

**A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON**

GENERAL NOTES

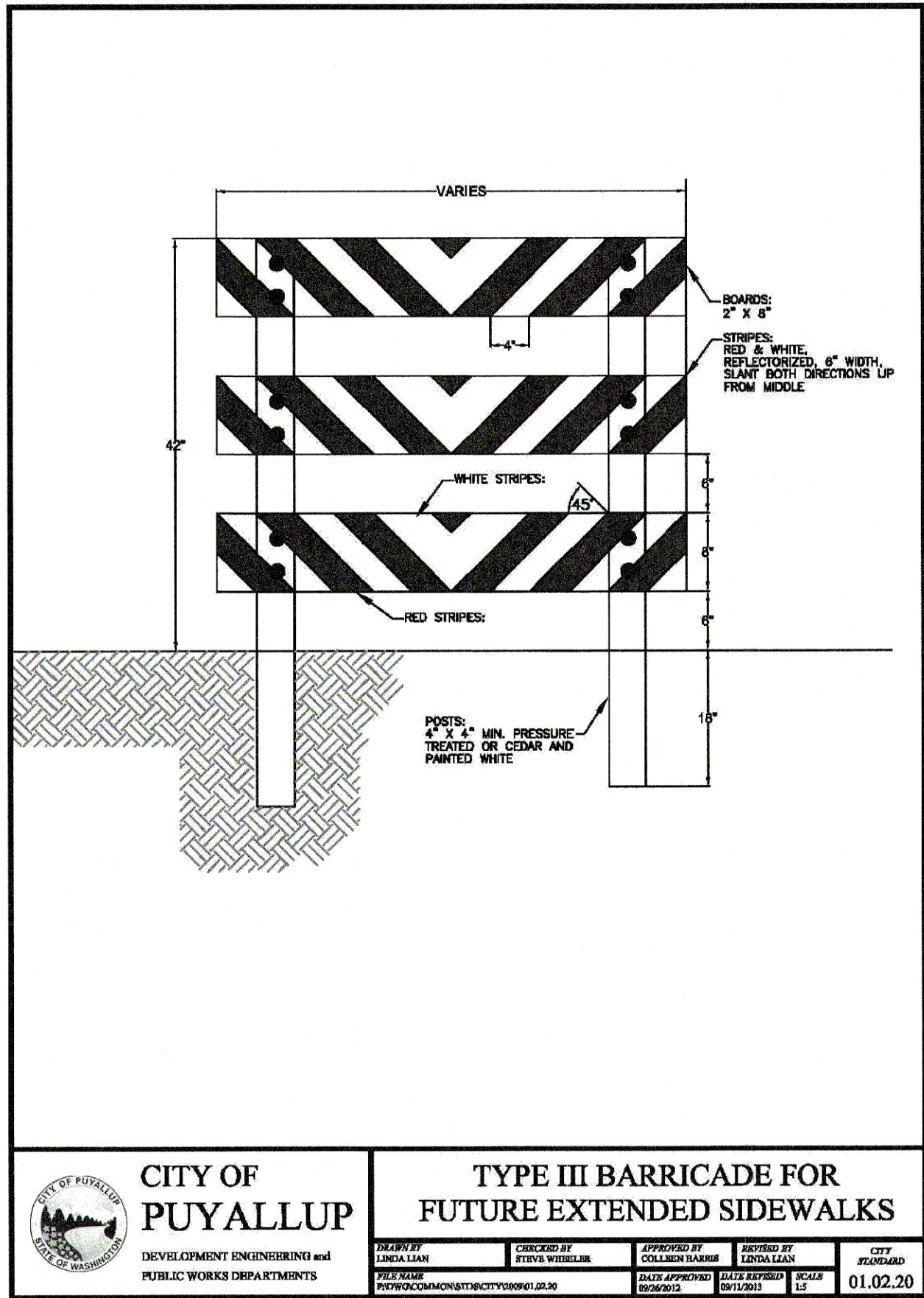
- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
12. DURING CONSTRUCTION, ALL PUBLIC STRETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

ROADWAY NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
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6. THE CONTRACTOR SHALL HAVE ALL UTILITIES WORKING ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WEEKED DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
9. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
10. SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LISTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
11. THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
12. SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 341-8371 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 341-8371 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
14. NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

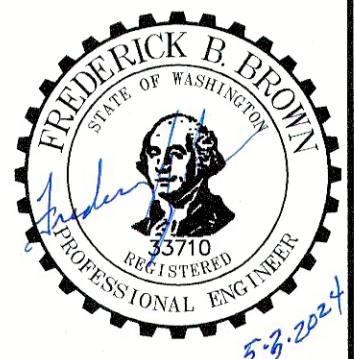
STORMWATER NOTES

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7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
9. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
10. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.02.
11. CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
12. CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
 - A. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
 - B. PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND 6799 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
 - C. CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT BE LESS THAN 3.0 FEET.
 - D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
 - E. POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3- FEET.
15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER STANDARDS.
18. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.



APPROVED	
BY _____	CITY OF PUYALLUP ENGINEERING SERVICES
DATE _____	
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.	
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.	
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER.	
PERMIT# PRCCP20240014	

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C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 20TH ST. NE, SUITE D
FOYALLUM, WA 98372
PH: (253) 848-4282
ceservices@cesnwinc.com

PUYALLUP DUPLEX

NOTES

Designed:	ENO
Drawn:	MRL
Checked:	ENO
Scale:	N/A
Date:	4/30/2024
Job No.:	20069

Sheet No.:
OS3
3 of 3 Sheets

**CALL 48 HOURS
BEFORE YOU DIG
DIAL 811**

SITE ADDRESS
409 AND 433 43RD AVE SW
PUYALLUP, WA 98373

OWNER
HC HOMES INC.
20921 SNAG ISLAND DR.
LAKE TAPPS, WA, 98391

PARCEL NUMBER
LOT 1 - 0419095003
LOT 2 - 0419095022

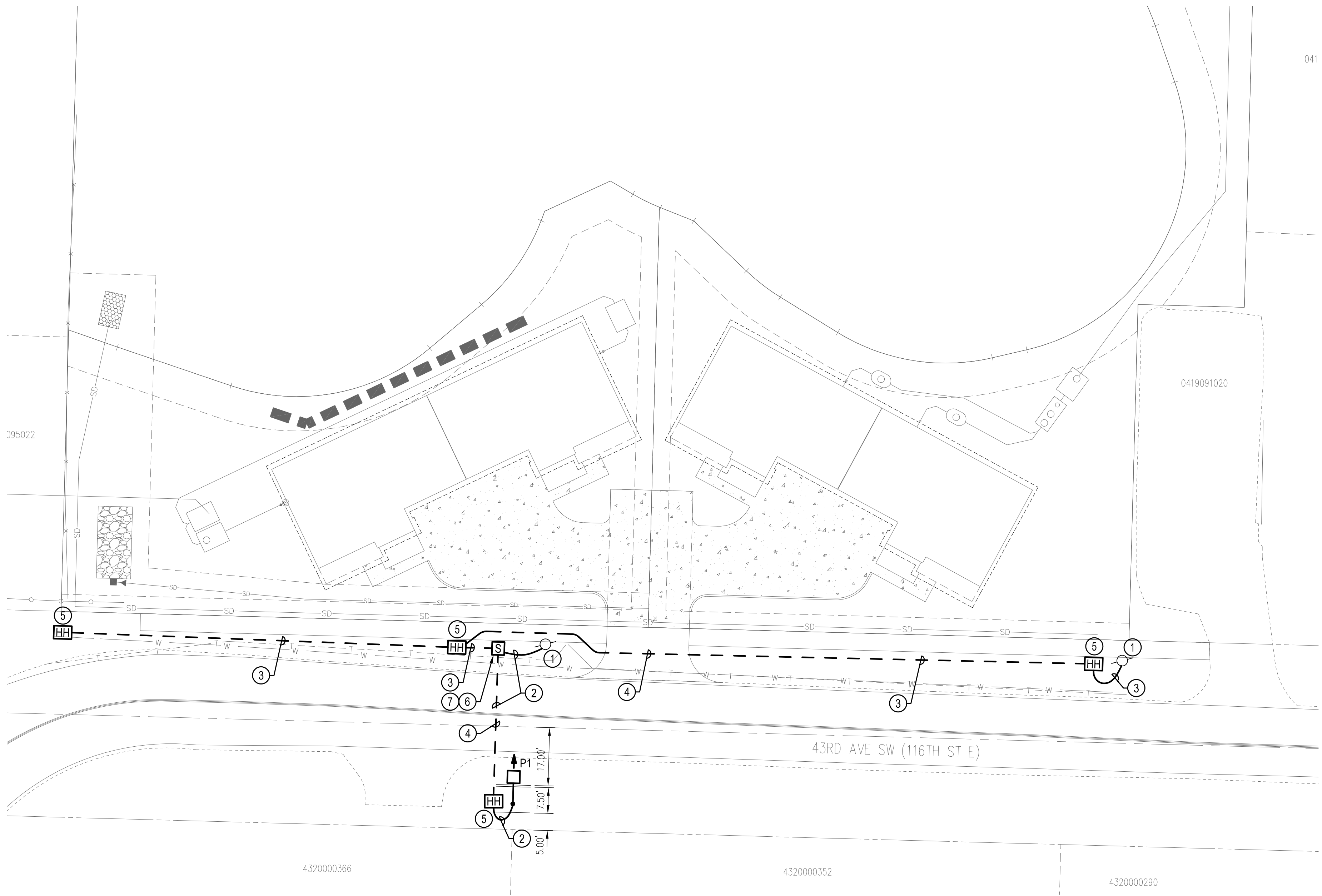
LEGAL DESCRIPTION
LOT 1 - 0419095003
LOT 1, CITY OF PUYALLUP SHORT PLAT AMENDMENT NO. PLSHP20220104,
ACCORDING TO MAP RECORDED UNDER AUDITOR'S FILE NO.
202405015003, RECORDS OF PIERCE COUNTY WASHINGTON; SITUATE IN
THE COUNTY OF PIERCE, STATE OF WASHINGTON.

LOT 2 - 0419095022
RESULTANT PARCEL 'A' OF CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220164 ACCORDING TO MAP RECORDED UNDER
AUDITOR'S FILE NO. 202405015004, RECORDS OF PIERCE COUNTY
WASHINGTON;
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

UTILITIES

WATER: FRUITLAND WATER
SEWER: SEPTIC
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
COMMUNICATIONS: COMCAST / LUMEN

PUYALLUP DUPLEX
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20N., RGE. 4 E.,
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



CITY ILLUMINATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PUYALLUP PUBLIC WORKS STANDARDS AND WSDOT STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY ILLUMINATION WORK.
- ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- CONDUIT LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
- CONTRACTOR SHALL COORDINATE WITH THE CITY SIGNAL/ILLUMINATION TECHNICIAN AT 253.405.4390 PRIOR TO CONSTRUCTION.
- THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES, AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
- JUNCTION BOX LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. JUNCTION BOXES SHALL BE FIELD LOCATED BY THE CONTRACTOR WITH DIRECTION FROM THE CITY.
- CONTRACTOR SHALL ADJUST JUNCTION BOX LIDS TO BE FLUSH WITH TOP OF SIDEWALK.
- ANY NEW JUNCTION BOX WHICH WILL BE LOCATED WITHIN OR PARTIALLY WITHIN SIDEWALK SHALL HAVE LIDS AND FRAMES WITH A NON-SLIP COATING ON THE TOP SURFACE EQUAL TO MEBAC1 OR SLIPNOT#3.
- ALL CONDUIT SHALL BE INSTALLED 24" BELOW GRADE PER CITY OF PUYALLUP STANDARDS.

CONSTRUCTION NOTES

- APPROXIMATE LOCATION OF EXISTING POWER POLE WITH OVERHEAD LINES.
- PROVIDE (1) 2" PVC SCHEDULE 40 CONDUIT WITH (2) #8 CU & (1) #8 CU GND.
- PROVIDE (1) 2" PVC SCHEDULE 40 CONDUIT WITH PULLSTRING.
- PROVIDE SCHEDULE 80 CONDUIT AT ROADWAY CROSSINGS.
- PROVIDE TYPE 1 JUNCTION BOX WITH SLIP RESISTANT COATING PER CITY OF PUYALLUP STANDARDS. PROVIDE A 6" THICK AND 6" WIDE CONCRETE COLLAR COMPLETELY AROUND THE JUNCTION BOX.
- PROVIDE NEW STREET LIGHTING SERVICE CABINET PER CITY OF PUYALLUP STANDARDS. COORDINATE WITH CITY OF PUYALLUP TRAFFIC ENGINEER PRIOR TO ORDERING AND INSTALLATION.
- PROVIDE CT'S AND METERING PER PSE STANDARDS. COORDINATE WITH PSE AS REQUIRED.

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

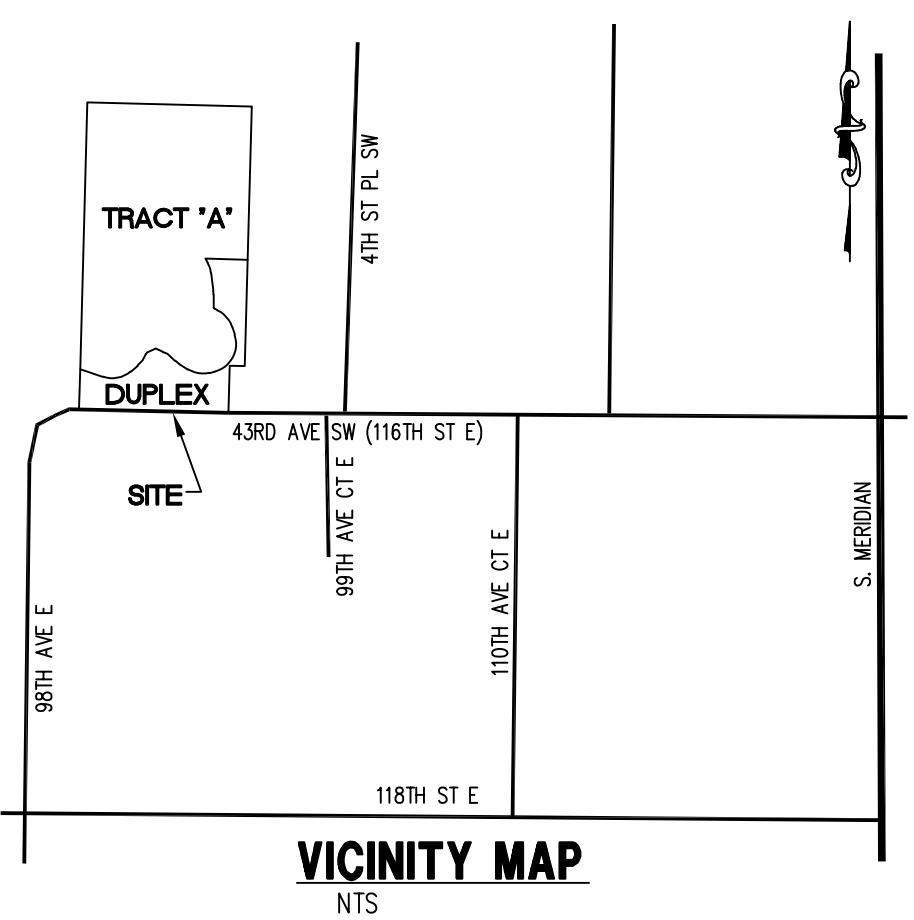
DATE:

NOTE:
THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE
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AND/OR OMISSIONS ON THESE
PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE CITY
ENGINEER.

PERMIT# PRCCP20240014



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	CENTER LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN CLEANOUT	---
---	STORM DRAIN LINE	SD
---	ROOF DRAIN LINE	RD
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	W
---	LUMINAIRE	---
---	OVER HEAD POWER	---
---	POWER/UTILITY POLE	---
---	GUY WIRE	---
---	POWER VAULT	---
---	GAS MAIN	---
---	GAS VALVE	---
---	TELEPHONE LINE	---
---	TELEPHONE RISER	---
---	MAIL BOX	---
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
---	STREET LIGHT POLE FIXTURE (ARROW INDICATES DIRECTION OF AIMING FOR OPTICS). SEE STREET LIGHT POLE DETAILS ON SHEETS E1.2 & E1.3.
---	CONDUIT STUB OUT (PROVIDE CONCRETE MARKER ON EXTERIOR)
---	DEDICATED CONDUIT HOMERUN TO PANEL & CIRCUIT NUMBERS AS INDICATED ON PLANS
---	RACEWAY CONCEALED IN WALL OR CEILING
---	RACEWAY CONCEALED UNDERGROUND OR UNDER FLOOR SLAB
---	MARKS INDICATE NUMBER OF #12 AWG UNLESS NOTED OTHERWISE
---	GROUNDING CONDUCTOR
---	CONSTRUCTION NOTES
---	HANDHOLE
---	STREET LIGHTING SERVICE CABINET

LIGHTING FIXTURE SCHEDULE			
SYMBOL	DESCRIPTION	LAMPS	VOLTS WATTS
P1	FIXTURE: LEOTEK LED GC1-40E-MV-NW-2-530	LED 7,200 LUMENS	120-277V 67W
NOTE: 1. FIXTURE HEADS ARE MOUNTED AT 30' AFG. 2. FIXTURES AS SPECIFIED ARE A TYPE 2 DISTRIBUTION. 3. PROVIDE WITH PHOTOCCELL.			

bce engineers, inc.
p: (253) 922-0446
f: (253) 922-0886
6021 12th street east, suite 200, fife, wa 98424



REUSE OF DOCUMENTS
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PUYALLUP DUPLEX
STREET LIGHTING
433 & 409 43RD AV SW
PUYALLUP, WA 98373

ELECTRICAL SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
DRAWN BY: AS		
CHECKED BY: BH		
PROJECT MANAGER: AS		

DRAWING No. 1 of 3 TOTAL

E1.1

DATE: 05/08/2024
SUBMITTAL: PERMIT
PROJECT No. 223-328

STREET LIGHTING SPECIFICATIONS

1. 30-FOOT STEEL STREETLIGHT STANDARD

DIMENSIONS

STREETLIGHT STANDARDS SHALL PROVIDE A FIXTURE MOUNTING HEIGHT OF 30'0" PLUS OR MINUS 6" WITH A TYPICAL 12 FOOT MAST ARM WITH A THREE FOOT OVERHANG.

BASE PLATE SHALL HAVE SLOTTED HOLES TO ACCOMMODATE 1-INCH ANCHOR BOLTS, AND 1 1/2" BOLT CIRCLE WITH MINIMUM CLEARANCE OF 1" BETWEEN BOLT AND POLE.

HANDHOLE CENTER SHALL BE LOCATED APPROXIMATELY 12 INCHES FROM THE BASE PLATE, ROTATED 270 DEGREES FROM MAST ARM SO AS THE HANDHOLE IS LOCATED ON THE SIDE OPPOSING ONCOMING TRAFFIC.

STRENGTH

POLES SHALL MEET ALL STRENGTH REQUIREMENTS OF AASHTO FOR 90 MPH ISOTACH WHEN USED WITH A LUMINAIRE WEIGHING 48 POUNDS WITH A E.P.A. OF 1.1 SQUARE FEET. ALL ATTACHING BOLTS AND SCREWS THAT ARE NOT GALVANIZED SHALL BE STAINLESS STEEL.

FINISH

THE POLES AND ALL HARDWARE SAHALL BE HOT DIPPED GALVANIZED, MINIMUM 3 MIL THICKNESS.

MAST ARM ATTACHMENT SHALL BE SECURED BY 3 BOLTS.

EACH POLE SHALL HAVE HANDHOLE (WITH COVER), GROUND LUG AND REMOVABLE POLE CAP.

EACH CITY POLE SHALL HAVE A BLACK 4" TO 6" LETTER C STENCILED ON ROADWAY SIDE OF POLE 16" ABOVE GRADE.

2. ANCHORAGE

POLES SHALL BE ANCHORED WITH 4 BOLTS, 1"x36"x4" #BUNC WITH HOT DIPPED GALVANIZING AFTER THREADS ARE CUT. GALVANIZED AREA SHALL EXTEND FROM THREADED END FOR A MINIMUM OF 12 INCHES. BOLTS SHALL BE PROVIDED WITH 2 GALVANIZED NUTS AND FLAT WASHERS FOR LEVELING. SHIMS WILL NOT BE USED.

A NON-SHRINKING GROUT SHALL BE INSTALLED WITH ONE 1/2" DRAIN HOLE UNDER THE BASE PLATE AFTER THE ENGINEER HAS APPROVED THE POLE INSTALLATION.

CONDUIT

ALL CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES DEEP. ALL ROADWAY CROSSINGS SHALL BE RIGID METALLIC OR SCHEDULE 80 PVC. CONDUIT SHALL CONFORM TO SECTION 9-29 OF WSDOT STANDARD SPECIFICATIONS. SCHEDULE 80 PVC MAY BE USED IN LOCATIONS OTHER THAN ROADWAY CROSSINGS.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET LIGHT SPECIFICATIONS

DESIGNED BY: JIM EHRHART/AYORBODA

DESIGNED BY: LINDA LEAN

APPROVED BY: COLLEEN HARRIS

REVIEWED BY: LINDA LEAN

CITY STANDARD

FILE NAME: C:\PROGCOM\COMMON\STREETLIGHT\STR01.DWG 01.05.01

DATE APPROVED: 01.05.2009

DATE REVISION: 01.05.2009

SCALE: 1" = 1'

01.05.01

(STR LIGHT SPECS CONTINUED)

4. JUNCTION BOXES (WHEN REQUIRED)

JUNCTION BOXES SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON THE PLANS. THEY WILL CONFORM TO WSDOT STANDARD PLAN J-40-10-02, TYPE 1. THEY SHALL BE LEVEL WITH THE SIDEWALK GRADE AND FIRMLY BEDDED TO PREVENT FUTURE SETTLING. JUNCTION BOXES ARE PREFERRED NOT TO BE INSTALLED IN THE SIDEWALK. THE COVER SHALL BE GALVANIZED AND GROUNDED. THE LETTERS "JT" SHALL BE ETCHED ON THE COVER. (SEE CITY STANDARD DETAIL NO. 01.06.01). IF THE JUNCTION BOX IS NOT IN THE SIDEWALK THEN IT SHALL HAVE A CONCRETE COLLAR. IF THE JUNCTION BOX IS IN THE SIDEWALK THEN IT SHALL HAVE A NON-SLIP SURFACE TREATMENT. SEE CITY STANDARD DETAIL NO. 01.06.01.

5. CONDUCTORS, WIRES, ETC.

WIRE CONDUCTORS FOR UNDERGROUND FEEDER RUNS AND FOR CIRCUITRY FROM THE IN-LINE FUSE IN THE POLES TO THE JUNCTION BOX SHALL BE 600 VOLT, SINGLE CONDUCTOR STRANDED COPPER AND INSULATED WITH USE GRADE POLYVINYL CHLORIDE COMPOUND (XLP) OR APPROVED EQUAL IN ACCORDANCE WITH THE INSULATED POWER CABLE ENGINEER'S ASSOCIATION SPECIFICATIONS. AN AWG NO. 8 GREEN INSULATED STRANDED COPPER WIRE WILL BE RUN TO THE SERVICE GROUND LUG ON EACH POLE. FEEDERS SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. WIRES INSIDE THE POLE BETWEEN BALLAST AND IN-LINE FUSES SHALL BE ROME 2C AWG 10 STRANDED POLE AND BRACKET WIRE OR APPROVED EQUAL. SPLICES WILL BE ALLOWED IN JUNCTION BOXES AND POLE BASES ONLY. NO MORE THAN 2 CONDUITS WILL BE ALLOWED INSIDE THE STREET POLE.

6. FUSES

LUMINAIRE FUSING AND ELECTRICAL CONNECTIONS AT LIGHT STANDARD BASES SHALL CONFORM TO SECTION 9-29.7 OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS AND AS SHOWN ON THE UNIFORM LUMINAIRE WIRING DETAIL IN THE APPENDIX. IN-LINE FUSE HOLDERS SHALL BE SEC MODEL 1791-SF WITH FNM-5 FUSES OR APPROVED EQUAL. (REFER TO CITY STANDARD DETAIL NO. 01.06.01)

7. LUMINAIRES AND LAMPS

RESIDENTIAL STREETS AND NEIGHBORHOOD COLLECTORS:
LEOTEX LED GC1-40E-MV-NW-2-530 (67 WATT LED)

ARTERIALS AND COMMERCIAL COLLECTORS:
GE EVOLVE LED ERS2-E-0-HX-EX-5-40 (130 WATT LED)

THE CITY WILL ENERGIZE THE STREET LIGHTS WHEN A HOME IS OCCUPIED ADJACENT TO A STREET LIGHT OR IMMEDIATELY ACROSS THE STREET. AT THE DEVELOPER'S REQUEST, STREET LIGHTS MAY BE ENERGIZED PRIOR TO OCCUPANCY OF HOMES. HOWEVER, THE DEVELOPER OR BUILDER SHALL ASSUME FULL RESPONSIBILITY FOR ELECTRICAL POWER COSTS AND REPAIR COSTS DUE TO VANDALISM, THEFT, OR CONSTRUCTION.

8. SAFE WIRING LABELS

THE CONTRACTOR IS ADVISED THAT SAFE WIRING LABELS REQUIRED BY LABOR AND INDUSTRIES SHALL APPLY ON THIS PROJECT. (ELECTRICAL INSPECTION STICKER)

9. GUARANTEE

THE CONTRACTOR SHALL SURRENDER TO THE CITY OF PUYALLUP ANY GUARANTEE OR WARRANTY ACQUIRED BY HIM AS A NORMAL TRADE PRACTICE IN CONNECTION WITH THE PURCHASE OF ANY MATERIALS OR ITEMS USED IN THE CONSTRUCTION OF THE ILLUMINATION.

10. LOCATION

SEE CITY STANDARD SECTION 01.01 ROADWAY DESIGN.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET LIGHT SPECIFICATIONS (CONT.)

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CITY STANDARD

FILE NAME: C:\PROGCOM\COMMON\STREETLIGHT\STR01.DWG 01.05.02

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01.05.02

NOTES:

1. A METER SERVICE DISCONNECT IS REQUIRED FOR EACH BRANCH CIRCUIT. SEE CITY STANDARD DETAIL NO. 01.05.05

2. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRICAL CODE, WSDOT, AND CITY STANDARDS.

3. PHASING TAPE IS NOT ALLOWED.

4. ALL WIRES SHALL BE INSTALLED IN CONDUIT AS SPECIFIED ABOVE.

5. ALL SPLICES SHALL BE MADE IN A JUNCTION BOX. WIRE NUTS WILL NOT BE ALLOWED. SPLICES SHALL BE CENTERED AND ENCASED IN 3M SCOTCHCAST EPOXY KIT TYPE 82-A1, 82-B1, OR CITY APPROVED EQUAL. OTHER GEL TAP SPLICE KITS AND DIRECT BURIAL AND SUBMERSIBLE SPLICES TO BE ALLOWED IF APPROVED BY THE CITY.

6. GROUND ROD COVER SHALL BE UTILITY VAULT #9VB-924 OR APPROVED EQUIVALENT.

SEE CITY STANDARD DETAIL NO. 01.05.02 FOR LUMINAIRE SPECIFICATION

ARM END WIRE SUPPORT. SEE CITY STANDARD DETAIL NO. 01.05.07

IN-LINE FUSED WATER TIGHT ELECTRICAL DISCONNECT SEE CITY STANDARD DETAIL NO. 01.05.02 NOTE #6

SERVICE. SEE CITY STANDARD DETAIL NO. 01.05.05 & 01.06.05

GROUND WIRE

HAND HOLD

EQUIPMENT GROUND FROM SERVICE TO EACH POLE

2 EACH GROUNDING RODS 6 FEET APART (TYP.) WITH COVERS (SEE CITY STANDARD DETAIL NO. 01.05.05)

POWER COMPANY TRANSFORMER

JUNCTION BOX SEE CITY STANDARD DETAIL NO. 01.06.01

WATERPROOF SPLICE 18" MIN. SLACK WIRE

4-BOX TO LIGHT POLE CONDUIT SHALL BE A MINIMUM OF 1.25"

CONDUCTORS SHALL BE TYPE USE (XLP) INSULATED, STRANDED, COPPER, #8 A.W.G. MINIMUM SIZE.

2" (MIN.) SCH. 40 PVC CONDUIT USE BELL ENDS OR BUSHINGS ON ALL CONDUITS. SCH. 80 PVC FOR UNDER ROADWAY CROSSINGS.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TYPICAL STREET LIGHT INSTALLATION

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CITY STANDARD

FILE NAME: C:\PROGCOM\COMMON\STREETLIGHT\STR01.DWG 01.05.03

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01.05.03

REMOVABLE POLE CAP

3 BOLT MAST ARM ATTACHMENT

SEE DETAIL 01.05.07

FIXTURE SHALL HAVE SHORTING CAP INSTALLED

12" MIN. OVERHANG FACE OF CURB 3' MIN.

LUMINAIRE SHALL OVERHANG

30'

45°

270°

ANCHOR BOLT

HANDHOLE

HANDHOLE, LUMINAIRE ARM, RADIAL INDEX

FOR LUMINAIRES AND LAMPS TYPE SEE CITY STANDARD DETAIL NO. 01.05.02 NOTE #7

4"-6" BLACK LETTER "C" ON ROADWAY SIDE 16" ABOVE GRADE SEE CITY STANDARD NO. 01.05.01

24" MIN.

PLANTING STRIP VARIES SIDEWALK WIDTH VARIES

FOUNDATION PER CITY STANDARD DETAIL NO. 01.05.06

NOTE:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF THE STREET LIGHT SYSTEM WITH ALL UTILITIES, PRIVATE AND PUBLIC, TO AVOID SCHEDULE AND LOCATION CONFLICTS.

2. FOR RESIDENTIAL STREET LIGHTING THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ONE METER FOR THE PLANT'S LIGHTING SYSTEM PER PUECT SOUND ENERGY REQUIREMENTS. ON VERY LARGE PLANT'S PUECT SOUND ENERGY MAY REQUIRE MORE THAN ONE METER.

3. LUMINAIRE TO BE FLAT LENS GLASS WITH CUT OFF 150W FOR SIGNALIZED INTERSECTIONS, 150W OR 300W FOR COMMERCIAL AREA AND 100W FOR RESIDENTIAL.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET LIGHT

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CITY STANDARD

FILE NAME: C:\PROGCOM\COMMON\STREETLIGHT\STR01.DWG 01.05.04

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01.05.04

GROUND ROD COVERS UTILITY VAULT #9VB-924 OR APPROVED EQUIVALENT

METERING DIA 42L

TEST BLOCKS

CONC. CAP AT SURFACE (TYP.)

6"

GROUNDING

8" COPPER CLAD GROUND RODS WITH GROUND CLAMP

GROUNDING SHALL MEET N.E.C.

GROUNDING SHALL MEET NATIONAL ELECTRICAL CODE

LANDING LUGS #6-250CM AL/CU

LEFT SIDE HOOD OPEN COVER REMOVED

12.5"

1"-6"

1"-8"

METER SOCKET (100 AMP MIN.)

FACTORY WIRED FROM LINE LANDING LUGS TO METER SOCKET IN A SEPARATE WIREWAY

DEMAND RESET DOOR 1" W/ 6"x4" LEDAN VIEWING WINDOW

UNDERGROUND TERMINATION SECTION

REMOVABLE PAINTIGHT SEALABLE COVER

1/2" DRAIN TUBE

SEAL BASE WITH SILICONE

LOAD CONDUIT(S)

3" MAXIMUM SIZE

SERVICE CONDUIT

4" ANCHOR BOLTS 5/8"-16"x4"

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4" ANCHOR BOLTS 5/8"-16"x4"

CONCRETE FOUNDATION

12" MIN. ABOVE GRADE

2" MIN.

4'-2"

12.5"

1"-6"

1"-8"

METER SOCKET (100 AMP MIN.)

FACTORY WIRED FROM LINE LANDING LUGS TO METER SOCKET IN A SEPARATE WIREWAY

DEMAND RESET DOOR 1" W/ 6"x4" LEDAN VIEWING WINDOW

UNDERGROUND TERMINATION SECTION

REMOVABLE PAINTIGHT SEALABLE COVER

1/2" DRAIN TUBE

SEAL BASE WITH SILICONE

LOAD CONDUIT(S)

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BY CITY OF PUYALLUP
ENGINEERING SERVICES

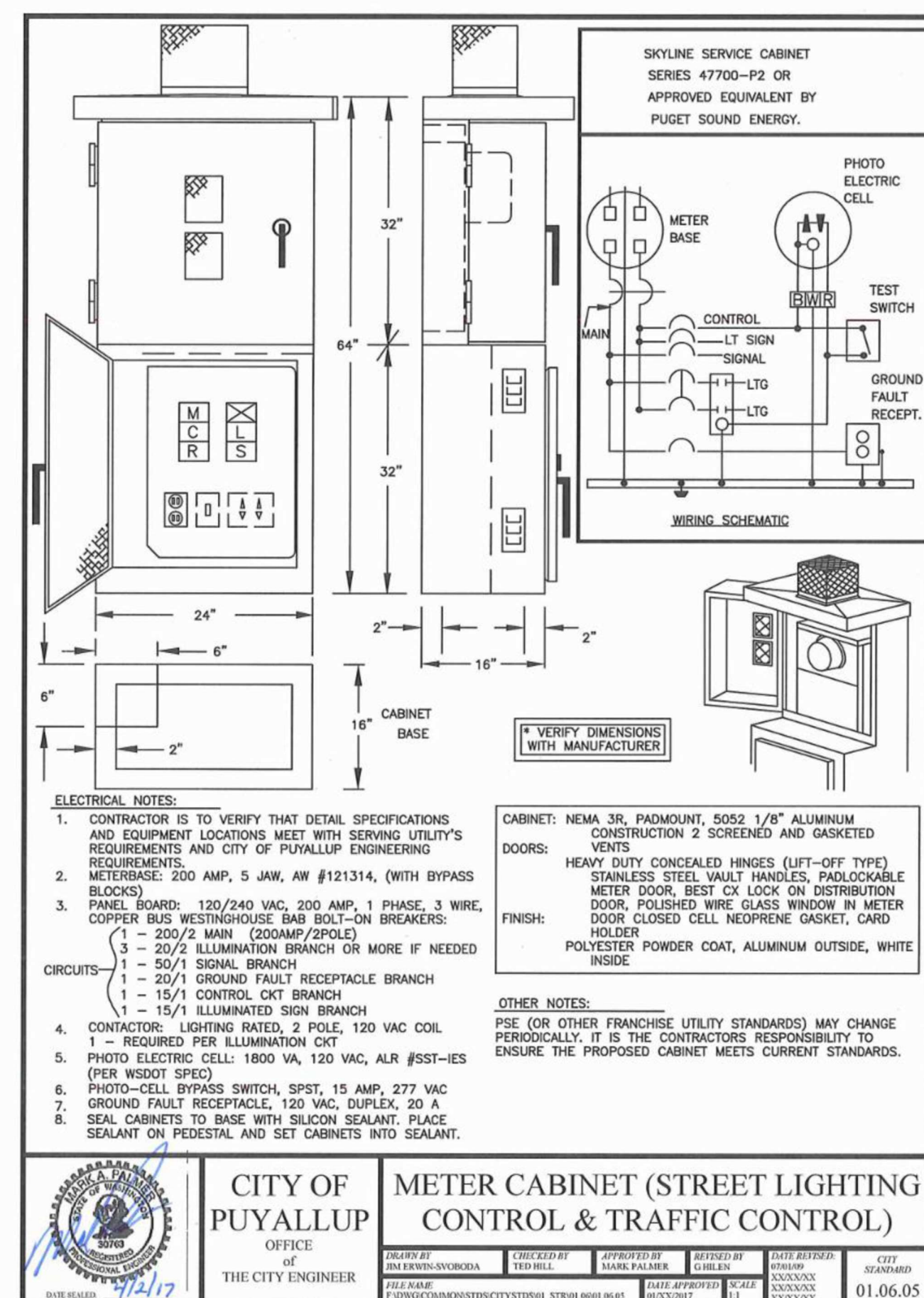
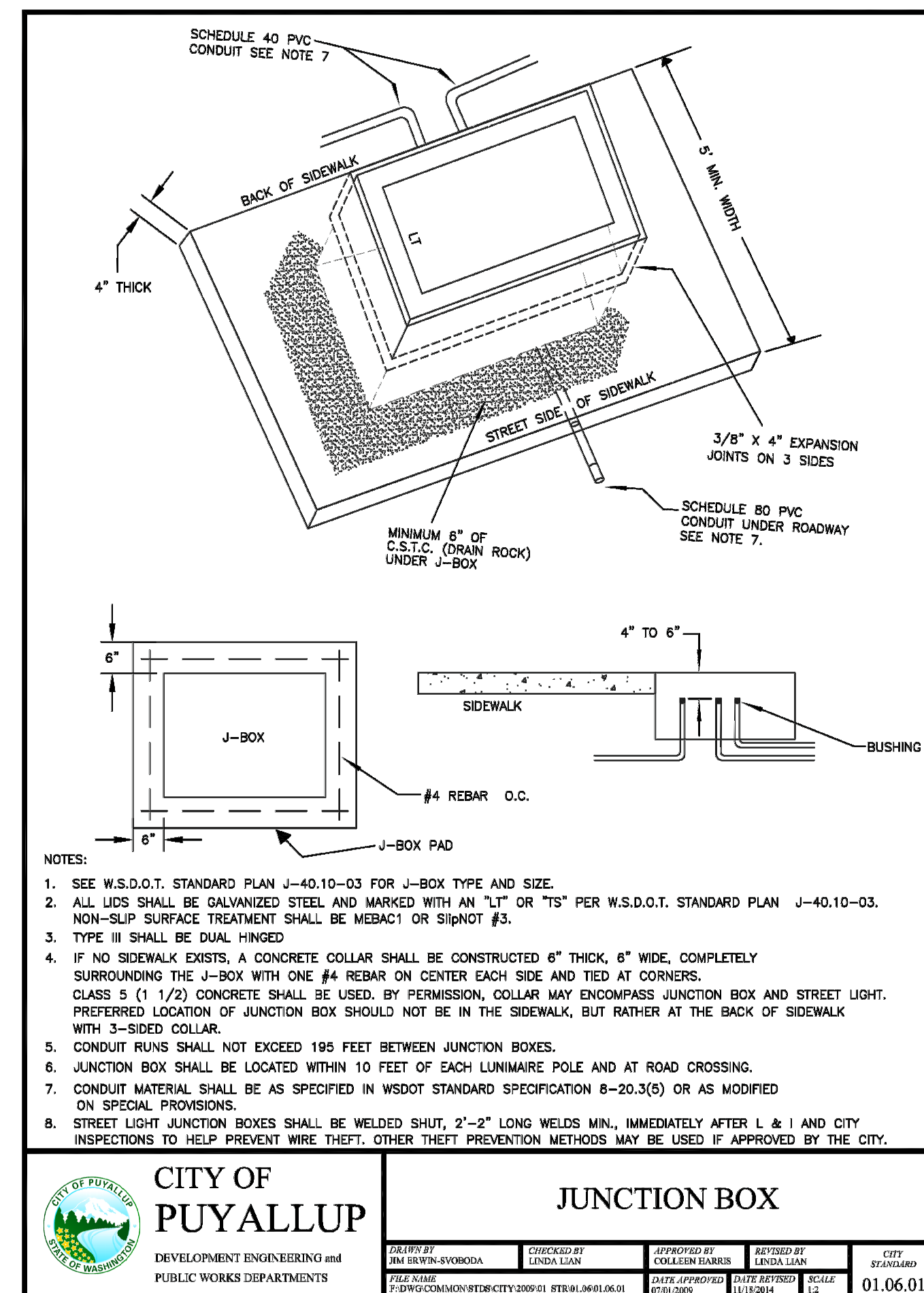
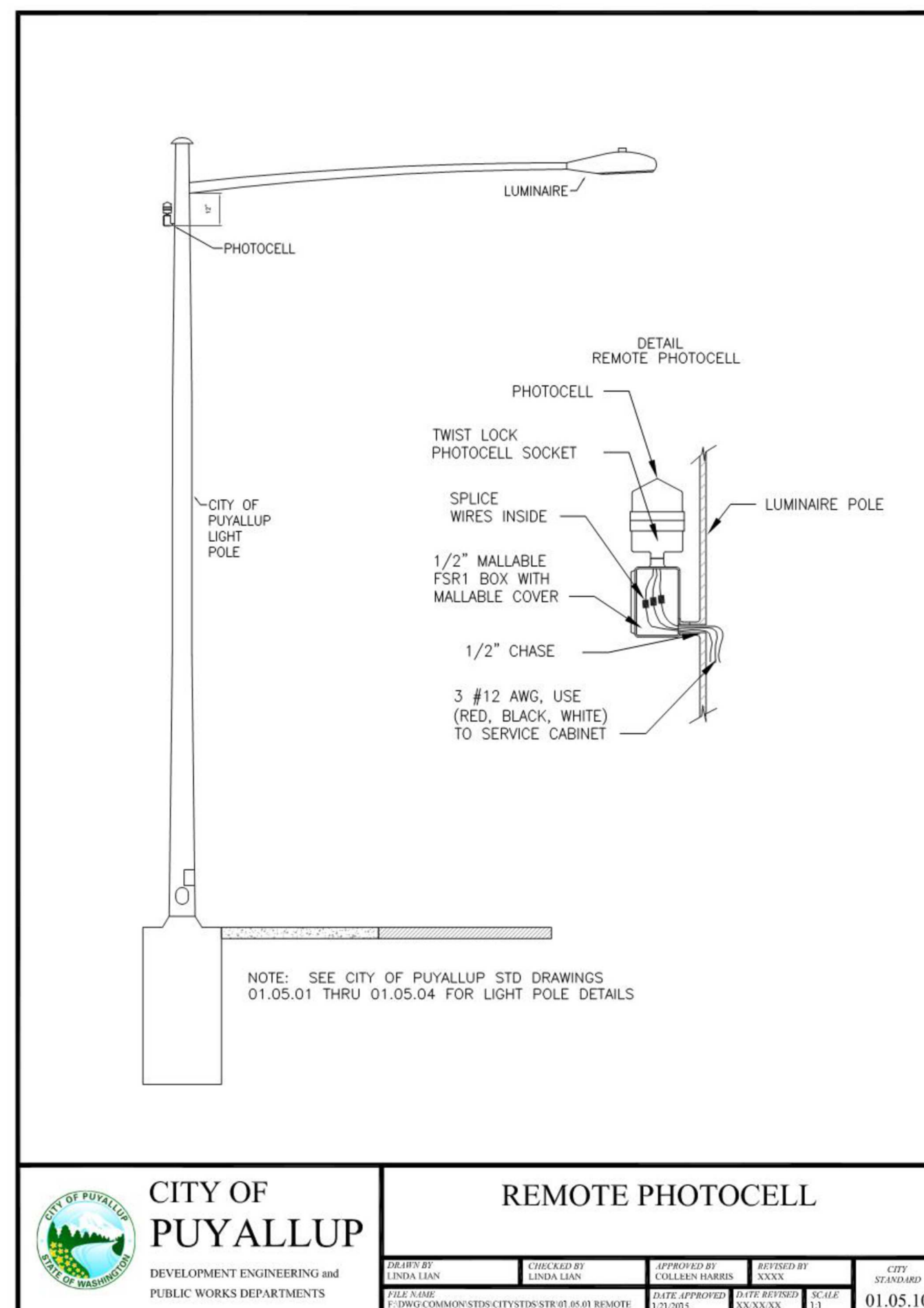
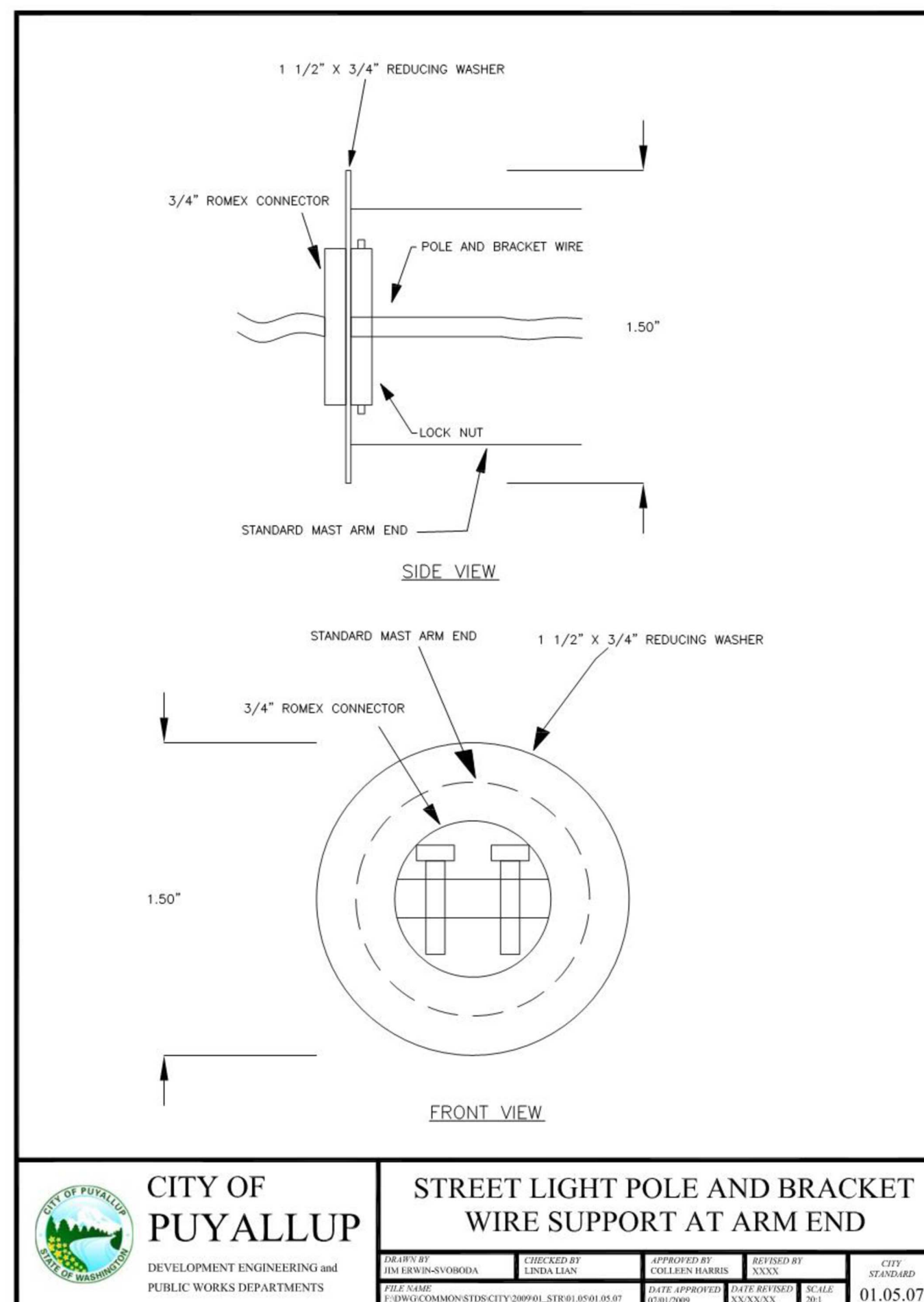
DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE CITY
ENGINEER.

PERMIT# PRCCP20240014



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PUYALLUP DUPLEX
STREET LIGHTING
433 & 409 43RD AV SW
PUYALLUP, WA 98373

CITY OF PUYALLUP
STREET LIGHTING DETAILS

REVISIONS		
NO.	DESCRIPTION	DATE
"	"	"

DRAWN BY:	AS
CHECKED BY:	BH
PROJECT MANAGER:	AS

DRAWING No. 3 of 3 TOTAL

E1.3

DATE: 05/08/2024
SUBMITTAL: PERMIT
PROJECT No. 223-328