



Plat Site Preparation Checklist for Estimated Costs, Job Site and Trench Requirements

To assist our customers, the most common causes of delays are listed below. For a comprehensive list of our construction requirements please go to PSE.com/CustomerConstruction. All of the following must be completed before the construction crew can begin work.

*Your Project Manager will visit the site for the initial inspection for readiness a minimum of **2 work days prior to the scheduled date of construction**. If the site does not meet PSE's requirements at the time of inspection, and the necessary corrections are not minimal enough to be corrected right away (the day before our crews are to arrive), the job will be removed from the schedule and a new schedule date will be established. This could mean a substantial delay, depending upon crew availability*

Estimated Costs:

Standard small-lot plat (1 acre or smaller per lot) costs are based on centerline footage within the plat. You can estimate the centerline footage costs using the following figures:

- \$65.00 per centerline foot
- Transformation fee of \$600.00 per lot, based on a 200 amp panel
- Margin allowance (refund) of \$2,136.21 per lot

- *The cost to extend facilities to the plat entrance is based on actual materials used and will not include any labor fees.*
- *Relocation of poles will incur an additional cost that will vary depending upon the age of the pole and the type of existing overhead facilities that are installed (estimated at +/- \$6,000 per pole).*
- *Multi-Family or Mixed-Use costs are based on actual materials used. Therefore, up-front estimates may not be available.*
- *Conversions of existing PSE facilities to underground are subject to separate rules for costs. Please see Puget Sound Energy rates & tariffs - Electric tariff G, Schedule 73*

Owners Responsibilities:

- It is the owner/developer's responsibility to coordinate all pre-construction meetings with the other utilities, developer contractors, and any local jurisdictions.
- Once a final design has been approved, it is also the owner's responsibility to distribute the design to the other utilities and developer contractors.

Plat Job Site Requirements:

- Curbs and gutters shall be installed if they are planned or required by the permitting agency.
- Roads shall be paved or have a compacted, crushed rock base in place.
- The trench shall be excavated per PSE's standards and work sketch.
- The trench shall be smooth, level, and free from rocks, obstructions, sharp objects, garbage, glass, and construction debris.
- Excavated or loose material shall be placed at least 2 feet from the field edge of the trench.
- Vault pads must be level and to grade with 6" of crushed rock base, up to the back of easement.
- Water in trench shall be removed by pumping or draining.
- The site shall be at final grade or acceptable sub-grade in the area of construction.
- PSE's heavy vehicles must have access to the site, trench line, and vault locations.
- The property line(s) nearest to the work shall be surveyed and staked. If the trenching operation might disturb the stakes, then either 10-foot or 20-foot offset stakes shall be installed.
- Finish grade stakes shall be installed at 10- or 20-foot offsets from vaults, transformers, and the ends of road crossings.
- A radius hub shall be installed for property lines at all intersections and cul-de-sacs.
- Transformers must be a minimum of 10' from any combustible wall, and a minimum of 5' from drivable surfaces.
- 100% of trench must be open and sanded to PSE standards. This must be done a minimum of 24 hours prior to the crew's scheduled arrival date for small plats (less than 10 lots) and 48 hours prior for larger plats.**
- All site inspections should be held a minimum of 48 hrs. prior to the construction start date. This will allow extra time to correct any problems that need to be addressed to avoid delaying the job.**

For detailed construction requirements go to PSE.com/CustomerConstruction