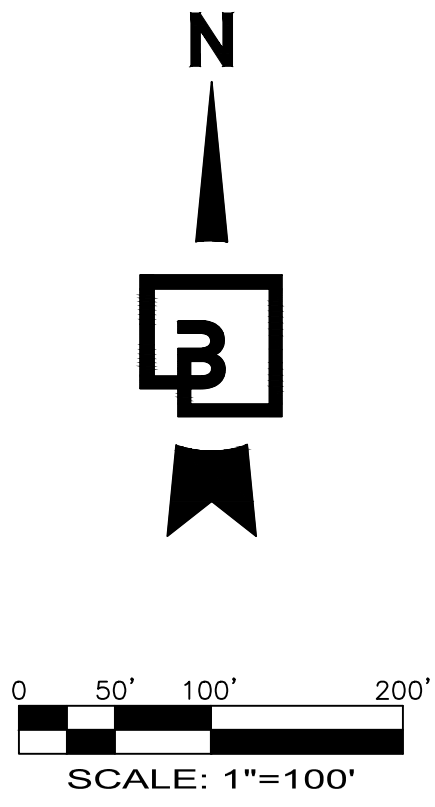


COVER SHEET  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

PRCCP20030372  
1st Review  
May 2025



**ARCHITECT**

MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WA 98101  
(206) 749-9993  
CONTACT: BRETT HANSON, ARCHITECT

**CIVIL ENGINEER**

BARGHAUSEN CONSULTING ENGINEERS, LLC.  
18215 72ND AVE SOUTH  
KENT, WA 98032  
(425) 251-6222  
CONTACT: CARA VISINTAINER, PE

**LAND SURVEYOR**

BARGHAUSEN CONSULTING ENGINEERS, LLC.  
18215 72ND AVE SOUTH  
KENT, WA 98032  
(425) 251-6222  
CONTACT: DAVE WILLIAMS

**SITE INFORMATION**

SITE ADDRESS: 1015 39TH AVENUE SE  
PUYALLUP, WA 98374-2121  
PARCEL NUMBER: 0419034036, 0419034038  
PARCEL SIZE: 61.28 ACRES, 9.62 ACRES  
EXISTING USE: BUSINESS PARK  
ZONING DESIGNATION: BUSINESS PARK (MP)  
FEMA FLOODPLAIN: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGAL DESCRIPTION: LOTS 1 THROUGH 3, CITY OF PUYALLUP  
BOUNDARY LINE REVISION NO. P-21-0138, RECORDED MARCH 22, 2022 UNDER RECORDING NO. 202203229003, IN PIERCE COUNTY, WASHINGTON.

**UTILITIES**

WATER: CITY OF PUYALLUP  
1100 39TH AVENUE SE  
PUYALLUP, WA 98374  
(253) 841-5505  
SEWER: CITY OF PUYALLUP  
1100 39TH AVENUE SE  
PUYALLUP, WA 98374  
(253) 841-5505  
POWER: PUGET SOUND ENERGY  
105 156TH AVENUE NE  
BELLEVUE, WA 98005  
1 (800) 321-4321  
GAS: PUGET SOUND ENERGY  
105 156TH AVENUE NE  
BELLEVUE, WA 98005  
1 (800) 321-4321  
TELEPHONE: CENTURY LINK  
450 110TH AVENUE NE  
PREMIS BUREAU, 4TH FLOOR  
BELLEVUE, WA 98003  
CABLE: COMCAST  
P.O. BOX 1048  
KUBURN, WA 98002  
FIRE: FIRE DISTRICT #6  
CENTRAL PIERCE FIRE AND RESCUE  
1015 39TH AVENUE, SUITE 120  
PUYALLUP, WA 98374  
(253) 538-6400

**SURVEY INFORMATION**

HORIZONTAL DATUM - NAD 83/91:  
THE BASIS OF BEARINGS IS THE BEARING BETWEEN PIERCE COUNTY MON 2208 (WCCS 680) AND PIERCE COUNTY MON 2128 (WCCS 580), TAKEN AS NORTH 25°54'26" WEST, BASED UPON NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

VERTICAL DATUM - NAVD88:

REFERENCE SURVEYS:  
1. PUYALLUP BOUNDARY LINE REVISION NO. P-12-0044, RECORDED UNDER RECORDING NO. 201211145004.  
2. RECORD OF SURVEY RECORDING NO. 200704305001, AND AS CORRECTED BY AFFIDAVIT OF MINOR CORRECTION UNDER RECORDING NO. 200710260050.

**ESTIMATED EARTHWORK QUANTITIES**

**CUT: 170 CY**  
**FILL: 120 CY**  
**NET: 50 CY (EXPORT)**

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

Add Note: "This project being part of an ongoing common plan of development which is greater than 1 acre, a Construction Stormwater General Permit shall be obtained from the Department of Ecology", or similar language.

A NOTE HAS BEEN ADDED TO THE PLANS

**INDEX OF SHEETS**

C1 OF 9 COVER SHEET  
C2 OF 9 GENERAL NOTES  
C3 OF 9 EXISTING CONDITIONS  
C4 OF 9 TESC & DEMOLITION PLAN  
C5 OF 9 TESC NOTES & DETAILS  
C6 OF 9 SITE PLAN  
C7 OF 9 GRADING, DRAINAGE, & UTILITY PLAN  
C8 OF 9 UTILITY DETAILS  
C9 OF 9 UTILITY DETAILS

**LEGEND:**

EXISTING:	PROPOSED:

**CALL BEFORE YOU DIG:  
1-800-424-5555 OR "811"**

**UTILITY CONFLICT NOTE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS NOR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATION OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**MONUMENT PROTECTION NOTE**

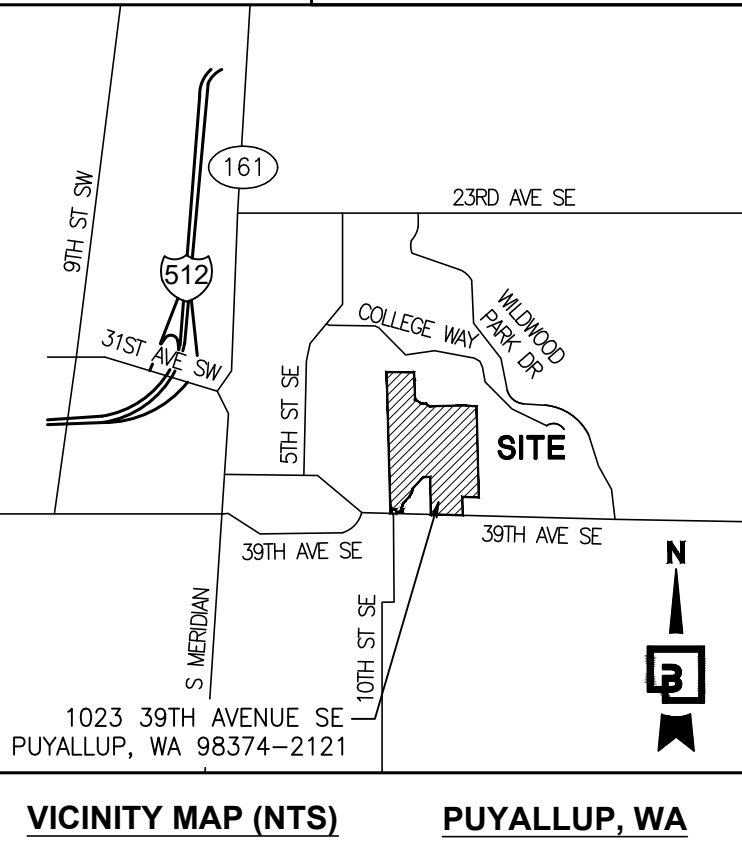
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
1111 WASHINGTON STREET S.E.  
P.O. BOX 47060  
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR. PURSUANT TO THESE REGULATIONS, THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**HORIZONTAL CONTROL NOTE**

THE CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS SURVEYED FOR CONSTRUCTION BY A LICENSED SURVEYOR. THE LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE THE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS, INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS, LLC. SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.



**APPROVED**

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
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 DEVELOPMENT ENGINEERING MANAGER.

**Barghausen Consulting Engineers, LLC.**

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**

Job Number

23796

Sheet

C1 of 9

Title:

COVER SHEET  
FOR PUYALLUP PUBLIC  
SAFETY BUILDING BENAROYA  
TENANT IMPROVEMENT PERMIT/BID SET

For:

MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WASHINGTON 98101

Scale:

Horizontal  
1" = 100'  
Vertical  
N/A

Designed

Drawn

Checked

Approved

CMV

Date

3/14/25

2/26/25

2/26/2025

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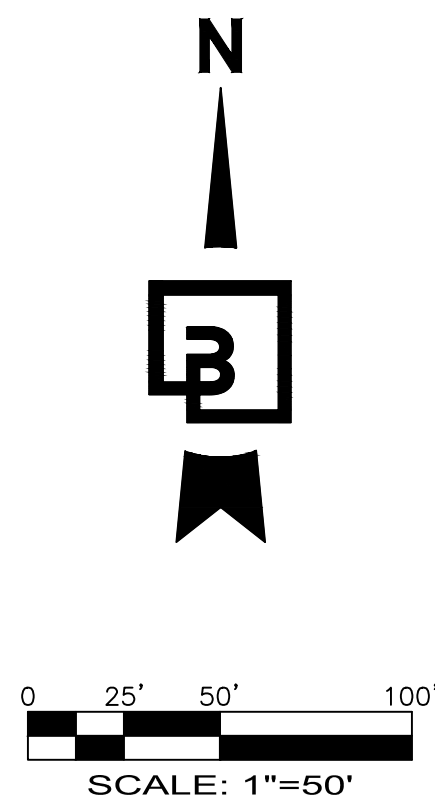
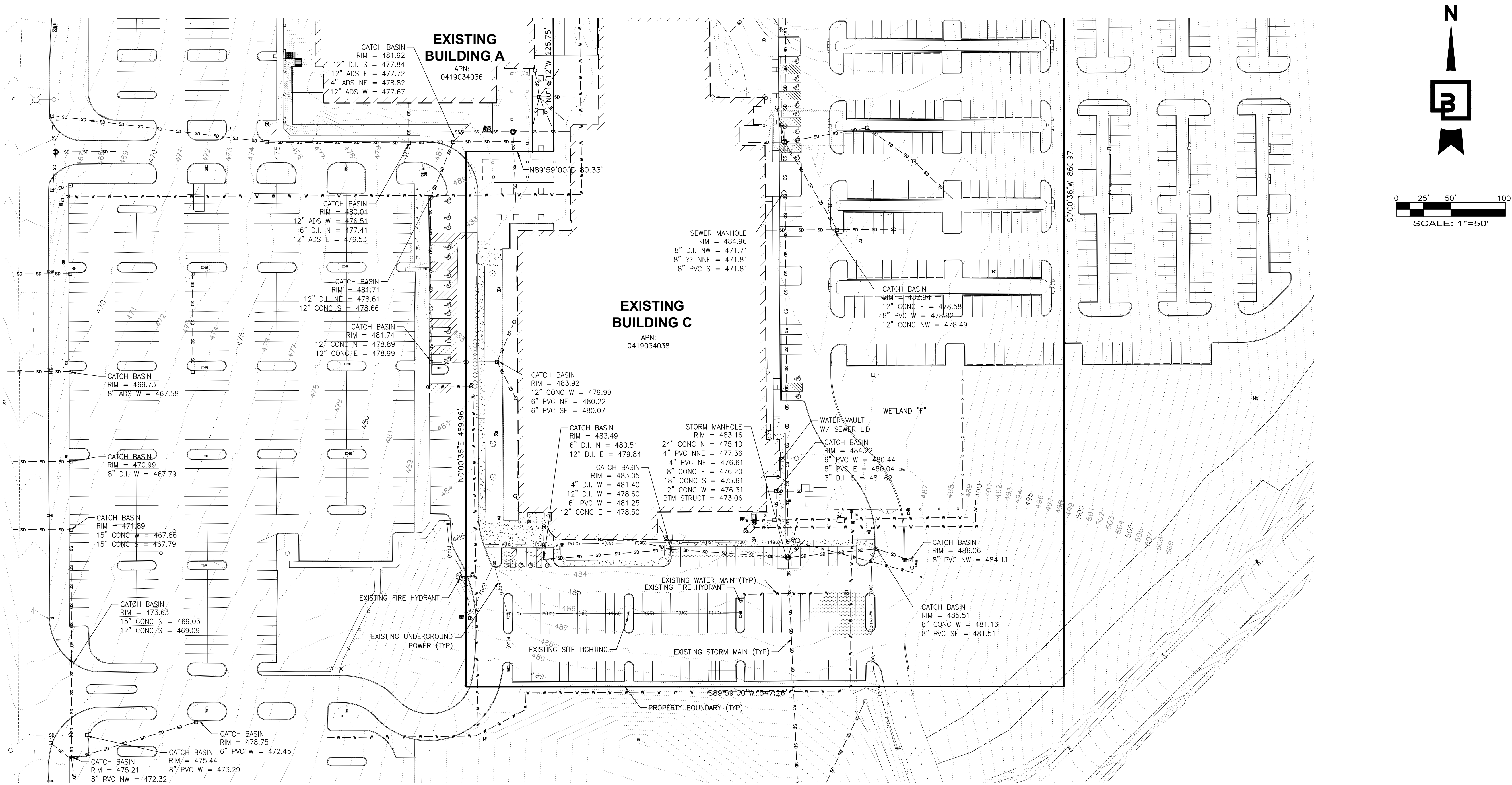
A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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EXISTING CONDITIONS  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



Title:  
EXISTING CONDITIONS  
FOR PUYALLUP PUBLIC  
SAFETY BUILDING BENAROYA  
TENANT IMPROVEMENT PERMIT/BID SET

For:  
MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WASHINGTON 98101



Scale:	Horizontal 1" = 50'	Vertical N/A
Designed	KDM	
Drawn	KDM	
Checked	CMV	
Approved	CMV	
Date	3/14/25	

**Barghausen**  
Consulting Engineers, LLC.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

**CALL BEFORE YOU DIG:**  
1-800-424-5555 OR "811"

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APPROVED  
BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
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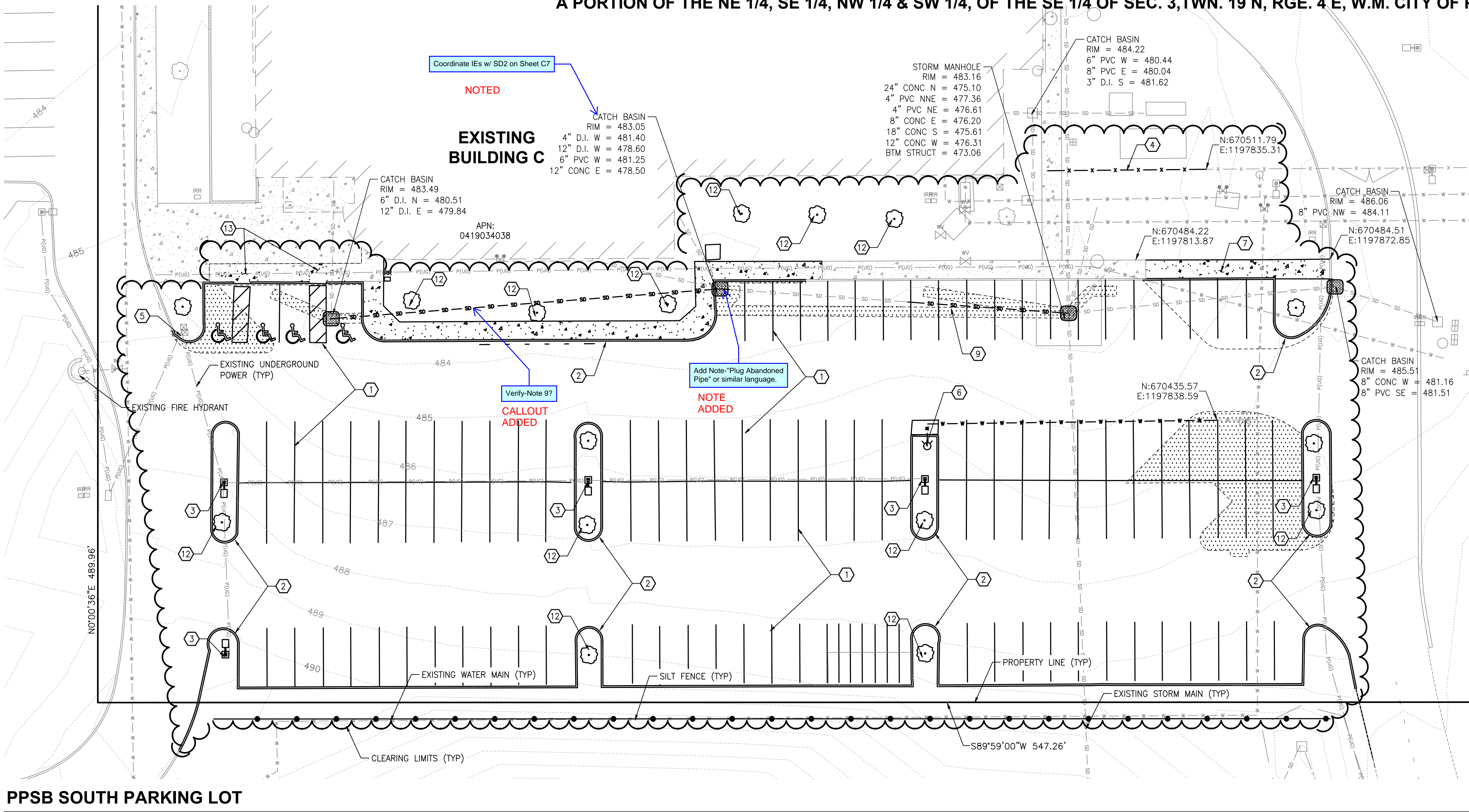
Job Number  
**23796**

Sheet  
**C3** of **9**

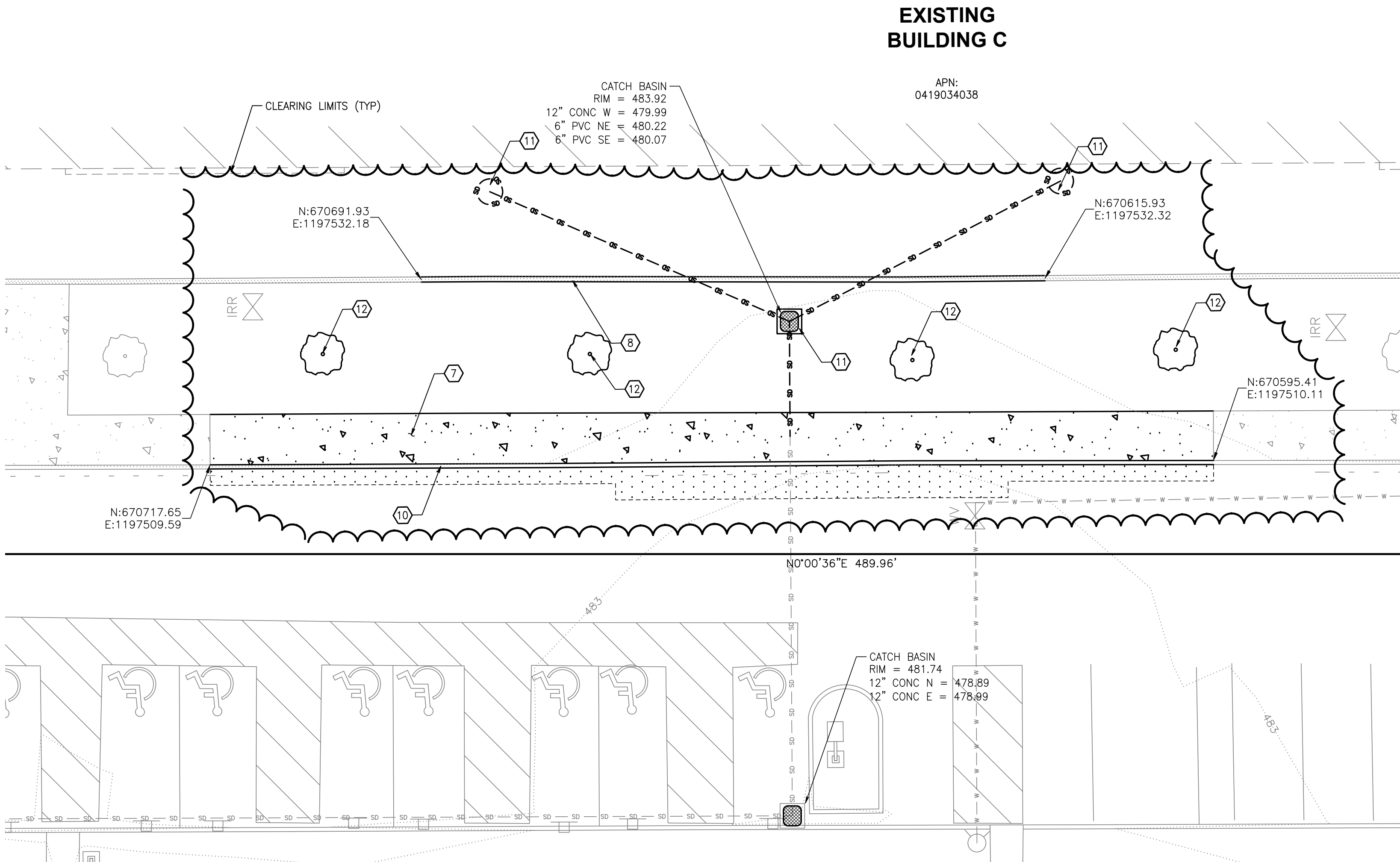


TESC & DEMOLITION PLAN  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

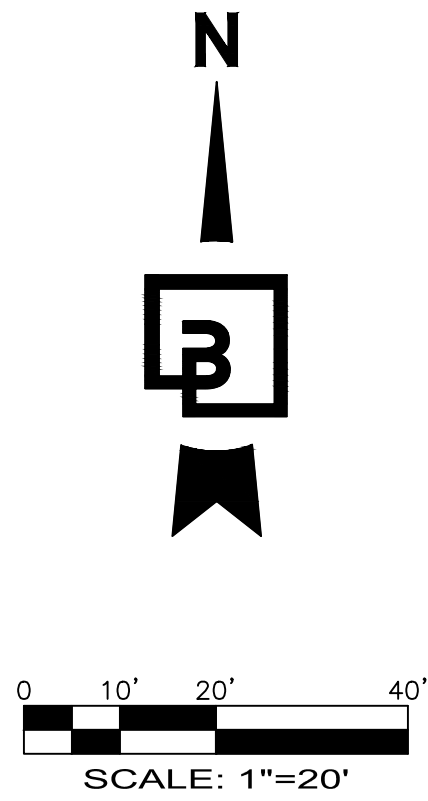
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PPSB SOUTH PARKING LOT  
SCALE: 1" = 20'



PPSB FRONT ENTRANCE  
SCALE: 1" = 10'



**EROSION CONTROL NOTE**

ALL EROSION CONTROL BMPs SHALL COMPLY WITH THE CITY OF PUYALLUP STANDARD DETAILS AND THE 2019 WASHINGTON STATE DEPARTMENT OF ECOLOGY WESTERN WASHINGTON STORMWATER MANUAL. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL APPROVAL. AREAS ADJACENT TO THIS PROJECT ARE CURRENTLY UNDER CONSTRUCTION OR PLANNED FOR CONSTRUCTION IN THE NEAR FUTURE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

**DUST CONTROL NOTES**

1. THE CONTRACTOR SHALL MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES SUCH AS SEEDING, MULCHING, OR EROSION BLANKETS.
2. DURING CONSTRUCTION IN THE DRY SEASON, SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE AREA IS WET. REPEAT THE PROCESS AS NEEDED DURING WORK.
3. ALL TRUCKS TRANSPORTING FINE MATERIAL TO THE PROJECT SITE MUST BE COVERED TO PREVENT DUST FROM BLOWING FROM THE TRUCKS.

**CLEARING NOTES**

1. SCHEDULE AND LIMIT REMOVAL OF EXISTING VEGETATION AND GROUND COVER TO THE MINIMUM EXTENT FEASIBLE WITHIN THE ACTIVE WORK AREA.
2. ALL TOPSOIL (IF FOUND) SHALL REMAIN ON-SITE AND BE UTILIZED FOR SITE RESTORATION FOLLOWING COMPLETION OF GRADING ACTIVITIES.
3. THE GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING ALL STRIPPING AND GRUBBING OPERATIONS TO VERIFY CONDITION OF THE SUBGRADE SOILS AND REMOVAL OF ALL ORGANIC MATERIAL, STUBS, UNCONTROLLED FILL, ECT.
4. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST FILL MATERIAL AS REQUIRED TO CERTIFY THE COMPLETED FILLS.

**TESC LEGEND**

LIMITS OF CLEARING

SILT FENCE PER CITY OF PUYALLUP  
STANDARD DWS 02.03.02 ON SHEET C5

CATCH BASIN INLET PROTECTION PER CITY  
OF PUYALLUP STANDARD DWS 02.03.05  
AND 02.03.06 ON SHEET C5

**GENERAL DEMOLITION NOTES**

1. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK, INCLUDING DEMOLITION AND ANY SEWER CAPPING PERMITS. FIRE PROTECTION DEMOLITION PERMIT, IF REQUIRED, IS ISSUED BY FIRE DEPARTMENT. SEPARATE PERMITS ARE REQUIRED FOR EACH BUILDING AS WELL AS SEPARATE SEWER CAPPING PERMIT.
2. ANY HAZARDOUS SUBSTANCES AND/OR MATERIALS ENCOUNTERED SHALL BE HANDLED AND DISPOSED OF BY QUALIFIED PERSONNEL ACCORDING TO COUNTY, STATE AND FEDERAL REGULATIONS.
3. ANY ENCOUNTERED UNDERGROUND TANKS, VAULTS, ETC., SHALL BE REMOVED PER COUNTY/STATE REGULATIONS. CRAWL SPACES, TUNNELS, TANK HOLES, ETC., SHALL BE BACKFILLED AND COMPACTED PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
4. CONTRACTOR SHALL CONFIRM AND VERIFY WORK SCOPE ITEMS TO DEMOLISH WITH THE OWNERS AUTHORIZED REPRESENTATIVE.

**DEMOLITION KEYNOTES**

- 1 PARKING LOT STRIPING TO BE GROUND DOWN/REMOVED
- 2 EXISTING LANDSCAPE ISLANDS TO BE REMOVED
- 3 EXISTING SITE LIGHTING TO BE REMOVED
- 4 PORTION OF EXISTING FENCE TO BE REMOVED. REFER TO SHEET C6 FOR REPLACEMENT.
- 5 EXISTING ELECTRICAL CONDUIT AND PULL BOXES TO BE ADJUSTED TO FINISHED GRADE.
- 6 EXISTING HYDRANT TO BE RELOCATED. CONTRACTOR TO ISOLATE LINE, REMOVE EXISTING LINE DEPICTED AS DEMO. REFER TO SHEET C7 FOR RELOCATION. EXISTING VALVE TO BE ADJUSTED TO FINISHED GRADE
- 7 EXISTING WALK TO BE REMOVED
- 8 EXISTING RETAINING WALL TO BE REMOVED. REFER TO LANDSCAPE LAYOUT L1.20 FOR LOCATION OF WALL DEMO.
- 9 EXISTING STORM MAIN TO BE CUT AND ABANDONED IN PLACE. CONTRACTOR TO FILL ABANDONED PIPE WITH CDF. PATCH CATCH BASIN INVERTS.
- 10 EXISTING VERTICAL CURB TO BE REMOVED WITHIN THE LIMITS SHOWN.
- 11 EXISTING CATCH BASIN, STORM DRAIN LINE AND CLEAN OUTS TO BE REMOVED WITHIN THE LIMITS SHOWN.
- 12 EXISTING LANDSCAPING TO BE REMOVED
- 13 EXISTING BARRIER FREE PARKING STRIPING TO BE GROUND DOWN/REMOVED. EXISTING RAMPS AND SIGNAGE TO BE REMOVED.

**WET SEASON NOTES**

- THE FOLLOWING BMPs SHALL APPLY TO ALL GRADING AND CLEARING ACTIVITY PERFORMED BETWEEN OCTOBER 1 AND MARCH 31:
1. GRADING ACTIVITIES AND CONSTRUCTION SHALL BE TIMED AND CONDUCTED IN STAGES TO MINIMIZE SOIL EXPOSURE.
  2. EXPOSED SOILS SHALL BE COVERED WITHIN 2 DAYS USING DAM MULCH, SOD, HOG FUEL, PLASTIC OR OTHER APPROVED PROTECTED COVER.
  3. THE CONTRACTOR SHALL INSPECT AND MAINTAIN SEDIMENT CONTROL MEASURES DAILY.
  - 3.1. THE CONTRACTOR SHALL REPLACE AND DAMAGED BMPs AND UPGRADE MEASURES BASED ON WEATHER CONDITIONS.
  - 3.2. THE CONTRACTOR SHALL REMOVE SEDIMENT ACCUMULATION ONCE DEPTH EXCEEDS 6-INCHES.
  4. INSTALL COIR LOG, ROCK OR STRAW BALE CHECK DAMS EVERY 100 FEET ON CENTER ALONG ALL DRAINAGE INTERCEPTOR DITCHES.
  5. EROSION CONTROL MATERIALS ARE TO BE STOCKPILED ON SITE PRIOR TO ANY SITE ACTIVITIES.
  6. DURING STORM EVENTS, NO ACTIVITY WILL OCCUR ON SITE, EXCEPT WORK ON EROSION CONTROL.

**EROSION AND SEDIMENTATION CONTROL BMPs:**

1. GRADING AND CONSTRUCTION SHALL BE TIMED AND CONDUCTED IN STAGES TO MINIMIZE SOIL EXPOSURE.
2. THE CONTRACTOR SHALL PREVENT THE TRANSPORT OF THE SEDIMENT ONTO PAVED SURFACES DURING CONSTRUCTION. IF SEDIMENT IS TRANSFERRED ONTO A PAVED SURFACE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN IT IMMEDIATELY.
3. STOCKPILES ARE TO BE LOCATED IN A SAFE AREA AND ADEQUATE COVER WITHIN 24 HOURS TO PREVENT SOIL LOSSES.
4. THE CONTRACTOR SHALL MAINTAIN AND REPAIR AS NECESSARY ALL TEMPORARY AND PERMANENT EROSION CONTROL BMPs TO ASSURE CONTINUED PERFORMANCE.
5. ADDITIONAL COIR LOG, MULCH COVER, FILTER BARRIERS, AND/OR BALES MAY BE REQUIRED TO PREVENT/MINIMIZE EROSION AND SEDIMENTATION DURING CONSTRUCTION.
6. AFTER EACH DAY OF ACTIVITY, ALL IMPACTED STREETS ARE TO BE SWEEPED WITH A STREET SWEEPER.

Title: **TESC & DEMOLITION PLAN  
FOR PUYALLUP PUBLIC  
SAFETY BUILDING BENAROYA  
TENANT IMPROVEMENT PERMIT/BID SET**

For: **MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WASHINGTON 98101**



Scale: Horizontal 1" = 50' Vertical N/A

Designed KDM  
Drawn KDM  
Checked CMW  
Approved CMW  
Date 3/14/25

**Barghausen Consulting Engineers, LLC.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**

APPROVED

BY: **CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING**  
DATE: \_\_\_\_\_

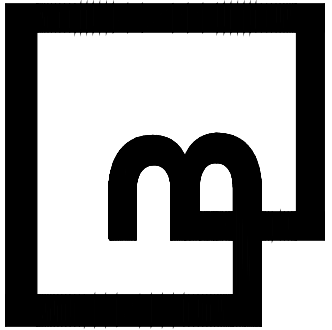
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Job Number **23796**  
Sheet **C4** of **9**

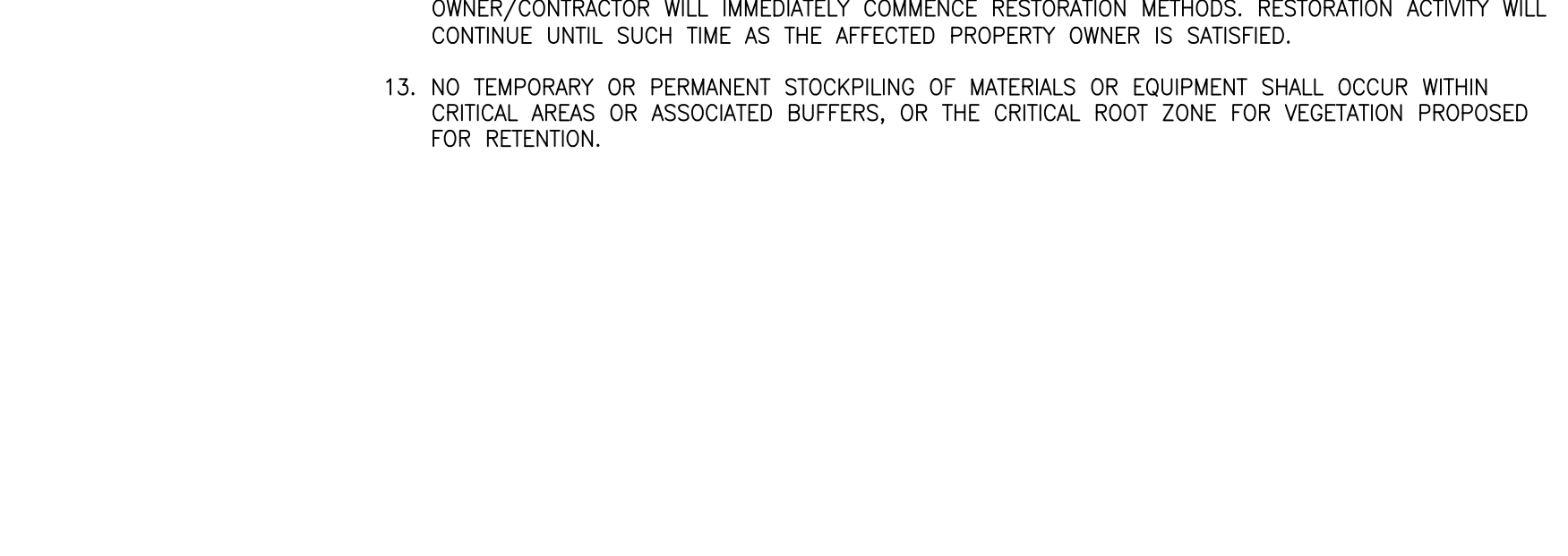
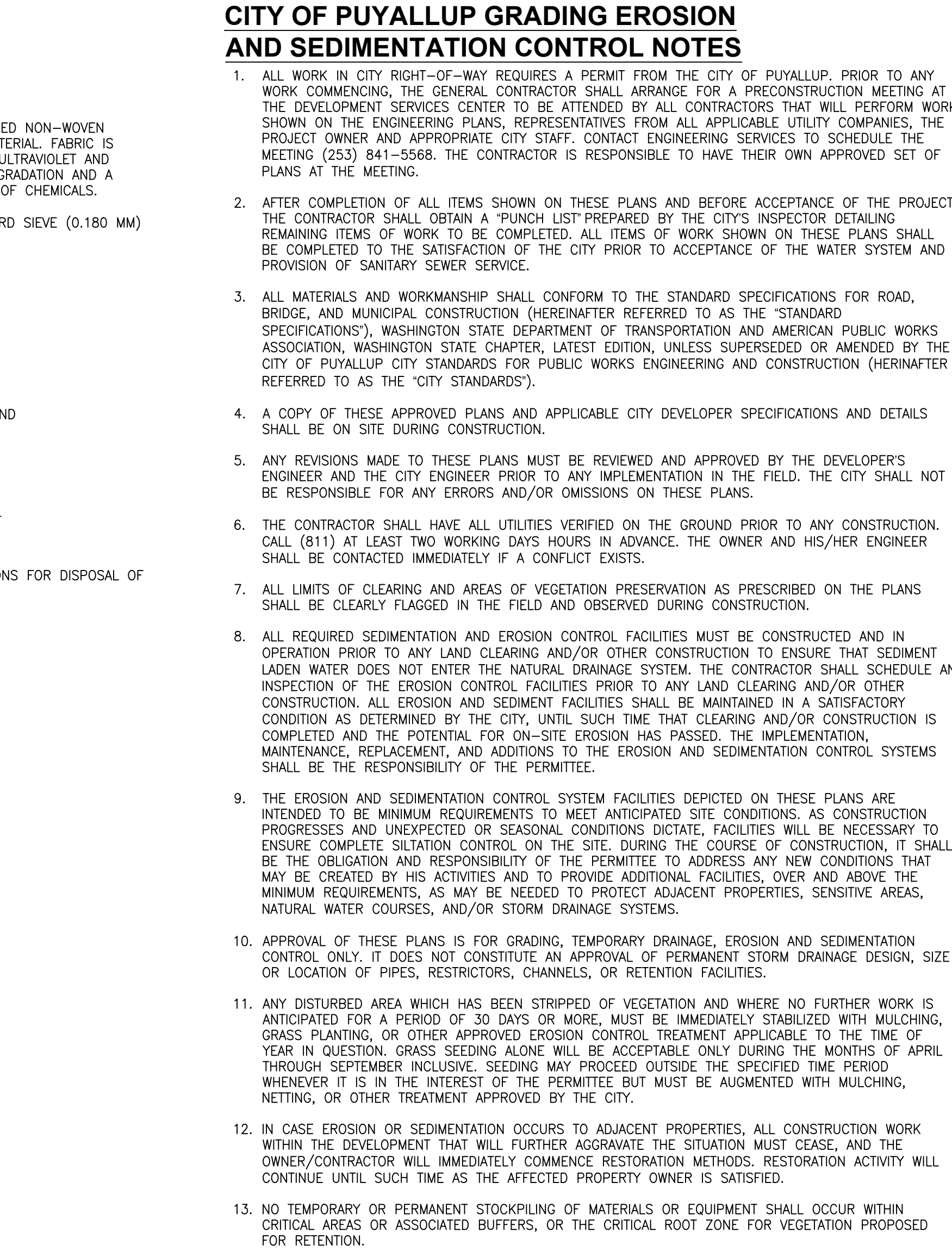
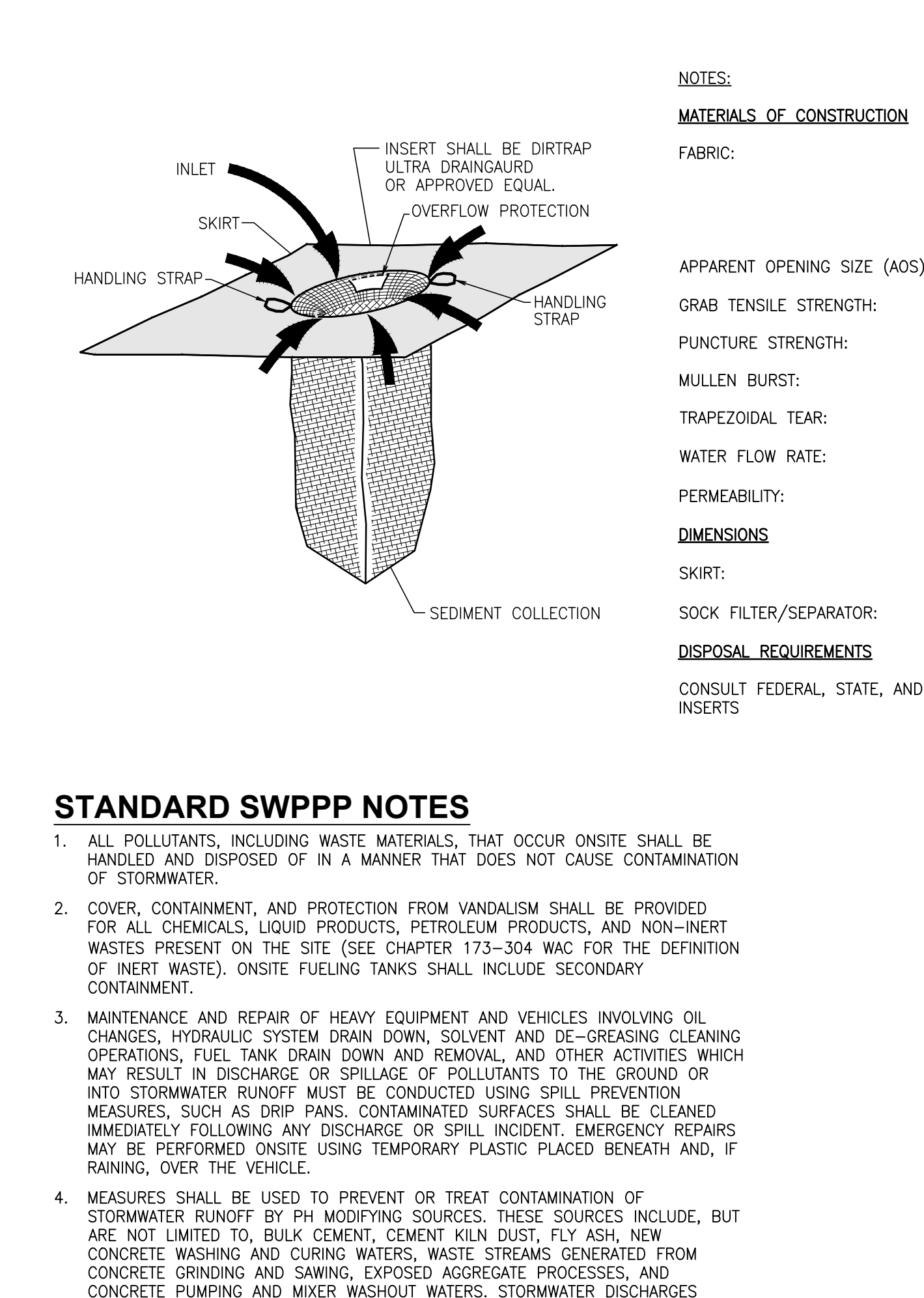
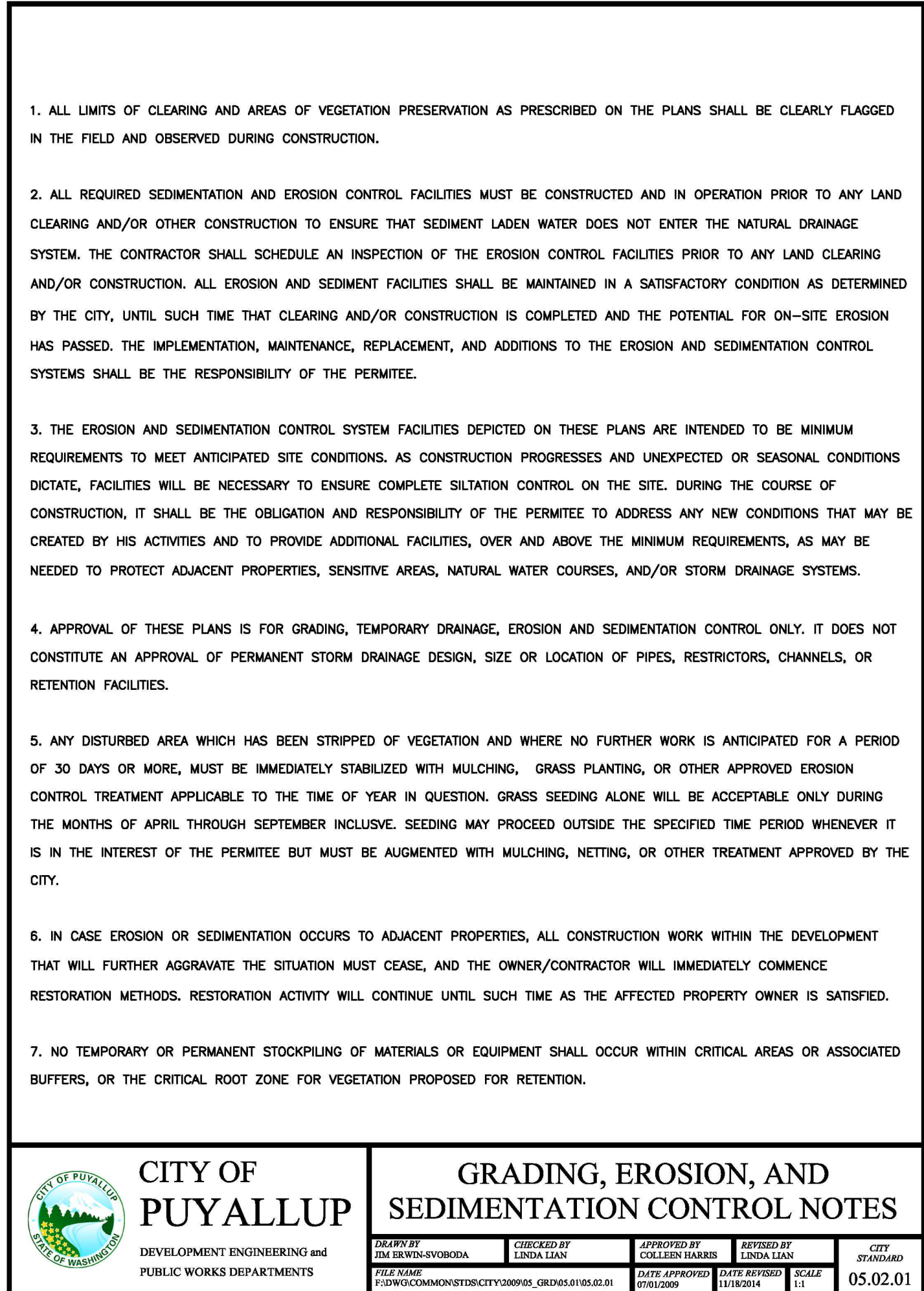
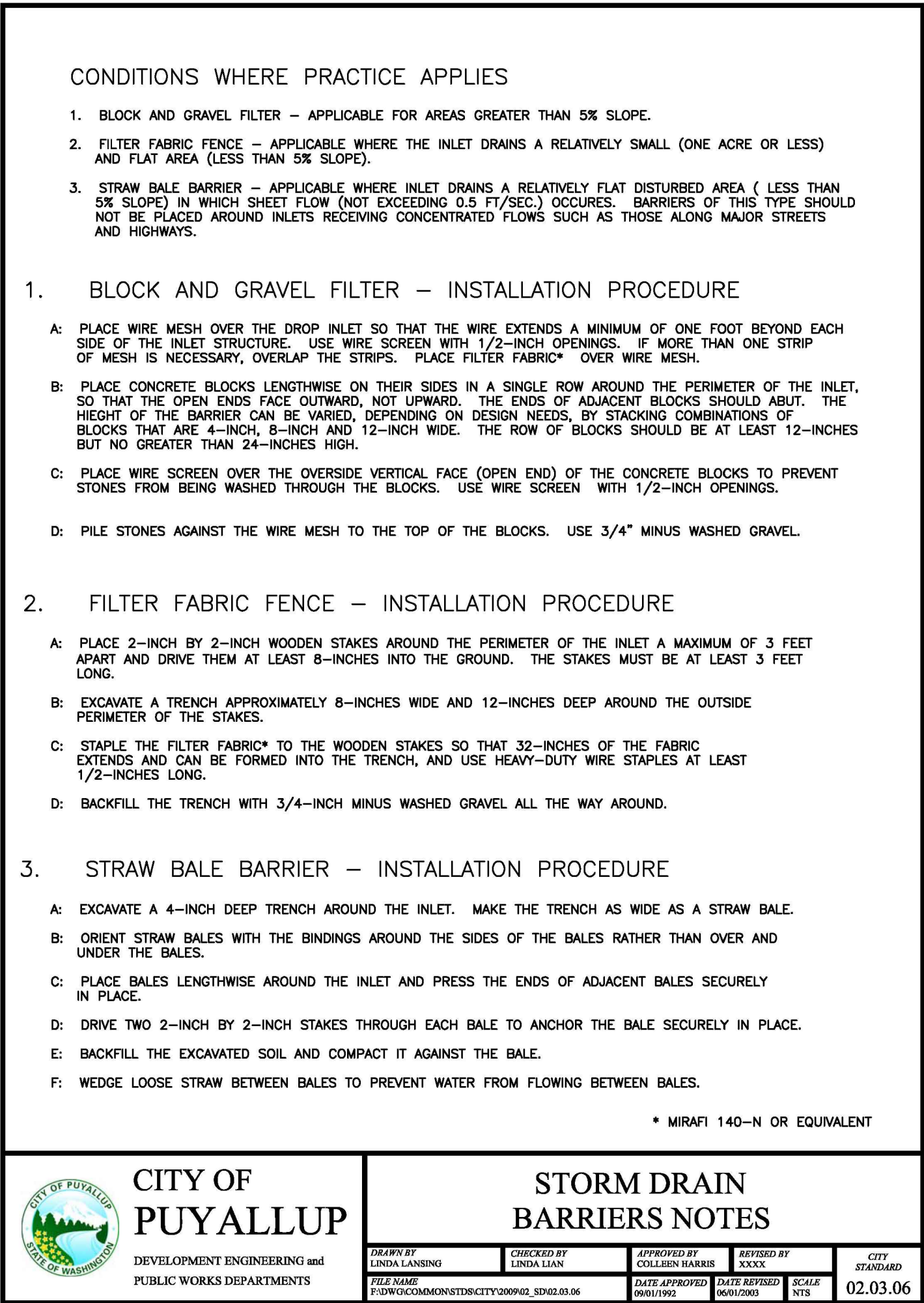
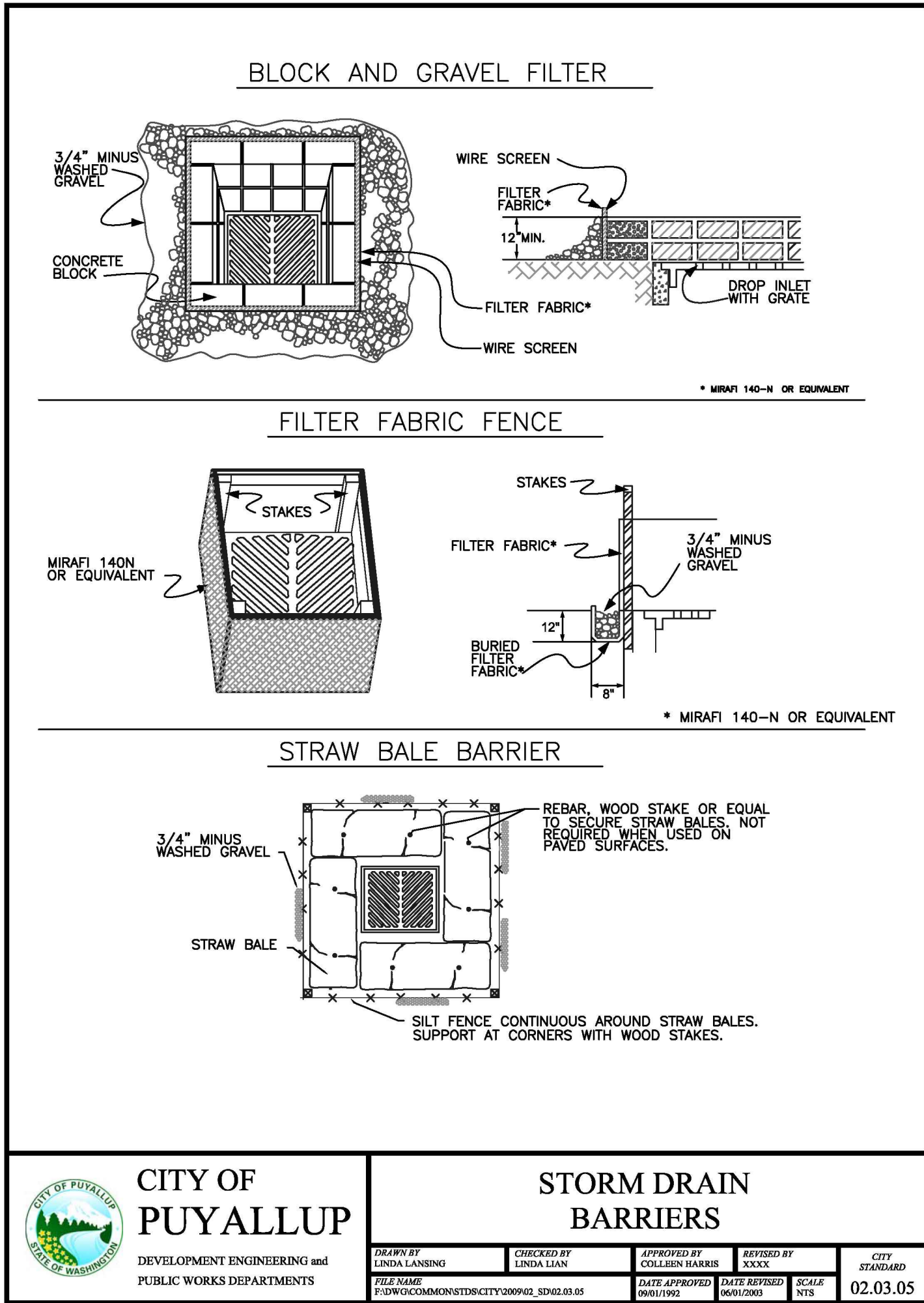
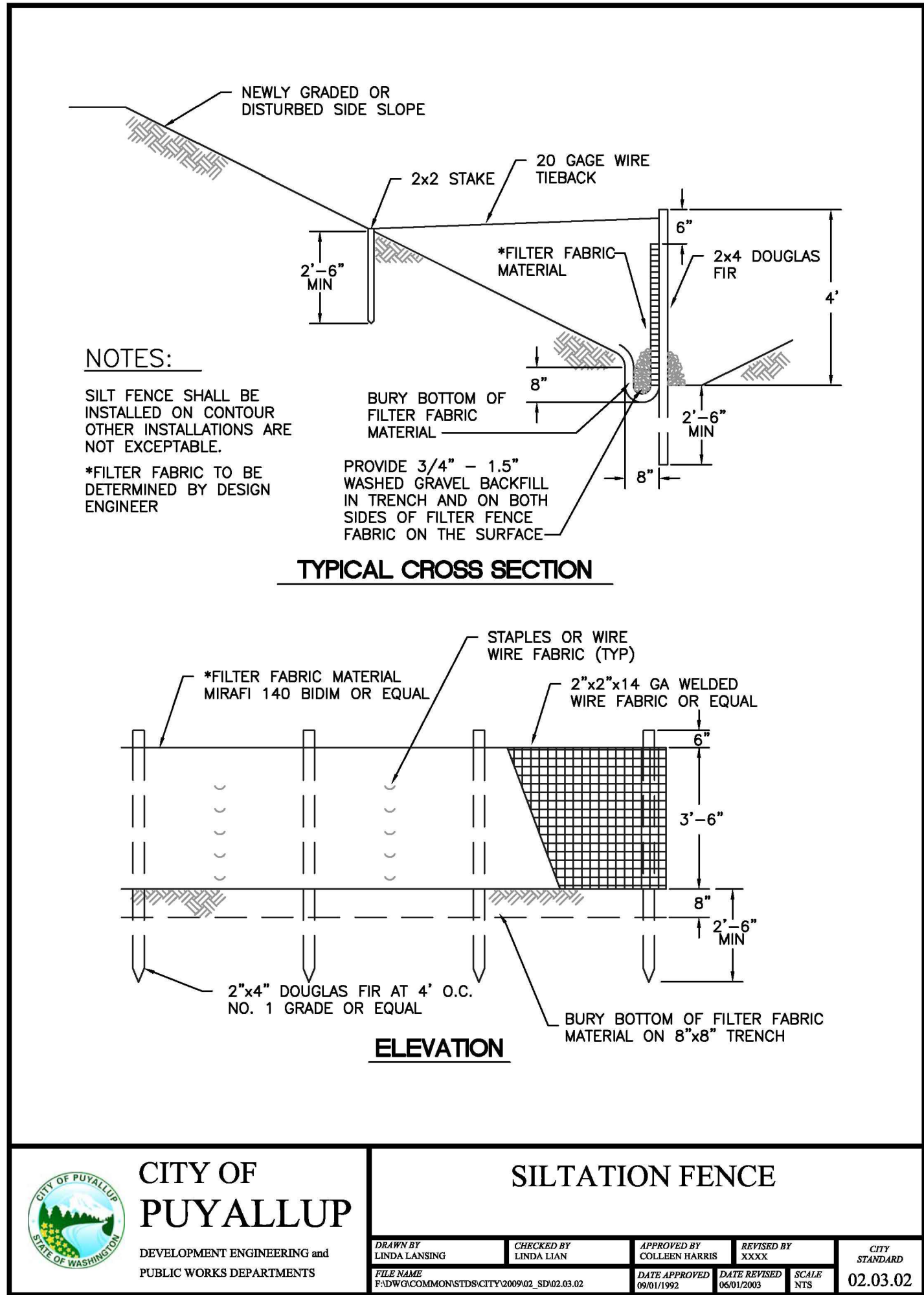




TESC NOTES & DETAILS  
FOR

PUYALLUP PUBLIC SAFETY BUILDING

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



TESC NOTES & DETAILS  
FOR PUYALLUP PUBLIC SAFETY BUILDING BENARROYA  
TENANT IMPROVEMENT PERMIT/BID SET

Title:

For:

Scale:

Horizontal N/A  
Vertical N/A

Designed KDM  
Drawn KDM  
Checked CMW  
Approved CMW  
Date 3/4/25

Barghausen Consulting Engineers, LLC.  
18215 72nd Avenue South  
Kent, WA 98032  
425.2516222 barghausen.com

APPROVED

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE:

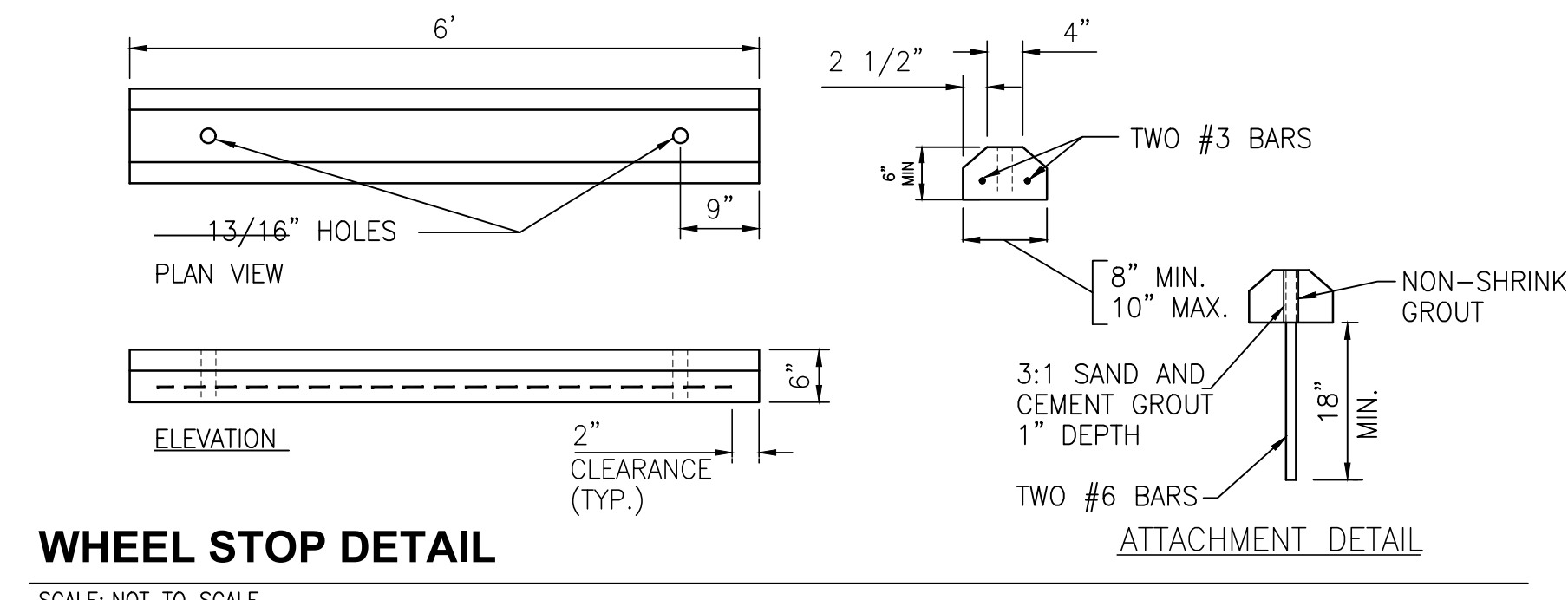
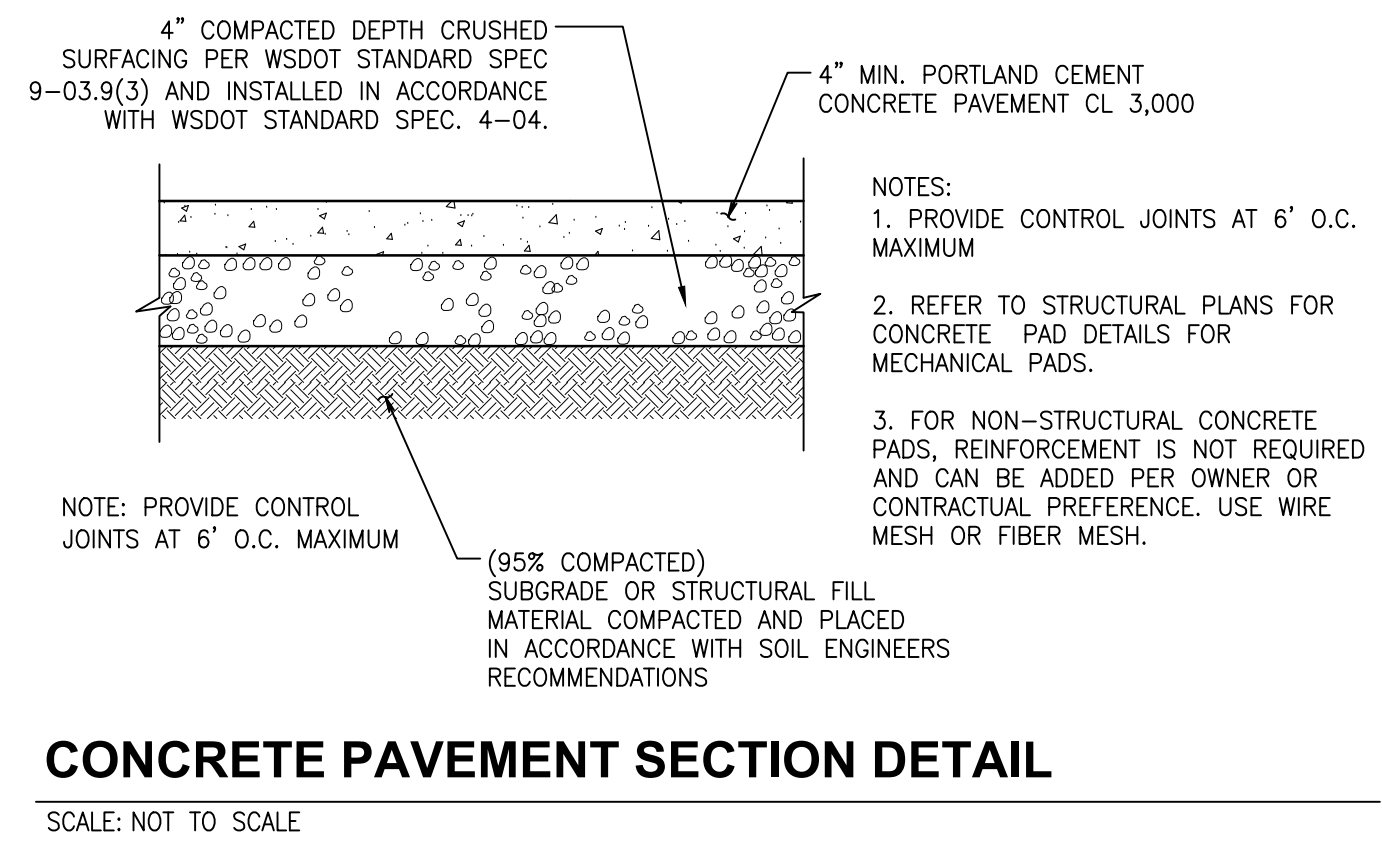
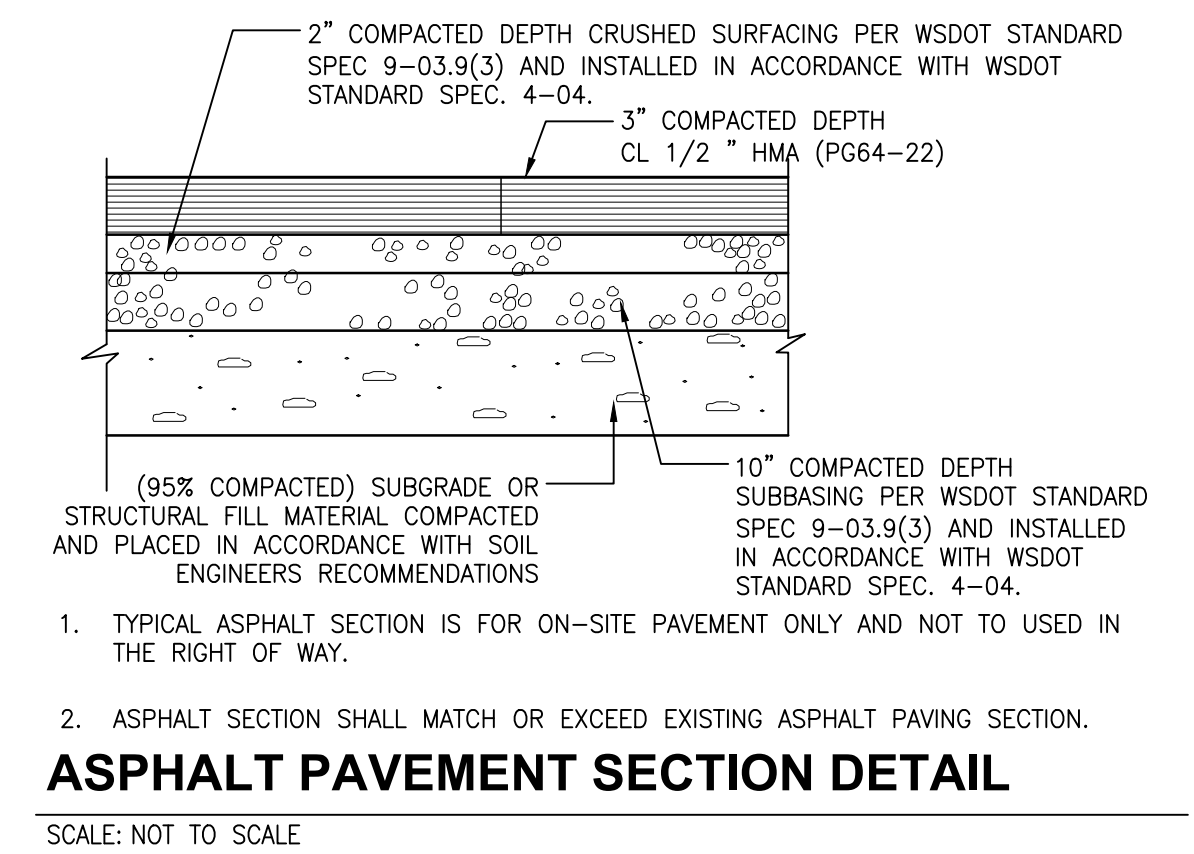
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Job Number 23796  
Sheet 9  
C5 of 9

2/26/2025 6:30 PM MAP5E40



**A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON**



**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE UNVERIFIED PUBLIC INFORMATION SUBJECT TO CORRECTION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSE CONSULTING ENGINEERS, L.L.C. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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  
DEVELOPMENT ENGINEERING  
MANAGER.

**Barghausen  
Consulting Engineers, LLC.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**

Job Number  
23796

Sheet  
C6 of 9

Title: SITE PLAN  
FOR PUYALLUP PUBLIC  
SAFETY BUILDING BENAROYA  
TENANT IMPROVEMENT PERMIT/BID SET

MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WASHINGTON 98101


For:



Scale: Vertical N/A

Designed	KDM
Drawn	KDM
Checked	CMV
Approved	CMV
Date	3/4/25

**Barghausen**  
**Consulting Engineers, LLC**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**



Job Number  
23796

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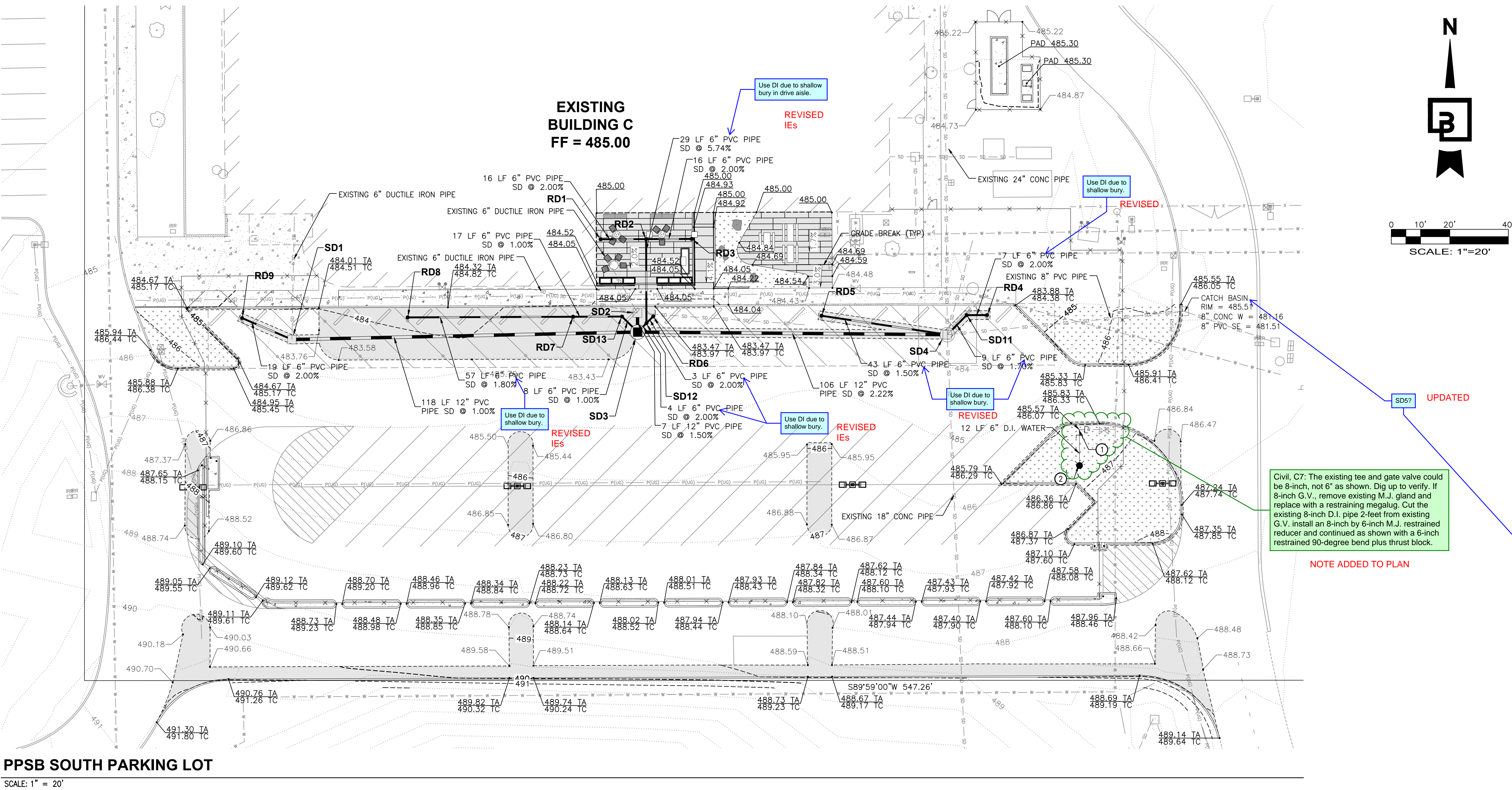
Sheet  
C6 of 9

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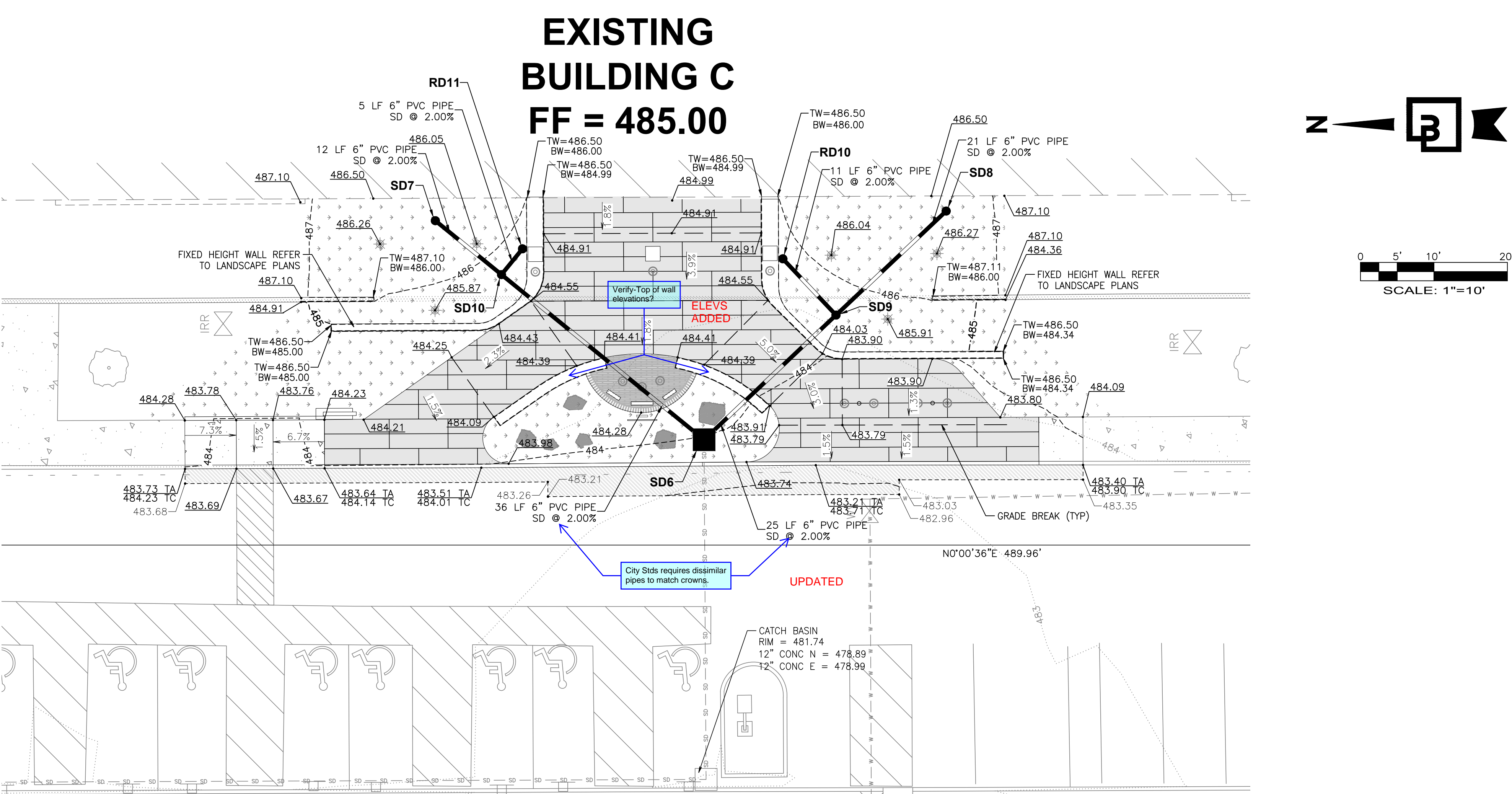


GRADING, DRAINAGE, & UTILITY PLAN  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**PPSB SOUTH PARKING LOT**  
SCALE: 1" = 20'



**PPSB FRONT ENTRANCE**  
SCALE: 1" = 10'

- GRADING GENERAL NOTES**
- ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING AND IMPROVEMENTS ARE SUBJECT TO THE OBSERVATION OF THE PUBLIC WORKS DEPARTMENT.
  - ALL EXISTING UTILITY STRUCTURE LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ALL SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT) UNLESS OTHERWISE NOTED.
- TA - TOP OF ASPHALT  
TC - TOP OF CURB  
TW - TOP OF WALL  
BW - BOTTOM OF WALL

- WATER FITTING KEYNOTES**
- CONTRACTOR TO FIELD LOCATE AND VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING 6" WATER MAIN CONNECTION TO EXISTING
- 1-6" 90° BEND (M/J X M/J)  
THRUST BLOCK PER COP STANDARD DETAIL 03.02.01  
NOTIFY ENGINEER OF ANY DISCREPANCIES
  - 1-HYDRANT ASSEMBLY PER COP STANDARD DETAIL 03.05.01

STORM STRUCTURES
RD1 6" SDCO N: 670500.68 E: 119765.01 RM=484.82 IE=482.30 (6" E)
RD2 6" SDCO N: 670500.74 E: 119769.55 RM=484.82 IE=481.99 (6" E) IE=481.99 (6" W) IE=481.99 (6" S)
RD3 6" SDCO N: 670500.80 E: 119770.11 RM=484.82 IE=482.30 (6" W)
RD4 6" SDCO N: 670474.77 E: 119780.06 RM=483.61 IE=481.12 (6" W)
RD5 6" SDCO N: 670474.55 E: 119779.45 RM=483.16 IE=481.47 (6" E)
RD6 6" SDCO N: 670474.31 E: 119769.98 RM=483.20 IE=480.41 (6" SW)
RD7 6" SDCO N: 670474.20 E: 119765.64 RM=483.57 IE=480.50 (6" W) IE=480.50 (6" E)
RD8 6" SDCO N: 670473.98 E: 119769.07 RM=484.12 IE=481.52 (6" E)
RD9 6" SDCO N: 670473.75 E: 119752.50 RM=484.40 IE=480.87 (6" SE)
RD10 6" SDCO N: 670636.27 E: 119753.67 RM=487.29 IE=480.70 (6" SW)
RD11 6" SDCO N: 670671.71 E: 119753.03 RM=487.36 IE=480.80 (6" NW)

STORM STRUCTURES
SD1 EXISTING CB TYPE 1 N: 670466.41 E: 119759.54 RM=483.49 IE=480.51 (6" N) IE=480.50 (6" NW) IE=479.84 (12" E)
SD2 EXISTING CB TYPE 1 N: 670475.48 E: 119767.61 RM=483.16 IE=479.10 (6" W) (EXISTING IE) IE=479.10 (6" NW) (EXISTING IE) IE=479.10 (12" N) (PROPOSED IE)
SD3 CB TYPE 2 - 48" SOLID COVER N: 670468.96 E: 119767.67 RM=483.19 IE=478.66 (12" W) IE=479.00 (12" N) IE=480.25 (6" NW) IE=478.66 (12" E)
SD4 EXISTING CB TYPE 2 N: 670468.07 E: 119779.45 RM=483.16 IE=476.31 (12" W) (PROPOSED IE) IE=475.61 (18" S) (EXISTING IE) IE=476.20 (8" E) (EXISTING IE) IE=477.36 (4" N) (EXISTING IE) IE=476.81 (4" NE) (EXISTING IE) IE=480.82 (6" NE) (PROPOSED IE) IE=480.82 (6" W) (PROPOSED IE) IE=475.10 (24" N) (EXISTING IE)
SD5 EXISTING CB TYPE 1 N: 670476.07 E: 119774.41 RM=485.51 IE=481.16 (6" W)
SD6 CB TYPE 1 - 24" SOLID COVER N: 670647.00 E: 119751.05 RM=483.97 IE=480.00 (6" SE) (PROPOSED IE) IE=480.00 (6" NE) (PROPOSED IE) IE=479.76 (12" W) (EXISTING IE)
SD7 -RECONNECT EXISTING 6" SDCO YARD/ROOF DRAINS N: 670683.57 E: 1197542.87 RM=487.49 IE=480.94 (6" SW)
SD8 -RECONNECT EXISTING 6" SDCO YARD/ROOF DRAINS N: 670614.03 E: 119754.16 RM=487.60 IE=480.91 (6" NW)
SD9 6" SDCO N: 670629.03 E: 119753.01 RM=484.03 IE=480.49 (6" SE) IE=480.49 (6" NE) IE=480.49 (6" NW)
SD10 6" SDCO N: 670674.57 E: 119753.53 RM=487.23 IE=480.71 (6" NE) IE=480.71 (6" SE) IE=480.71 (6" SW)
SD11 6" SDCO N: 670474.75 E: 119780.08 RM=483.38 IE=480.98 (6" E) IE=480.98 (6" SW)

- Match crowns for dissimilar pipes per CS. **REVISED IEs**
- Coordinate IEs w/ Existing CB on Sheet C4. **REVISED IEs**
- Is there a reason the IE cannot be matched per Standards (478.66)? **REVISED IEs**
- Is there a reason that crowns are not being matched as required by Standards? **REVISED IEs**
- Lid info? **ADDED**

**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

Title: GRADING, DRAINAGE, & UTILITY PLAN FOR PUYALLUP PUBLIC SAFETY BUILDING BENAROVA TENANT IMPROVEMENT PERMIT/BID SET

For: MACKENZIE INC. 500 UNION STREET, SUITE 410 SEATTLE, WASHINGTON 98101

Scale: Horizontal 1" = 20' Vertical N/A

Designed: KDM Drawn: KDM Checked: KDM Approved: CMV Date: 3/4/25

Job Number: 23796 Sheet: C7 of 9

Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com

APPROVED

BY: CITY OF PUYALLUP DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

Revision

No. Date By Ctd. Appr.



UTILITY DETAILS  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE.  
FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3

**NOTES:**

- THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
  - BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
  - THE PIPE FITTINGS AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
  - CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
  - RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
  - BLOCKS MUST BE POSITIONED TO CONTRIBUTE THE DIRECTION OF THE RESTRAINT THRUST FORCE.
- ALL PIPE SHALL BE PROPERLY BEDED, SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 08.01.01.
- CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
- DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
- BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 2/5/2019  
UNIT TO SCALE  
CITY STANDARD 03.02.01-1

**TABLE 2: THRUST AT FITTINGS AT 200 PSI**

SIZE	TEST PRESSURE (PSI)	A	B	C	D	E
4"	200	3,140	4,440	2,405	1,225	515
6"	200	7,070	9,395	5,410	2,760	1,385
8"	200	12,565	17,770	9,620	4,905	2,465
10"	200	18,835	27,770	15,030	7,660	3,850
12"	200	28,275	38,885	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,285	71,085	38,470	19,615	9,855

**TABLE 3: BEARING VALUE OF SOIL**

SOIL TYPE	SAFE BEARING LOAD (LBS/FS)
MUD, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

**NOTES:**

- TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.  
EXAMPLE:  
THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI:  
 $38,885 \times \frac{300}{200} = 58,328$  LBS
- TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):  
SEE TABLE 3, BEARING VALUE OF SOIL.  
EXAMPLE:  
FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF  
 $58,328 \text{ LBS} \div 3,000 \text{ LBS/SF} = 19.44$  SF OF AREA
- CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE
- AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
- NO WATER MAIN SHALL END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (M.J.) PLUS OR MINUS.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 2/5/2019  
UNIT TO SCALE  
CITY STANDARD 03.02.01-3

**NOTES:**

- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORM FITTING SHALL NOT BE PAINTED.
- FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PLUMBER PORT (8" NIPON STEAM PORT THREAD) WITH A 5" STORM COUPLING AND BEND CAP INSTALLED ON THE STEAM PORT. (STEAM PORT SHALL FACE THE STREET). 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRIVING AND 3-1/4" MAIN VALVE OPERATING. HYDRANTS SHALL BE INSTALLED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST EDITION OF ANSA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
- FIRE HYDRANTS SHALL BE AWK, CLOW MEDALLION, M & H 1295, MUELLER CENTURION, OR WATERLOO.
- GATE VALVES SHALL CONFORM TO THE LATEST ANSA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY PLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
- THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEDIA-LUG CONNECTORS OR APPROVED EQUAL WITH CLASS 90 DUCTILE IRON PIPE.
- IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERING HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
- FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
- THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
- A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
- A MINIMUM THREE FOOT (3') RADIUS UNRESTRICTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERHANGING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 11/17/2019  
UNIT TO SCALE  
CITY STANDARD 03.05.01

**NOTES:**

- TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)(A) AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
- GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)(A) GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 2/5/2019  
UNIT TO SCALE  
CITY STANDARD 03.05.01

**NOTES:**

- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG. ONLY ONE EXTENSION TO BE USED FOR VALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
- ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
- VALVE BOXES SHALL BE TWO-Piece, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE HATCHER BROS. SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY HATCHER BROS. (HATCHER BROS. VALVE BOX COVER MODEL 6800 (PART# 08800025)) OR APPROVED EQUAL.
- WATER LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
- WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
  - DUCTILE IRON PIPE SHALL CONFORM TO ANSA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE HOT-DIP GALVANIZED AND SHALL CONFORM TO ANSA C 154. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ANSA C 150.
  - JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER ANSA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
  - BOLTS AND NUTS FOR FLANGED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL, CONFORMING TO ASTM A 193, GRADE B3M FOR BOLTS, AND ASTM A 194, GRADE B4 FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH OILHEAT TREATING, ASTM A 140, TYPE II.
  - BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 183, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
  - PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
  - ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ANSA C 110 AND ANSA C 111.
  - RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES.
    - RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST ANSA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, WITH TWO (2) INCH SQUARE NUT, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT AND / OR PLANGED INCH (4" VALVES OR FIRE HYDRANT LINES WHICH SHALL BE MECHANICAL JOINTS BY PLANGED). VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
    - BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH ANSA C 504, CLASS 150 AND SHALL HAVE STANDARD ANSA TWO (2) INCH SQUARE NUT.
- DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-18.18.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 11/16/2019  
UNIT TO SCALE  
CITY STANDARD 03.01.01

**TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS**

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (CY)	CURE SIZE (FEET)	CHAIN SIZE (INCHES)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	8	1.8	3/8"	17"
		22.5°	12	2.3		
		45°	22	2.8		
6"	200	11.25°	14	2.4	3/8"	17"
		22.5°	27	3.0		
		45°	30	3.7		
8"	200	11.25°	25	2.9	3/8"	17"
		22.5°	48	3.6		
		45°	89	4.5		
10"	200	11.25°	36	3.4	3/8"	17"
		22.5°	75	4.2		
		45°	139	5.2		
12"	200	11.25°	55	3.8	3/8"	17"
		22.5°	108	4.8		
		45°	200	5.8		
14"	200	11.25°	75	4.2	1/2"	24"
		22.5°	147	5.3		
		45°	272	6.5		
16"	200	11.25°	98	4.8	3/8"	17"
		22.5°	192	5.8		
		45°	355	7.1		

ALL NOTES ON CITY STANDARD 03.02.01-1 SHALL APPLY TO THIS DETAIL.  
SEE CITY STANDARD 03.02.01-3 FOR ADDITIONAL INFORMATION.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 2/5/2019  
UNIT TO SCALE  
CITY STANDARD 03.02.01-2

**NOTES:**

- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG. ONLY ONE EXTENSION TO BE USED FOR VALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
- ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
- VALVE BOXES SHALL BE TWO-Piece, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE HATCHER BROS. SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY HATCHER BROS. (HATCHER BROS. VALVE BOX COVER MODEL 6800 (PART# 08800025)) OR APPROVED EQUAL.
- WATER LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
- WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
  - DUCTILE IRON PIPE SHALL CONFORM TO ANSA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE HOT-DIP GALVANIZED AND SHALL CONFORM TO ANSA C 154. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ANSA C 150.
  - JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER ANSA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
  - BOLTS AND NUTS FOR FLANGED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL, CONFORMING TO ASTM A 193, GRADE B3M FOR BOLTS, AND ASTM A 194, GRADE B4 FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH OILHEAT TREATING, ASTM A 140, TYPE II.
  - BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 183, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
  - PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
  - ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ANSA C 110 AND ANSA C 111.
  - RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES.
    - RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST ANSA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, WITH TWO (2) INCH SQUARE NUT, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT AND / OR PLANGED INCH (4" VALVES OR FIRE HYDRANT LINES WHICH SHALL BE MECHANICAL JOINTS BY PLANGED). VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
    - BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH ANSA C 504, CLASS 150 AND SHALL HAVE STANDARD ANSA TWO (2) INCH SQUARE NUT.
- DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-18.18.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 11/16/2019  
UNIT TO SCALE  
CITY STANDARD 03.01.01

**TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS**

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (CY)	CURE SIZE (FEET)	CHAIN SIZE (INCHES)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	8	1.8	3/8"	17"
		22.5°	12	2.3		
		45°	22	2.8		
6"	200	11.25°	14	2.4	3/8"	17"
		22.5°	27	3.0		
		45°	30	3.7		
8"	200	11.25°	25	2.9	3/8"	17"
		22.5°	48	3.6		
		45°	89	4.5		
10"	200	11.25°	36	3.4	3/8"	17"
		22.5°	75	4.2		
		45°	139	5.2		
12"	200	11.25°	55	3.8	3/8"	17"
		22.5°	108	4.8		
		45°	200	5.8		
14"	200	11.25°	75	4.2	1/2"	24"
		22.5°	147	5.3		
		45°	272	6.5		
16"	200	11.25°	98	4.8	3/8"	17"
		22.5°	192	5.8		
		45°	355	7.1		

ALL NOTES ON CITY STANDARD 03.02.01-1 SHALL APPLY TO THIS DETAIL.  
SEE CITY STANDARD 03.02.01-3 FOR ADDITIONAL INFORMATION.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
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UNIT TO SCALE  
CITY STANDARD 03.02.01-2

**NOTES:**

- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORM FITTING SHALL NOT BE PAINTED.
- FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PLUMBER PORT (8" NIPON STEAM PORT THREAD) WITH A 5" STORM COUPLING AND BEND CAP INSTALLED ON THE STEAM PORT. (STEAM PORT SHALL FACE THE STREET). 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRIVING AND 3-1/4" MAIN VALVE OPERATING. HYDRANTS SHALL BE INSTALLED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST EDITION OF ANSA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
- FIRE HYDRANTS SHALL BE AWK, CLOW MEDALLION, M & H 1295, MUELLER CENTURION, OR WATERLOO.
- GATE VALVES SHALL CONFORM TO THE LATEST ANSA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY PLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
- THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEDIA-LUG CONNECTORS OR APPROVED EQUAL WITH CLASS 90 DUCTILE IRON PIPE.
- IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERING HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
- FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
- THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
- A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
- A MINIMUM THREE FOOT (3') RADIUS UNRESTRICTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERHANGING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 11/17/2019  
UNIT TO SCALE  
CITY STANDARD 03.05.01

**NOTES:**

- TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)(A) AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
- GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)(A) GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
DATE: 2/5/2019  
UNIT TO SCALE  
CITY STANDARD 03.05.01

UTILITY DETAILS  
FOR PUYALLUP PUBLIC  
SAFETY BUILDING BENAROYA  
TENANT IMPROVEMENT PERMIT/BID SET

MACKENZIE INC.  
500 UNION STREET, SUITE 410  
SEATTLE, WASHINGTON 98101

For:



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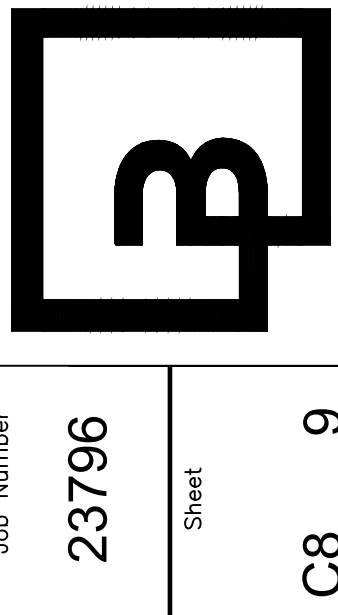
CALL BEFORE YOU DIG:  
1-800-424-5555 OR "811"

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
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 DEVELOPMENT ENGINEERING MANAGER.

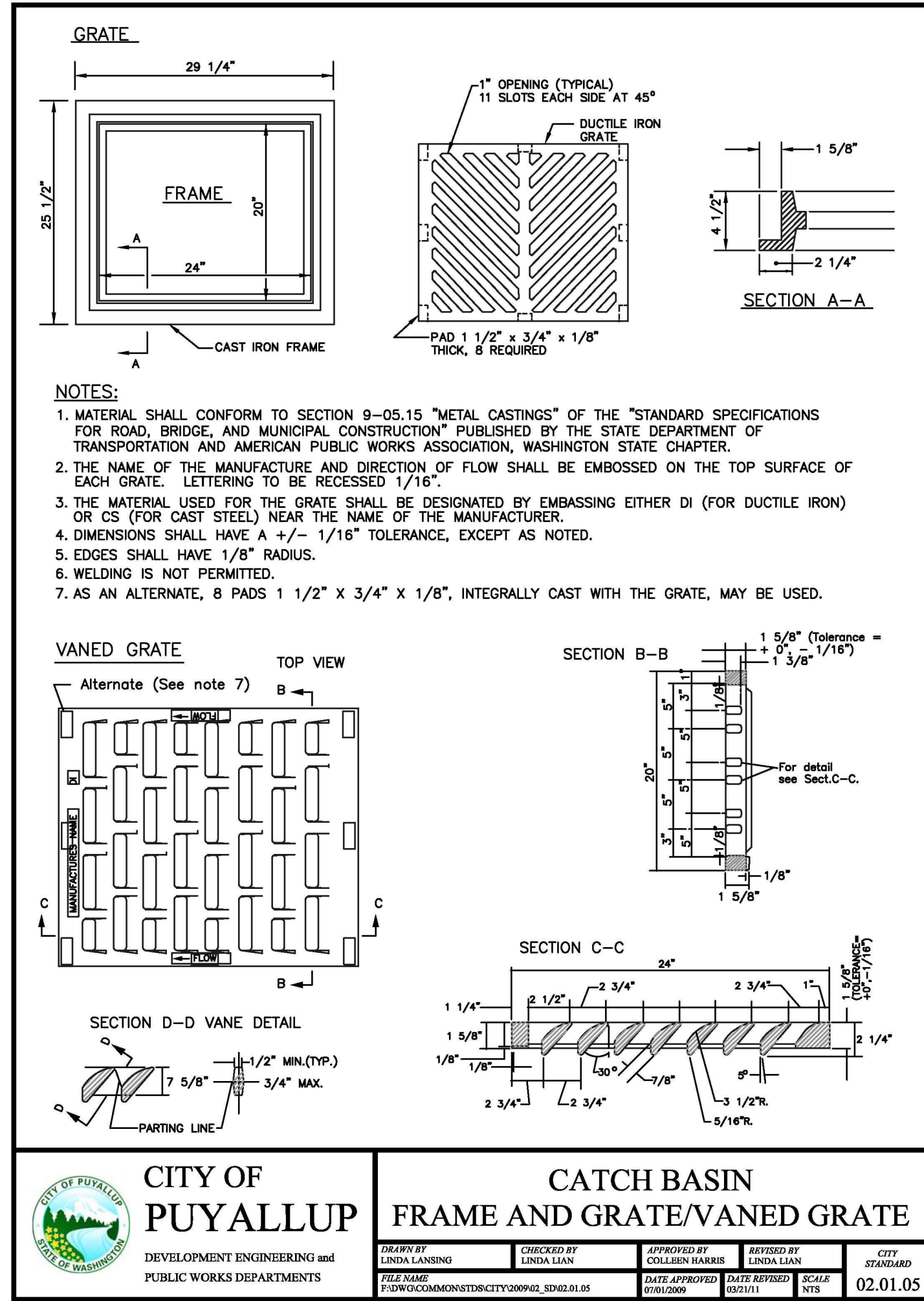
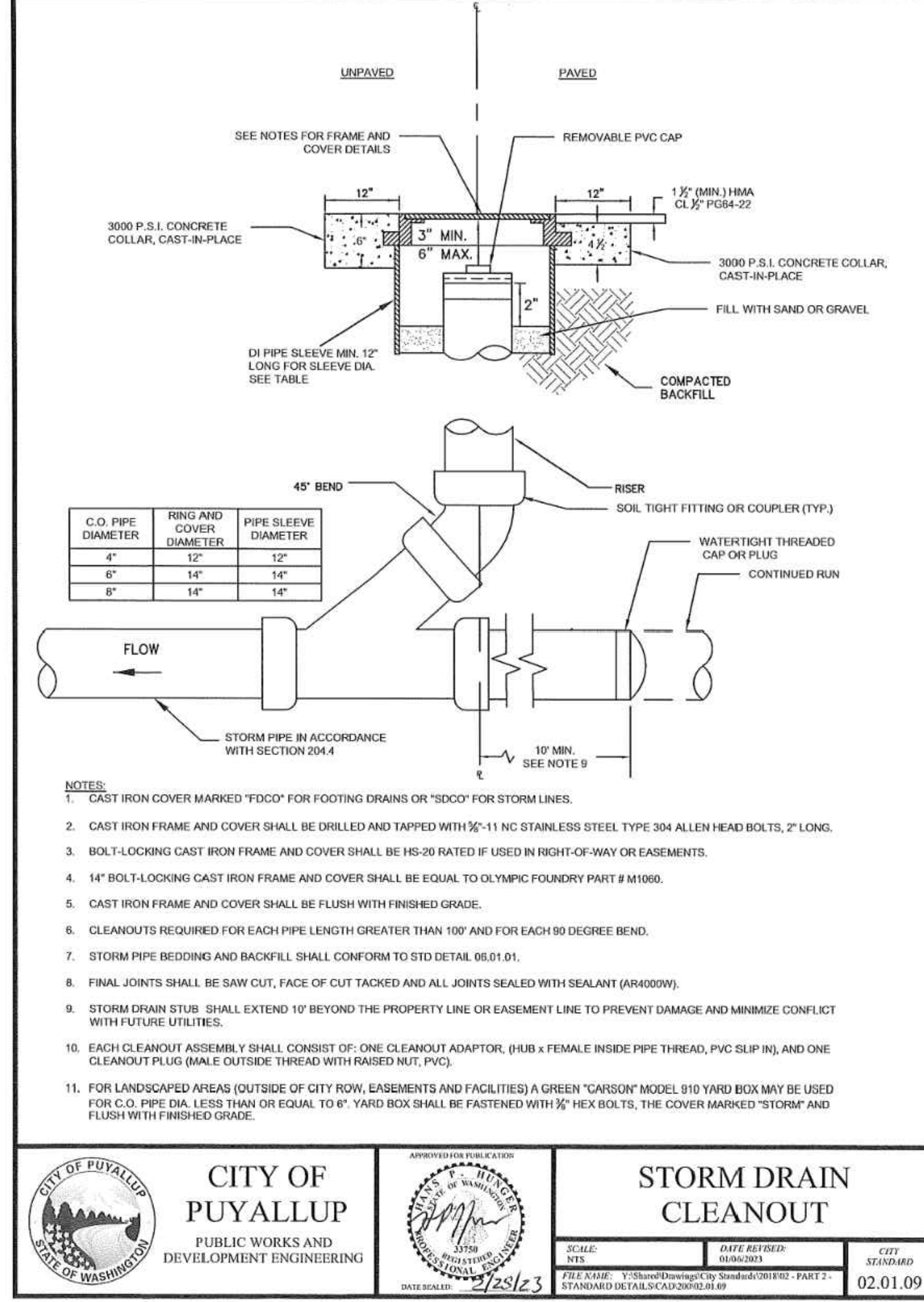
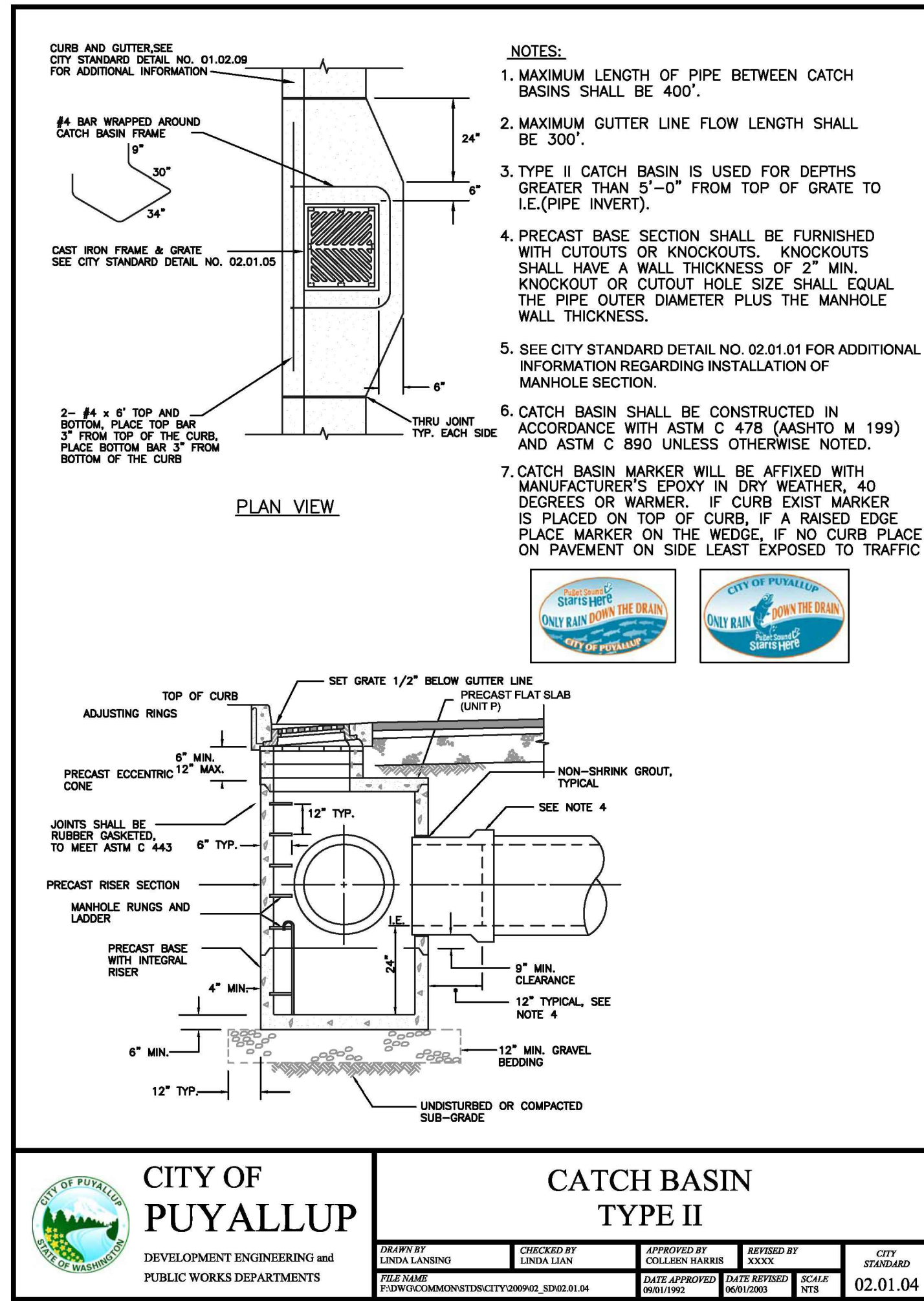
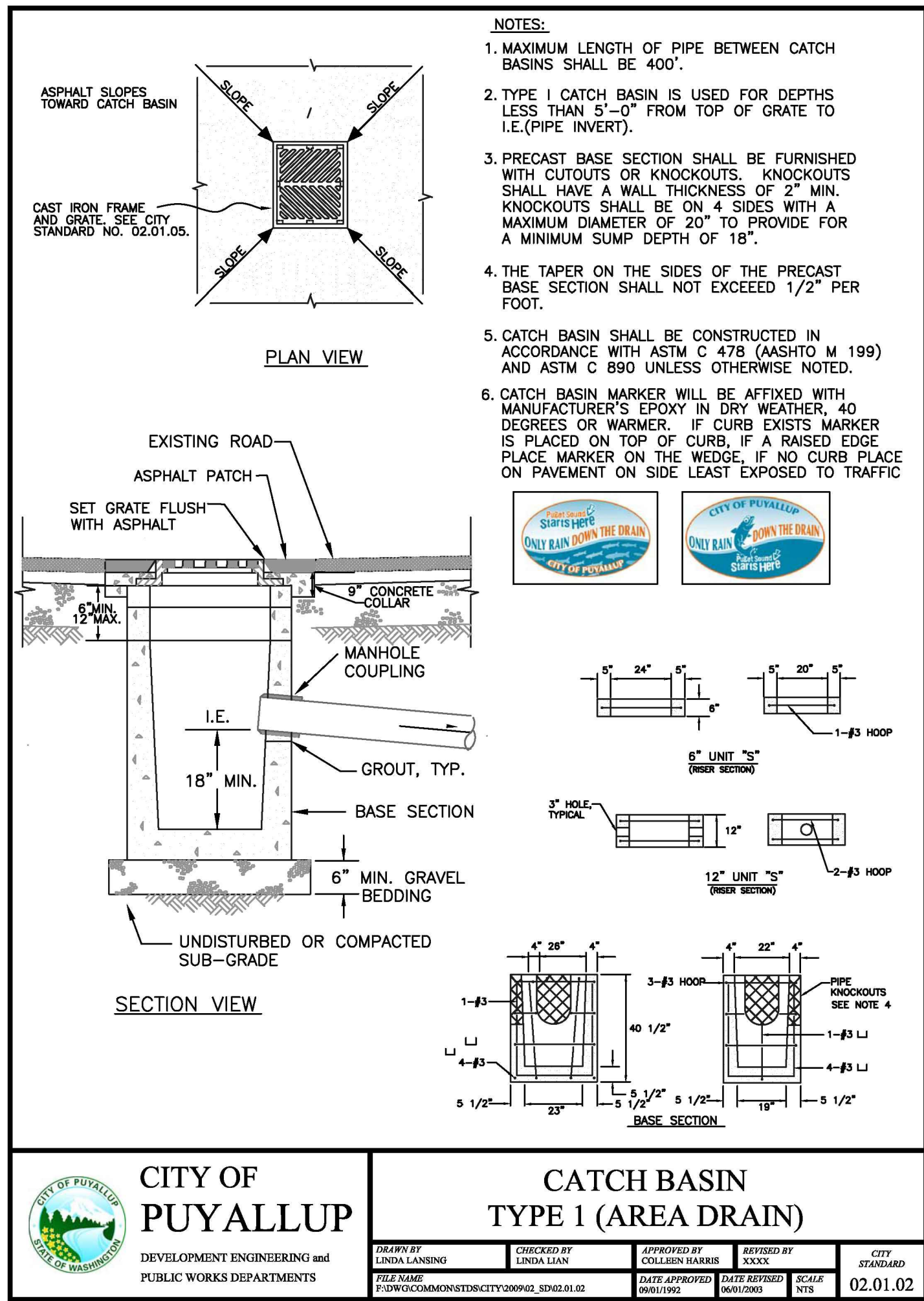


Job Number 23796 Sheet C8 of 9



UTILITY DETAILS  
FOR  
**PUYALLUP PUBLIC SAFETY BUILDING**

A PORTION OF THE NE 1/4, SE 1/4, NW 1/4 & SW 1/4, OF THE SE 1/4 OF SEC. 3, TWN. 19 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



Add City Standard Details:  
06.01.02

DETAIL  
ADDED

**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
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 DEVELOPMENT ENGINEERING MANAGER.

**Barghausen**  
Consulting Engineers, LLC.

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

Job Number  
23796

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