

Memo

To: Developers, Engineers, Contractors
From: Kody Van Dyk, P.E., Public Works Director
Date: January 2011
Re: Sandpoint Development Requirements

Many of the items discussed in the memorandum are available at cityofsandpoint.com/publicworks.

Water and Sewer Rules and Regulations are hereby included by reference, where conflict occurs Rules and Regulations shall govern.

The **Streetscape Ordinance** and its requirements for curb & gutter, sidewalks and street widening is included by reference. Copies of the Streetscape Ordinance are available in the Public Works Department.

All construction shall be in accordance with Idaho **Standards for Public Works Construction Current Edition**.

Prior to construction the Public Works Department will schedule a pre-development meeting with appropriate parties to discuss development requirements.

Scheduling inspections for all phases of the work are the responsibility of the developer or his designated representative. Failure to call for inspections (263-3428 Sandpoint City Maintenance Shop) will result in excavating or further testing to ensure compliance with City of Sandpoint requirements. City of Sandpoint Rules and Regulations require certification of the as-built drawings by an Idaho licensed professional engineer.

Provided below are specific requirements for Water, Sanitary Sewer, Streets, Storm Water, Sidewalks, Curbs, Curb Ramps, Monumentation, etc. for any development work within the City of Sandpoint and in the case of water within the Water Service Area Boundary of the City of Sandpoint.

All infrastructure work shall be warranted for two years from time of initial acceptance by the City. Acceptance means a written document from the City specifically accepting the work.

Typical Fees for developments are:

1.	Water Main Extension Engineering Review Fee (2 sets of plans)	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	-Commercial	\$50/1000sq.ft.
2.	Water Main Extension Deposit	\$1000
3.	Water Main Extension Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	- Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
4.	Fire Line Extension Deposit	\$1500
5.	Sewer Main Extension and lift stations Engineering Review Fee (2 sets of plans)	
	-Subdivisions	\$50/lot
	-Multi Family Residential	\$50/unit
	-Commercial	\$50/1000sq.ft.
6.	Sewer Main Extension Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	-Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
7.	Street Inspection Fee	
	-Subdivisions	\$50/lot
	-Multi Family	\$50/unit
	- Commercial (work not covered by other permits)	\$50 plus actual costs @ \$30/hr
8.	Stormwater Permit (fee varies on area)	\$100 Base Fee

All fees are due in advance, prior to any work being done.

I. WATER

1. Fire Hydrants - Waterous or Mueller

- a. Dead end mains shall have standard fire hydrant for flushing purposes.
- b. Following setting, paint with hydrant yellow enamel
- c. FH valves shall be attached to tee at main.
- d. Fire Hydrant requires Stortz Adapter
- e. Snow Flag Marker required Nordic Fiberglass FF-2

2. Water Mains

- a. PVC C-900 or Ductile Iron Class 150 through 12" diameter, larger than 12" diameter shall be Ductile Iron or epoxy coated steel, **Minimum diameter = 8"**
- b. 3M Mid-range markers #1257 shall be placed at each valve
- c. Water Main Pressure Test - Per Section 401 (3.6) of ISPWC Current Edition
150 lbs. for 2 hour hold time
- d. Water Main Disinfection - Per Section 401 (3.9) of ISPWC – Current Edition; Method to be used shall be Chlorine Tablets or Powder
- e. Where MJ fittings are used Romac Grip Ring Assembly Kits shall be used.
- f. Live main taps shall be by Sandpoint Water at developer's expense. (72 hrs. notice required)
- g. Cast in place thrust blocks shall be placed at change of direction of all water mains and services larger than 2"

3. Water Services

- a. Corp Stop 1" (Ball Type Corp Stop) Sealed Unit (FB 400 Ball Corp) - 1" AWWA/1" male iron thread inlet by 1" male iron thread outlet. Brass construction. (Ford, Mueller, McDonald)
- b. There shall be a separate water service for each lot.
- c. When two water services are installed at a property corner for two lots, and they are laid in a common trench, the curb stops and service line shall not be more than two feet apart. The water services shall be installed on the property corner not having any other utilities.
- d. All water services shall be installed to a minimum of ten feet inside the curb line. All services shall extend past the utility (power, phone, cable and gas) easement.

- e. Curb stop direction shall be determined by the PW inspector.
- f. 3M Mid-range markers #1257 shall be placed at each curb stop and valve.
- g. Bricks shall be placed beneath corporation and curb stop
- h. Curb boxes shall be Brooks 250 Series - Full Length, with cast iron flip-top lid, cut off as directed by Public Works Inspector
- i. Water Service Piping - 1" Iron Pipe Size (IPS) Poly Pipe 200 psi; meeting AWWA C901 and bearing NSF stamp for potable water pipe. Solvent welds not acceptable.
- j. All bushings, nipples and fittings shall be brass meeting NSF 61 Certification
- k. All service saddles shall be double strap – stainless steel straps.

Water Meters – Badger

- a. Shall be located in ground adjacent to curb stop (provided and installed by City of Sandpoint).
- b. Dual check valve assembly required.

5. Miscellaneous

- a. Manhole Ring and Cover - IFCO 828 Solid Ring and Cover, or equal; City of Sandpoint Design
- 6.** Contractor/Developer is responsible for all testing prior to acceptance of water mains by the City.
Testing shall include the following:
- a. Chlorination Test
 - b. Bacteria Test
 - c. Pressure Test
 - d. All test results shall be submitted to and approved by the City prior to acceptance by the City.
- 7.** Tracing wire (12 gauge) shall be placed atop all water mains and shall be brought to the surface at each mainline and fire hydrant valve. Tracing wire shall be placed atop all water mains and water service lines. The wire shall be brought to the surface on the outside of each water service curb box and fire hydrant and inside each valve box.
- 8.** Contractor/Developer is responsible for providing as-built drawings (2 sets of plans) in paper and electronic format (meeting requirements of GIS Coordinator – 255-1877) prior to water system acceptance by the City

II. SANITARY SEWER

1. Sewer Mains

- a. Manholes - precast concrete sections, rubber gasket, concentric cones, epoxy coated deformed steel steps embedded in MH walls. All penetrations through MH walls shall be sealed from outside MH. Manhole shall be coated outside with approved waterproofing material and wrapped with "wrapid seal". MHs shall be tested using the vacuum method or hydro method. All MHs shall be inspected prior to and after paving before they are accepted.
- b. Sewer mains shall be air tested, washed and video taped by contractor/developer. A copy of the video tape shall be submitted to the PW Director for review and approval prior to paving and acceptance by owner.
- c. Sewer Main - ASTM 3034-SDR 35
 - i. Pressure sewer mains shall be Class 160 PVC
 - ii. Tracing wire (12 gauge) shall be laid with all pressure mains
- d. Rings and Lids - IFCO 828, City of Sandpoint Special Design
 - i. Adjust/raise elevations to finish grade with grade rings or an approved cast-in-place adjustment method. The maximum distance from the top of the one to finish grade shall be no more than 21 inches. The maximum distance from the top of the cone section to finished grade shall be no more than 12 inches. Ram nec shall be used between grade rings; no grout will be allowed on the inside.
- e. Contractor/Developer is responsible for all testing prior to acceptance of sewer mains by the City.

2. Sewer Services

- a. Sewer services shall be 8x4 wyes at main (tees by special permission of PW Director).
- b. Sewer Lateral Locators - 3M Mid-range markers #1258; locators to be placed at each Sewer Service (property line).
- c. In no case shall a sewer lateral connect to the sewer main directly on the top of the pipe.

3. Lift Stations – Contact the PW Department prior to designing a lift station

4. Miscellaneous

- a. Contractor/Developer is responsible for providing as-built drawings (2 sets of plans) in paper and electronic format (meeting requirements of GIS Coordinator – 255-1877) prior to sewer system acceptance by the City
- b. Notify the PW Department 48 hours prior to commencing work.

III. STORM WATER SYSTEM

The following standards have been adopted by the City of Sandpoint.

1. Idaho Transportation Department - Catalog of Stormwater Best Management Practices (BMPs) For Highway Construction and Maintenance – Current Edition
2. Idaho Department of Environmental Quality - Catalog of Storm Water BMPs For Idaho Cities and Counties
3. City of Sandpoint Stormwater Ordinance
4. City of Sandpoint Grading Ordinance
5. Pressure testing for piping and manholes shall conform to those required for Sanitary Sewer.
6. Video inspection of storm sewers shall meet the requirements for sanitary sewers.

IV. STREETS

The following standards and policies have been adopted by the City of Sandpoint.

1. Idaho Standards for Public Works Construction – Current Edition
2. Manual for Use of Public Right of Way - Permits for Utilities and Encroachments, Current Edition (LHTAC)
3. Manual for Use of Public Right of Way - Standard Approach Policy, Current Edition (LHTAC)
4. Manual for Highway and Street Standards, Current Edition (LHTAC)
5. Idaho Transportation Department - Standard Specifications for Highway Construction – Current Edition
6. Manual on Uniform Traffic Control Devices (MUTCD) – Current Edition
7. Street Section – **Arterials**
Asphalt Concrete – 4” placed in two lifts
Leveling Course – 6” of $\frac{3}{4}$ ” Minus
Base Course – 18” to 24” Rock Cap (ITD Rock Cap Standard)
Separation Fabric
Tensor Geo Grid (or approved equal) may be placed. On a case by case basis the amount of Base Course Rock Cap may be reduced.

Street width varies depending on factors such as traffic counts, zoning, etc. Minimum major or minor arterial width is 36 feet, face of curb

8. **Street Section – Collectors and Local Streets**
Same as arterials except leveling course shall be 4” of $\frac{3}{4}$ ” minus and asphalt shall be 3” thick. Collector width shall be 34 feet wide; local streets shall be 30-32 foot wide unless specifically approved by the City for a narrower width.
9. Flexible perforated drain pipe beneath the rock cap shall be included on all streets. Drains shall be drained to either the Storm water system or an open water course.
10. Contractor/Developer is responsible for providing as-built drawings in paper and electronic format (meeting requirements of GIS Coordinator – 255-1877) prior to street system acceptance by the City.
- V. **SIDEWALKS** (Refer to Idaho PW Construction Standards Current Edition) and City of Sandpoint handout -Streetscape Ordinance dictates location and width.
- VI. **DRIVEWAYS** (Refer to Idaho PW Construction Standards Current Edition) and City of Sandpoint handout.
- VII. **CURBS** (Refer to Idaho PW Construction Standards Current Edition) and City of Sandpoint handout -Streetscape Ordinance dictates location.
- VIII. **CURB RAMPS** (Refer to Idaho PW Construction Standards Current Edition) and City of Sandpoint handout -Streetscape Ordinance dictates location.
- IX. **STANDARD PLANS** - See Idaho Standards for Public Works Construction Current Edition.
- X. **MONUMENTATION** – Each subdivision or road (re)construction project shall include placing of monuments in the roadway meeting the requirements of the City of Sandpoint. State plane coordinates shall be provided to the City for each monument set.