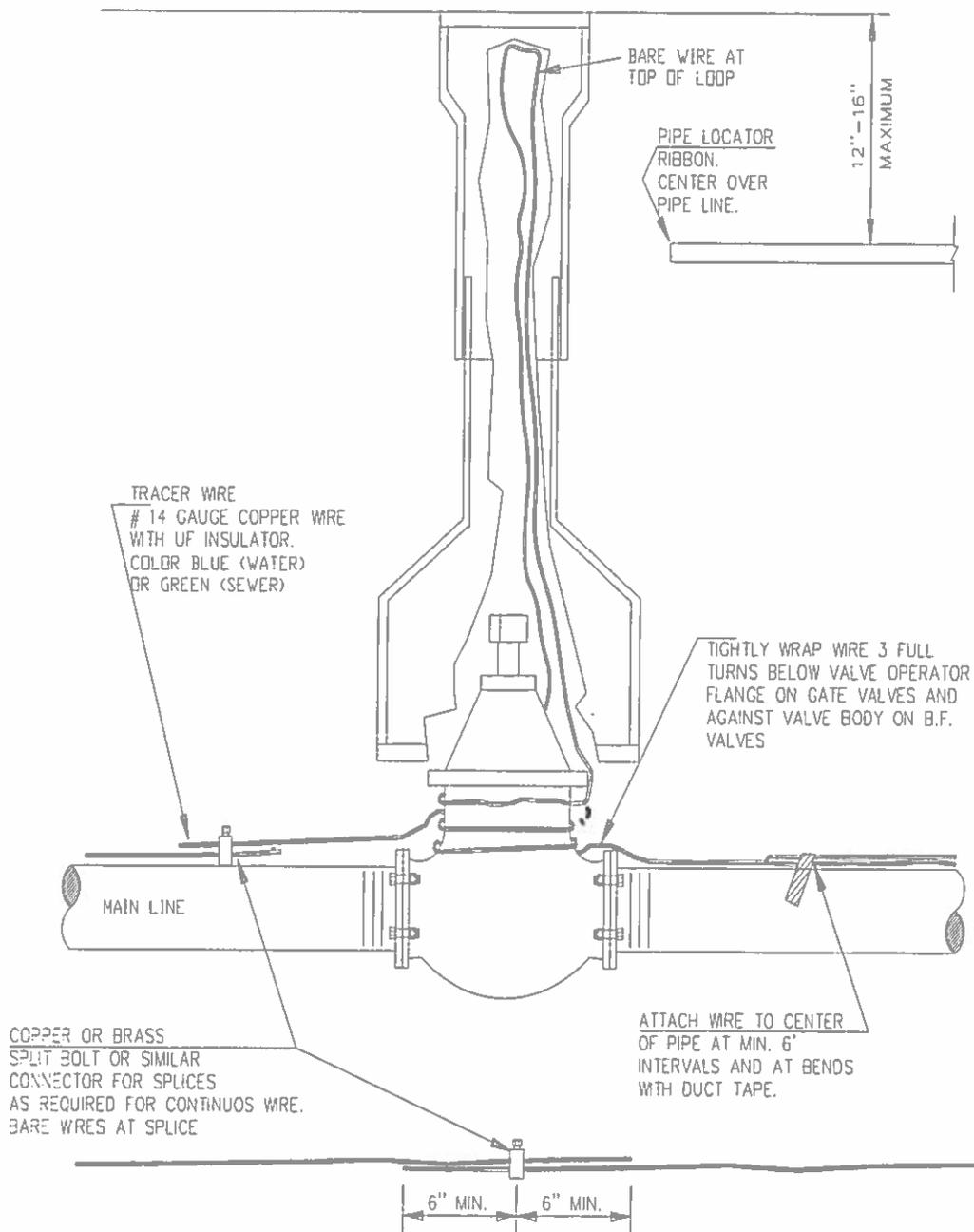


ID-113

- NOTES:
1. BEDDING FOR FLEXIBLE PIPE SHALL BE A MINIMUM THICKNESS OF 4" UNDER THE PIPE AND 6" OVER THE CROWN.
  2. COMPACTED CRUSHED SURFACING TOP COURSE.
  3. SELECT BACKFILL SHALL BE 5/8-0 CRUSHED ROCK. \*CONTROLLED DENSITY FILL (CDF) MAY BE REQUIRED BY THE CITY ENGINEER AS NEEDED.
  4. BACKFILL MECHANICALLY COMPACTED TO 95% MAX. DENSITY IN 6" LIFTS..
  5. 4' MIN. COVER ON ALL WATER AND SEWER MAINS.
  6. TRENCH EXCAVATION SAFTY SYSTEM PER WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT.
- \* CDF SHALL CONSIST OF:
- 1.5 SACK CEMENT
  - 1750 LBS. PEAGRAVEL
  - 1750 LBS. SAND
  - 6 OZ./100 WEIGHT WATER REDUCING AGENT
  - 4" TO 5" SLUMP

CDF SHALL BE APPROVED BY THE CITY ENGINEER FOR SPECIFICATIONS AND USE.

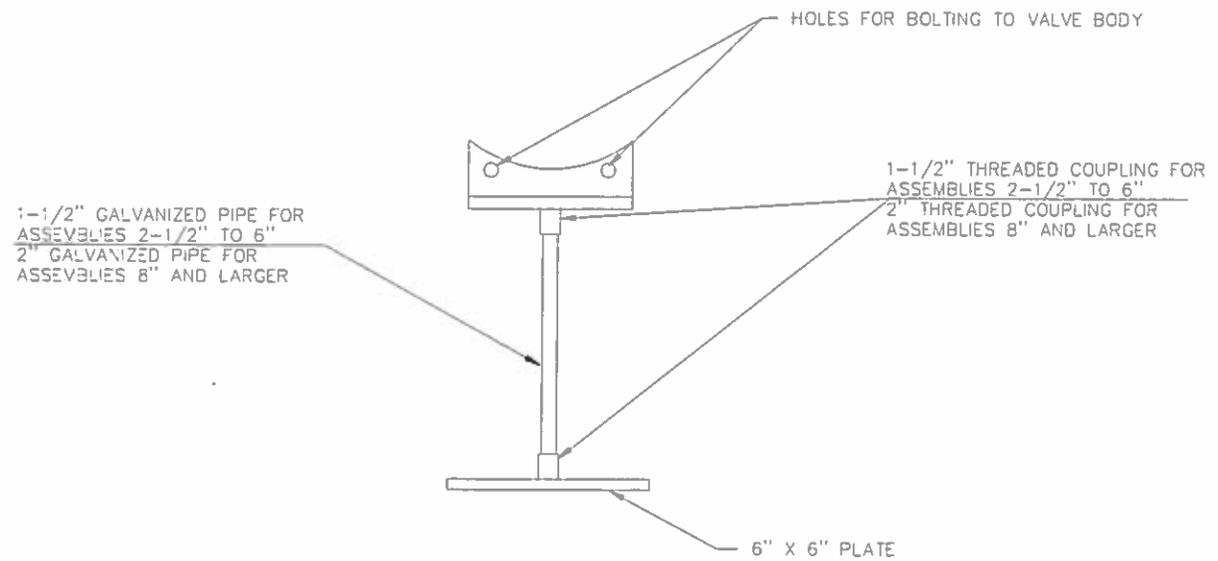
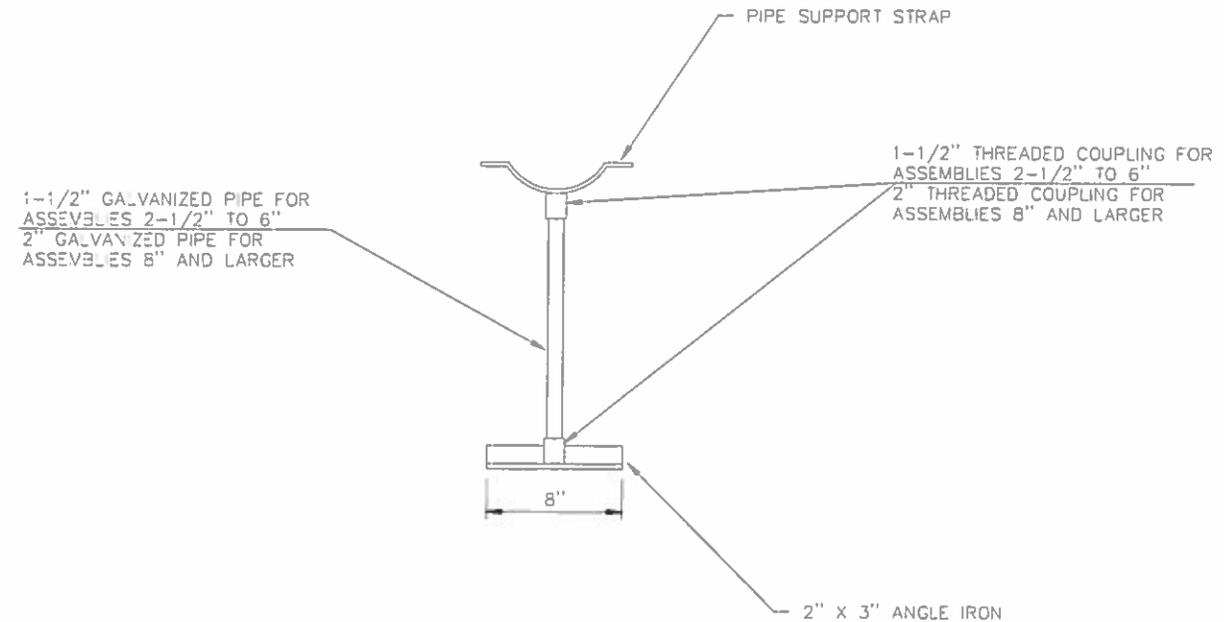
TRACER WIRE INSTALLATION



TRACER WIRE SHALL BE INSTALLED ON **ALL** MAIN LINES INSTALLED IN A NON-LINEAR ALIGNMENT.  
 TRACER WIRE IS REQUIRED ON BOTH METALLIC AND PLASTIC PIPE.  
 WIRE LOOP SHALL BE BROUGHT TO SURFACE AT EACH ACCESS POINT SUCH AS WATER VALVE BOX, SEWER FLUSH PORT, ETC

ID-105

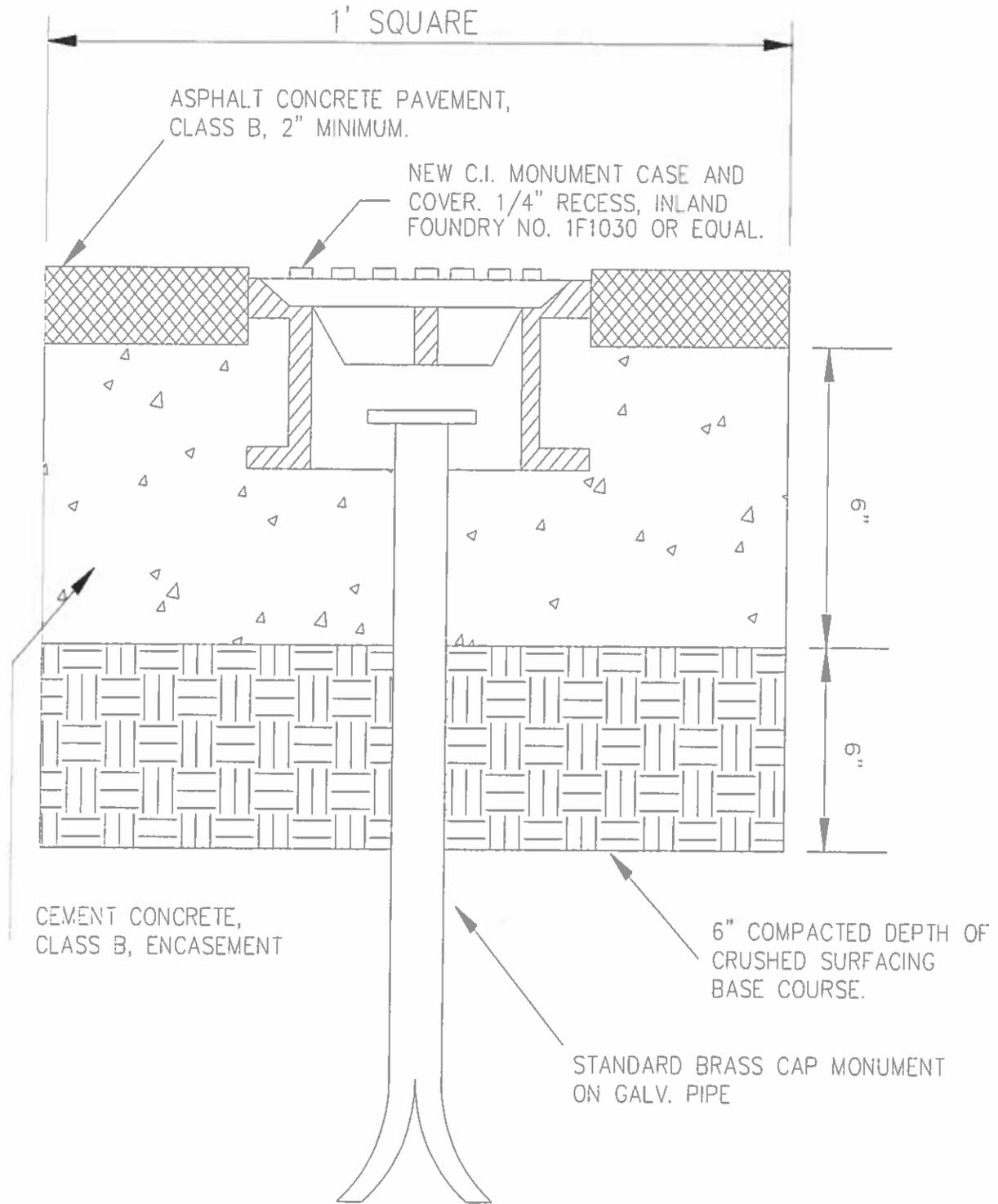
PIPE SUPPORTS



PIPE SUPPORTS

ID-078

TYPICAL MONUMENT CASE (NEW)



NOTE: ALTERNATIVE - IFCO 1041 MON CASE, WITH 5/8 " REBAR AND 2" ALUMINUM CAP ALLOWED WITH ENGINEER APPROVAL

ID-044