

Instructions

Disclaimer: The following information is not an exhaustive list and may be modified by staff at any time. This document is intended only as a guide. Please consult with City of Redmond staff if further instruction and/or clarification is necessary.

<input type="checkbox"/>	All plans must be submitted in a searchable PDF format (non-scanned).
<input type="checkbox"/>	The plans shall be drawn to an engineering scale of 1" = 20'.
<input type="checkbox"/>	The Utility Plan shall be prepared by a professional licensed in the State of Washington.
<input type="checkbox"/>	Contact information including name, address, phone number and e-mail address of the applicant, owner, developer, building, surveyor, engineer(s), architect, landscape architect, arborist and any other professionals involved in the creation of the plans shall be shown on each applicable plan sheet with contact information for all parties provided on the cover sheet.

Standard Information

<input type="checkbox"/>	<p>Existing and Proposed Utilities</p> <ul style="list-style-type: none"> ✓ Show proposed connection to existing water and sewer mains ✓ Location, size, and material of water facilities, including water meters, fire hydrants, air release, blowoff, PRV valve, etc. ✓ Location, size, invert and rim elevations, and material of sanitary sewer facilities, including side sewers, manholes, cleanouts, etc. ✓ Power, power poles, gas, telephone and cable. ✓ Location and size of above ground electrical transformers and emergency generators ✓ Utility vaults ✓ Electrical J-boxes ✓ Underground duct banks ✓ Location and disposition of any wells, septic tanks, drain fields and related easement in or within 150 feet of the proposed subdivision ✓ Utility easements, rights of way and other easements that bear a direct relationship to the project. ✓ Off-site easements for utilities
<input type="checkbox"/>	Water and sewer mains in easement areas must show 10-foot easement on either side of the main.
<input type="checkbox"/>	Show the proposed finished floor elevations on all buildings.
<input type="checkbox"/>	PRV stations shown where required to create water system pressure zones consistent with the Water System Plan
<input type="checkbox"/>	The PRV stations and large water meter vaults (3" and greater) shall be shown to scale and include adequate area for construction and maintenance as well as vehicular access to a soft-surface area consistent with City's design and construction standards.
<input type="checkbox"/>	New water and sewer mains located within paved areas where reasonably feasible.
<input type="checkbox"/>	Paved or all weather drivable access road to all sanitary sewer manholes is provided with a maximum grade of 10%. Curve radii shall be a minimum of 40-feet inside, 52-feet outside.
<input type="checkbox"/>	Retaining walls, rockeries and other structures are excluded from utility easement areas.
<input type="checkbox"/>	Any required sewage pump stations to service the project must be patterned after the existing City pump stations with preliminary sizing calculations.
<input type="checkbox"/>	Indicate the source of domestic water for all properties within 150-feet of the proposed project and all associated construction.
<input type="checkbox"/>	If applicable, submit a hydrogeologist's report of likely impacts to wells serving properties for which the water source has been identified. The report must also include proposed monitoring and mitigation in the event of demonstrated impacts.

<input type="checkbox"/>	Existing trees within 8 feet of new or existing water and sewer mains shall be shown as “removed” on the Tree Preservation Plan.
<input type="checkbox"/>	For utilities proposed to cross critical areas, indicate the proposed means of construction for the crossing and whether a critical areas exemption will be required to be obtained for construction.
<input type="checkbox"/>	Utility plans should comply with City’s General Sewer Plan and Water System Plan.