

**A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.**

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EMAIL: TROBERTS@SSGEOTECHNICAL.COM
CONTACT: TIM ROBERTS, P.E., P.G.

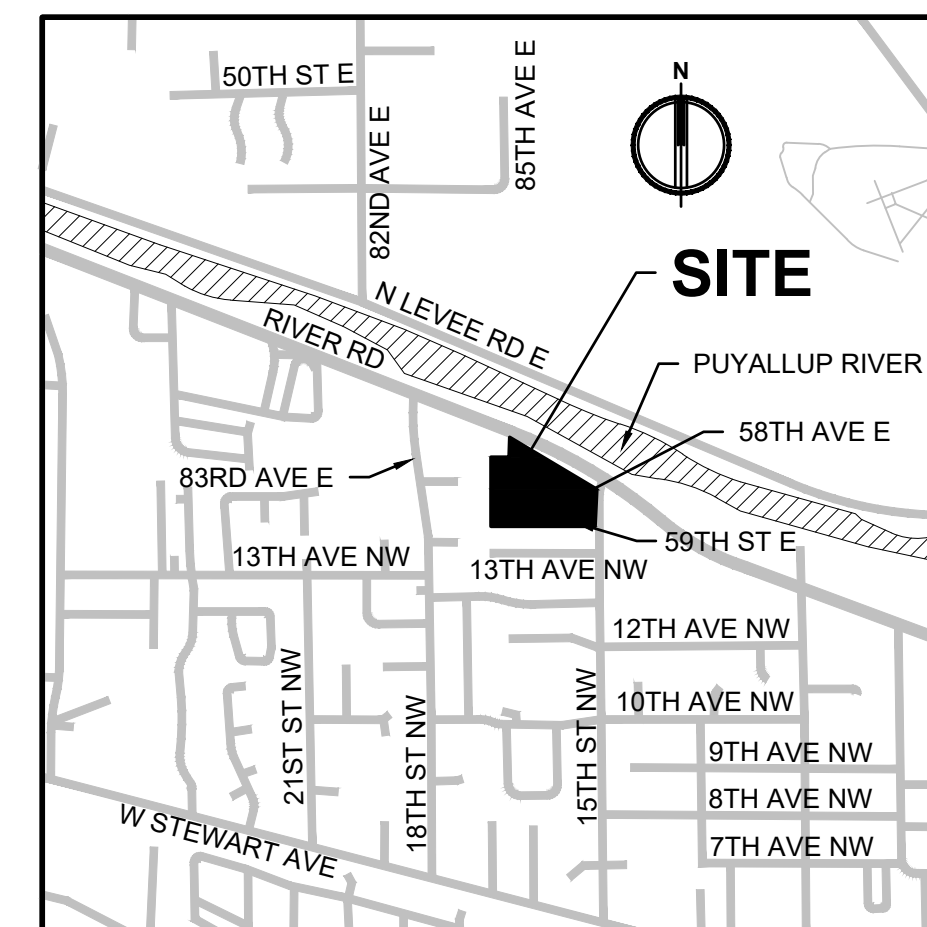
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EMAIL: DFOLLANSBEE@AHBL.COM
CONTACT: DAVID FOLLANSBEE, P.L.S.

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY
CORRECTED GPS OBSERVATIONS USING WSRN AND
GEOID 2012A.

NAD 1983
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON
GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.

8424 RIVER ROAD
PUYALLUP, WA 98371

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C1.01	TESC DETAILS
C2.00	GRADING PLAN
C2.01	GRADING SECTIONS
C3.00	PLANTING PLAN SCHEDULE AND DETAILS
















VICINITY MAP







SCALE: 1" = 1/4 MILE (1320')

EXISTING

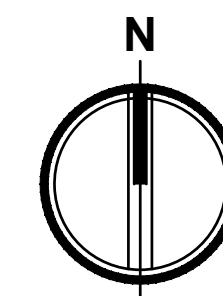
PROPOSED

	SET NAIL AND WASHER
	SET REBAR AND CAP
	FOUND PROPERTY CORNER
	BOLLARD
	STORM CATCH BASIN
	STORM MANHOLE
	GUY ANCHOR
	UTILITY POWER POLE
	JUNCTION BOX
	POWER METER
	LUMINAIRE
	WATER VALVE
	C-CEDAR, F-FIR, P=PINE
	U-UNKNOWN

_____ D _____ STORM LINE _____ **D** _____
 _____ GAS LINE _____
 _____ P _____ ELECTRICAL LINE _____
 _____ OHP _____ OVERHEAD UTILITIES _____
 _____ x _____ x _____ x _____ x _____ FENCE _____
 _____ EXTRUDED CURB _____
 _____ PROPERTY SET BACK _____
 _____ SJ _____ SHORELINE JURISDICTION _____

	ASPHALT	
	CONCRETE	
	GRAVEL	

0420204282, 0420204069, 0420204059,
0420204047, 0420208030, 0420208040
0420208027, 0420208039, 0420213038,
0420213006, 0420204267, 0420204263



GRAPHIC SCALE

0 20 40 80

1" = 40 FEET

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR
OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT
REQUIREMENTS OF WSDOT STANDARD SPECIFICATIONS
SECTION 2-09.33(B), IT SHALL BE SHORED AND CRIBBED.
THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER
SAFETY AND ABL ASSUMES NO RESPONSIBILITY. ALL TRENCH
SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE
WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER
49.17 RCW.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHB ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

CUT:	0 CU YD
FILL:	1800 CU YD
NET:	1800 CU YD (FILL)

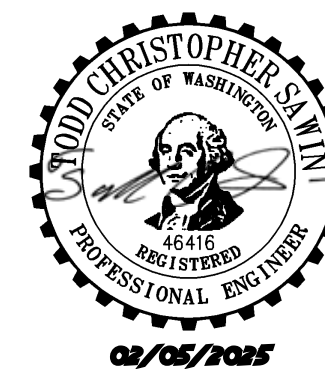
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THE ABOVE QUANTITIES ARE ESTIMATES ONLY
INTENDED FOR THE PERMITTING PROCESS. DO NOT USE
FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE
STRIPPING, COMPACTION, OR CUT OR FILL
ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO
THEY ACCOUNT FOR ROADWAY SECTION.

PARCEL NO. 0420204069

BEGINNING 365.1 FEET NORTH AND 971.5 FEET OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 13, SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE NORTH 258 FEET; THENCE EAST 120 FEET; THENCE SOUTH 258 FEET; THENCE WEST 120 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 0420204282

PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT
FILED UNDER AUDITOR'S FEE NO. 9502090328,
RECORDS OF PIERCE COUNTY, WASHINGTON.



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVATION OF RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

Client:

LARSON
AUTOMOTIVE GROUP

1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.

2160102.10

Issue Set & Date:

PERMIT SET

01/10/2025



Know what's **below**.
Call before you dig.

3.1

CO 01

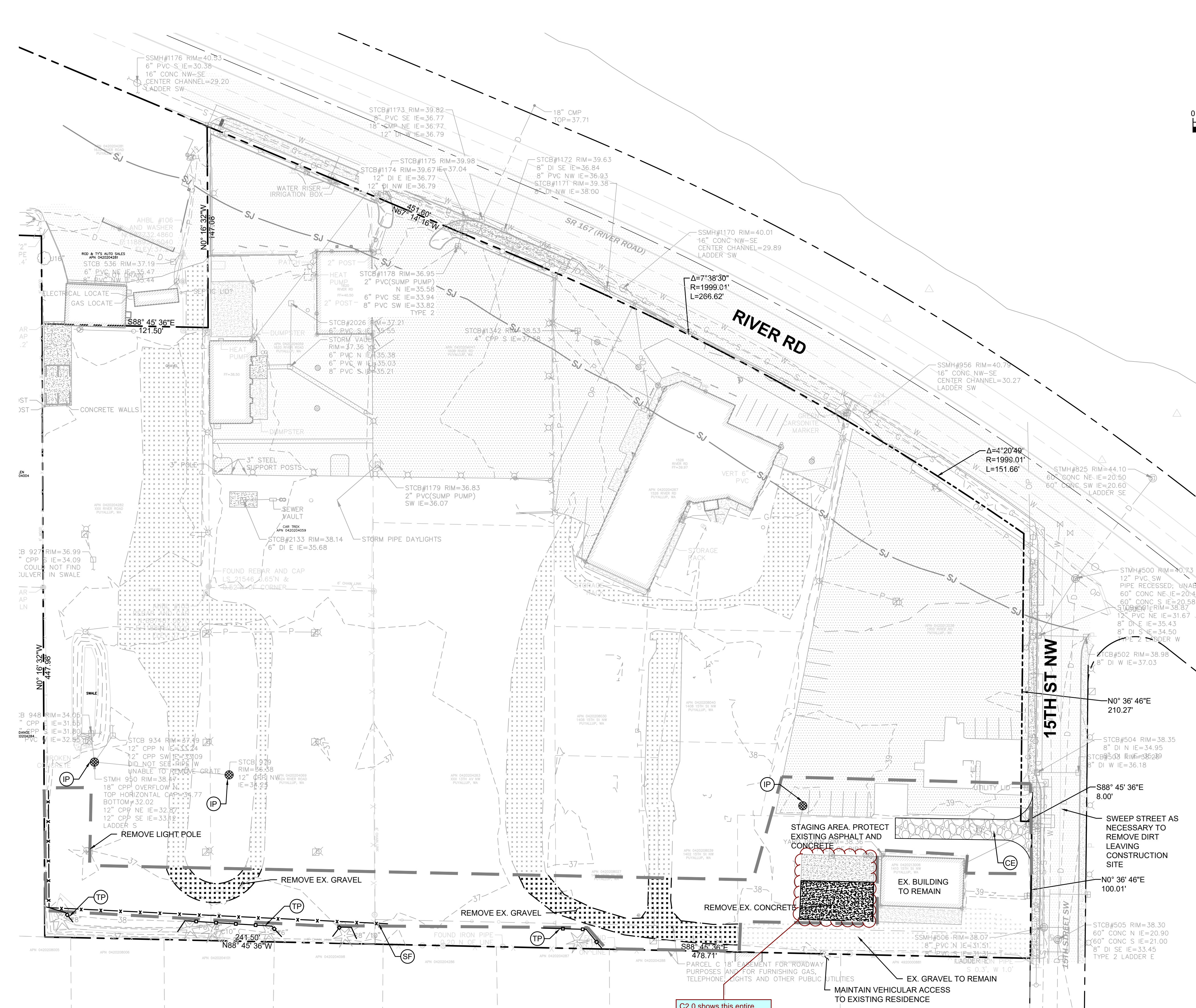
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1 of 6 Sheets

LARSON RIVER ROAD AUTO STORAGE

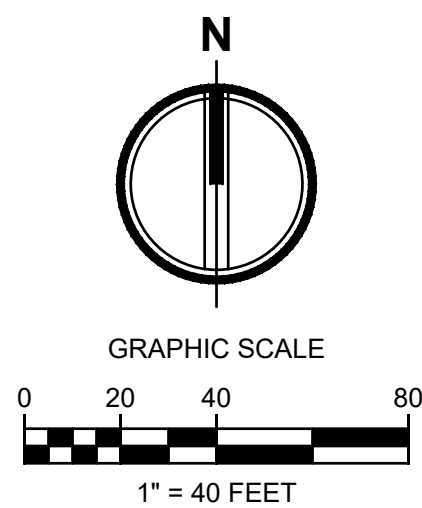
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



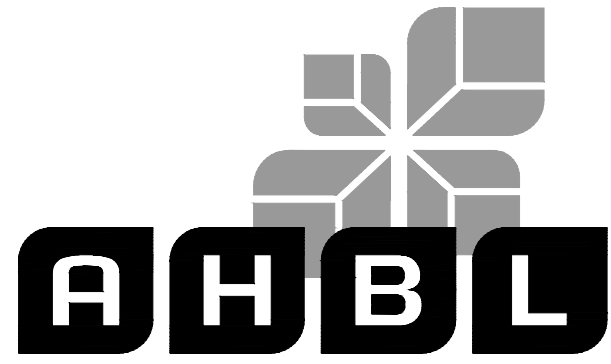
Know what's below.
Call before you dig.

DATE: January 8, 2025 FILENAME: Q:\2016\2160102\10_CIVCAD\10_SOUTH BOUNDARY FRONTAGE\2160102-SH-TESC-S.dwg



LEGEND

- CL --- RIGHT-OF-WAY / PROPERTY LINE
- CE --- CLEARING / PROJECT LIMITS
- CONSTRUCTION ENTRANCE PER CITY OF PUYALLUP STD DETAIL 05-01-01
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- TP --- TREE PROTECTION
- SF --- SILT FENCE
- IP --- INLET PROTECTION
- SL --- SAWCUT LINE
- REMOVE EXISTING UTILITY
- REMOVE EXISTING TREE
- EXISTING TREE TO REMAIN
- D --- STORM LINE
- G --- GAS LINE
- E --- ELECTRICAL LINE
- OHP --- OVERHEAD UTILITIES FENCE
- X --- ASPHALT
- GRVEL --- GRAVEL
- BOLLARD --- BOLLARD
- STORM CATCH BASIN --- STORM CATCH BASIN
- STORM MANHOLE --- STORM MANHOLE
- GUY ANCHOR --- GUY ANCHOR
- UTILITY POWER POLE --- UTILITY POWER POLE
- JUNCTION BOX --- JUNCTION BOX
- POWER METER --- POWER METER
- LUMINAIRE --- LUMINAIRE



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

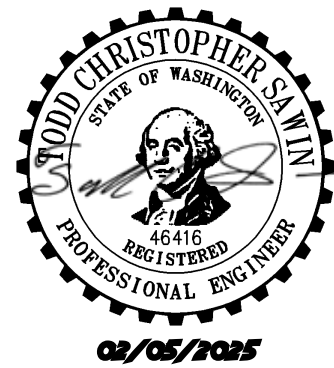
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
**LARSON
RIVER ROAD
STORAGE**

Client:
**LARSON
AUTOMOTIVE GROUP**
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
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Issue Set & Date:
PERMIT SET
01/10/2025



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Revisions:

Sheet Title:
TESC PLAN

Designed by: CW
Drawn by: ZCP/TPR
Checked by: TCS

Sheet No.

C1.00

2 of 6 Sheets



City of
PUYALLUP

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE: THIS APPROVAL IS VOID
AFTER 1 YEAR 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 ENGINEERING
SERVICES MANAGER.

LARSON RIVER ROAD AUTO STORAGE

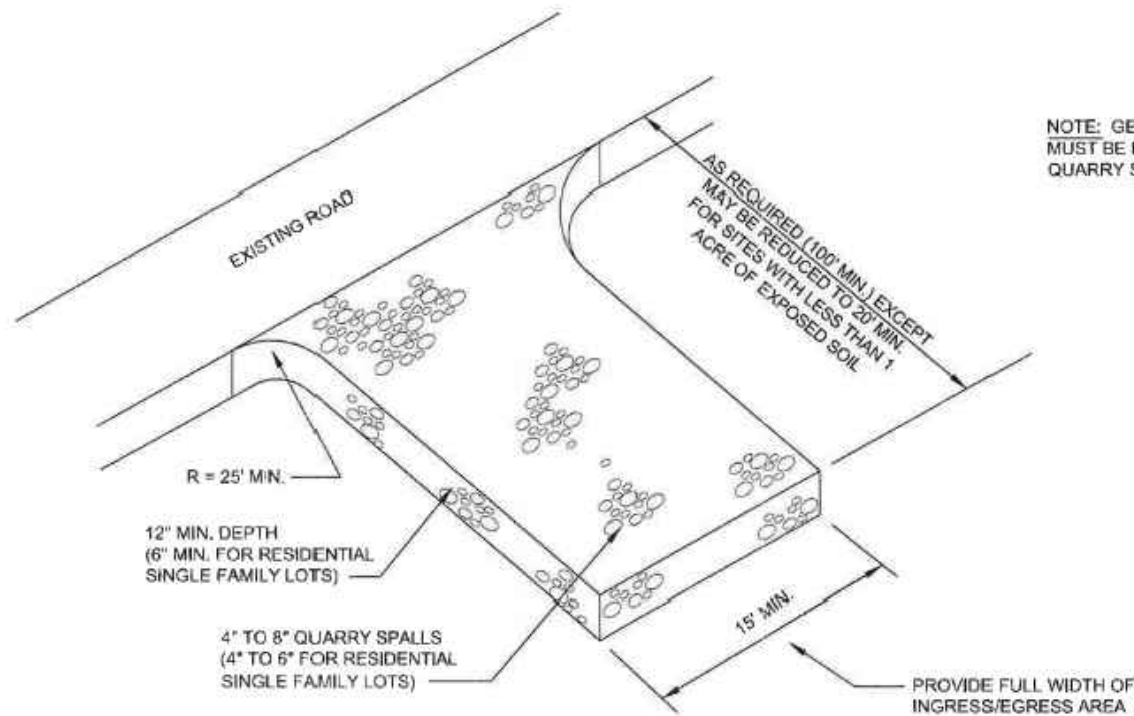
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

TESC INSPECTION NOTES:

- INSPECT ALL INLET PROTECTION ON CATCH BASINS. CLEAN OR REPLACE IF FULL OF SEDIMENT /DEBRIS AND REPAIR/REPLACE AS NEEDED IF DAMAGED TO MAINTAIN PROTECTION.
- INSPECT ALL PERMANENT AND TEMPORARY STABILIZED SLOPES. REPAIR ANY DAMAGED SECTIONS AND RE-VEGETATE AS NEEDED TO ENSURE THE ESTABLISHMENT OF VEGETATION AND THAT NO EROSION OF THE SLOPES OCCUR.
- INSPECT ALL FILTER FABRIC FENCING FOR SIGNS OF EROSION, DAMAGE OR FAILURES. REPAIR AND/OR REPLACE AS NEEDED. SEE FILTER FABRIC NOTES. SEDIMENT BUILD-UP ALONG FENCE SHALL BE REMOVED WHEN REACHES 1/3 THE FENCE HEIGHT. IF EROSION IS OCCURRING, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION.
- ANY FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION. IF SIGNS OF EROSION ARE PRESENT, INSTALL APPROPRIATE BMPS AS NEEDED TO STOP EROSION AND STABILIZE SLOPES.
- TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

CONSTRUCTION ENTRANCE NOTES:

- MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 TO 3 INCH ROCK.
- THE ROCK PAD SHALL BE AT LEAST 12" THICK AND 100' LONG (REDUCED TO 20 FEET FOR SITES LESS THAN 1 ACRE OF DISTURBED SOIL) WIDTH SHALL BE FULL WIDTH OF INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



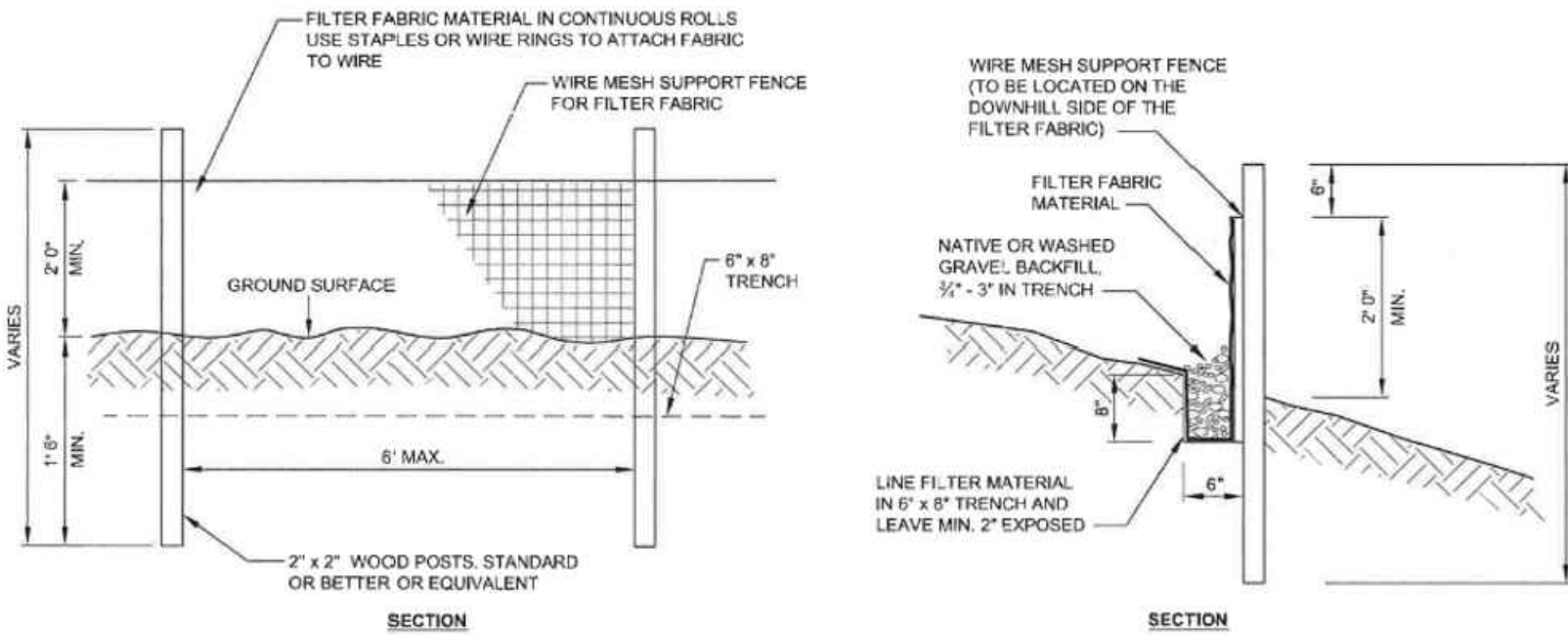
NOTE: GEOTEXTILE FABRIC MUST BE PLACED BENEATH QUARRY SPALLS.

1 CONSTRUCTION ENTRANCE

NOT TO SCALE

FILTER FABRIC FENCE NOTES:

- SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



2 SILT FENCE

NOT TO SCALE



Know what's below.
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AMENDED SOILS NOTES:

- SOIL AMENDMENTS ARE REQUIRED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH BMP L613: POST-CONSTRUCTION SOIL QUALITY AND DEPTH OF THE 2021 SURFACE WATER MANAGEMENT MANUAL.
- AMENDED SOILS SHALL BE A MINIMUM OF 8" (NON-COMPACTED) WITH SUBSOILS SCARIFIED AT LEAST 4" WITH INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS ARE AS FOLLOWS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, THE WAC IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html) THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35: 1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
- USE ONE OF THE FOLLOWING OPTIONS TO MEET THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS. USE THE MOST RECENT VERSION OF "GUIDELINES FOR RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP T5.13" TO MEET THE REQUIREMENTS OF THIS BMP. THIS GUIDANCE CAN BE FOUND ONLINE AT: WWW.SOILSFORSALMON.ORG
 - LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL, EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
 - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- AMENDED SOILS SHALL BE MAINTAINED AS FOLLOWS:
 - SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
 - PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
 - IT SHOULD BE POSSIBLE TO REDUCE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES. THESE ACTIVITIES SHOULD BE ADJUSTED WHERE POSSIBLE, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.
- SEE PROJECT CONSTRUCTION SWPPP FOR ADDITIONAL INFORMATION OR SECTION 2.2.1.4 OF CHAPTER 2 OF VOLUME 6 OF THE 2021 SURFACE WATER MANAGEMENT MANUAL.

MULCHING NOTES:

- MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000 SQ. FT. (APPROX 2" THICK).
- MULCH SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2: 1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

CONTRACTOR NOTES:

- INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS AND ALONG ALL IMPACTED FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE COUNTY INSPECTOR PER DETAIL 5 ON THIS SHEET 5.
- CONSTRUCTION FENCE CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO NOT ALLOW THE POTENTIAL FOR ANY STORMWATER TO LEAVE THE SITE.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A CITY APPROVED LOCATION AND IN A MANNER CONSISTENT WITH CURRENT REGULATIONS AND REQUIREMENTS.
- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT PER CURRENT CITY OR COUNTY STANDARDS. SEE SEEDING NOTES AND MULCHING NOTES ON THIS SHEET.
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY OR COUNTY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- SAND BAGS SHALL BE SECURELY PLACED AROUND INSTALLED CATCH BASINS WITH INLET PROTECTION AS FIELD AND WEATHER CONDITIONS WARRANT SO TO PROTECT ALL DISPERSION AND INFILTRATION TRENCHES SEDIMENT LADEN RUNOFF.
- TREES WITHIN WORKING LIMITS TO BE SAVED, SHALL BE MARKED AS SUCH ON SITE AND PROTECTION FENCE PLACED AROUND EACH TREE.

SEEDING NOTES:

- THE FOLLOWING SEED MIXTURE SHALL BE AS BELOW AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER.

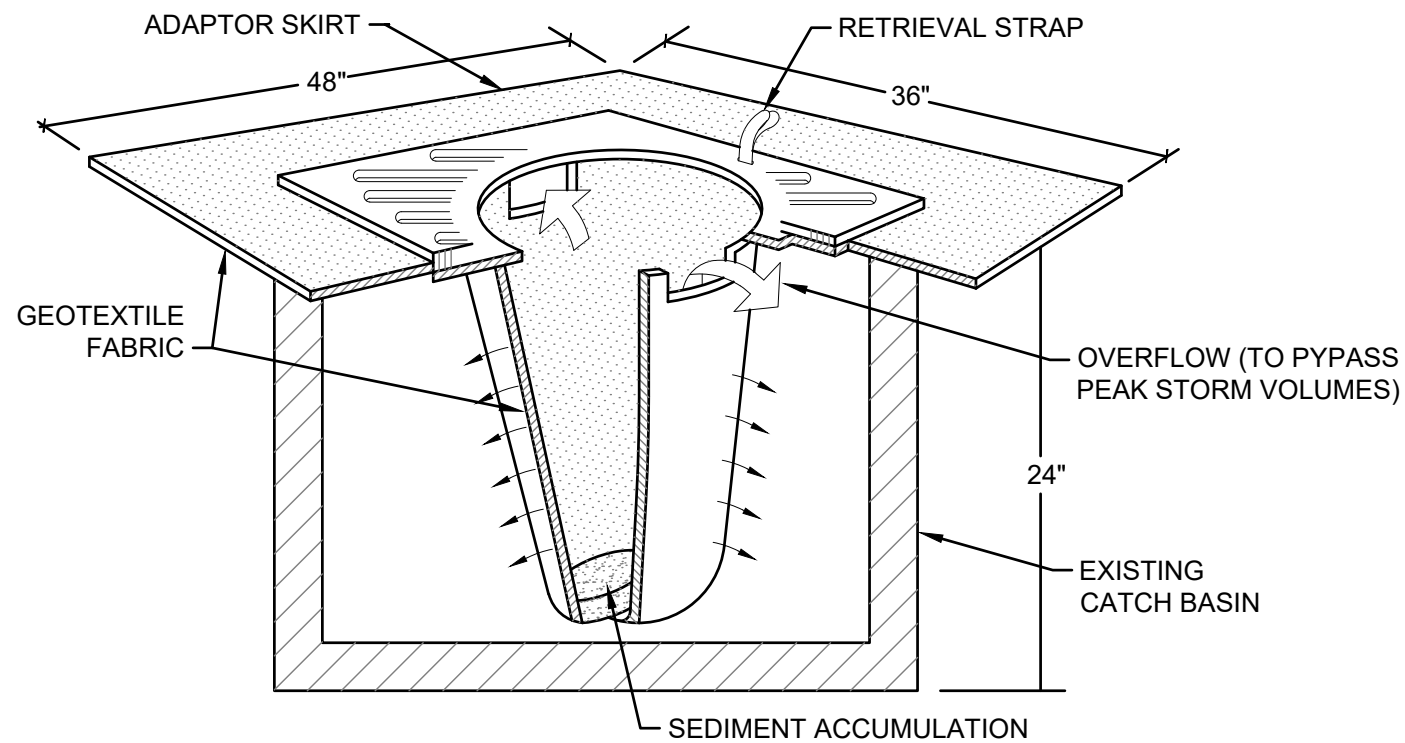
TABLE D.3.2.B TEMPORARY EROSION CONTROL SEED MIX

	% WEIGHT	% PURITY	% GERMINATION
CHEWINGS OR RED FESCUE FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA	40	98	90
ANNUAL OR PERENNIAL RYE LOLIUM MULTIFLORUM OR LOLIUM PERENNE	40	98	90
REDTOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENUI	10	92	85
WHITE DUTCH CLOVER TRIFOLIUM REPENS	10	98	90

- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERINGS).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

CONTRACTOR NOTES:

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- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT PER CURRENT CITY OR COUNTY STANDARDS. SEE SEEDING NOTES AND MULCHING NOTES ON THIS SHEET.
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY OR COUNTY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- SAND BAGS SHALL BE SECURELY PLACED AROUND INSTALLED CATCH BASINS WITH INLET PROTECTION AS FIELD AND WEATHER CONDITIONS WARRANT SO TO PROTECT ALL DISPERSION AND INFILTRATION TRENCHES SEDIMENT LADEN RUNOFF.
- TREES WITHIN WORKING LIMITS TO BE SAVED, SHALL BE MARKED AS SUCH ON SITE AND PROTECTION FENCE PLACED AROUND EACH TREE.

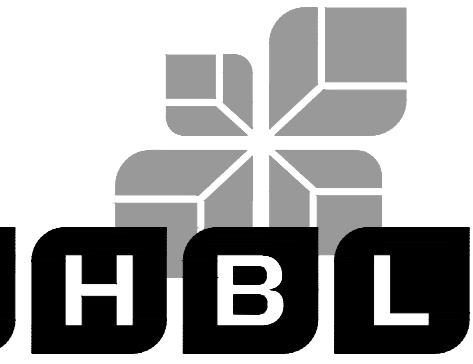


NOTES:

- FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
- INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

3 INLET PROTECTION

NOT TO SCALE



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Project Title:

**LARSON
RIVER ROAD
STORAGE**

Client:

**LARSON
AUTOMOTIVE GROUP**

1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109

JOSH LARSON

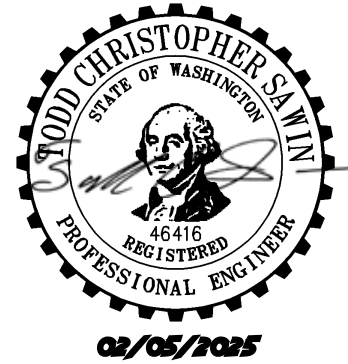
Job No.

2160102.10

Issue Set & Date:

PERMIT SET

01/10/2025



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Revisions:

Sheet Title:

TESC DETAILS

Designed by:

Drawn by:

Checked by:

CW

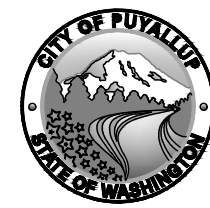
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TCS

Sheet No.

C1.01

3 of 6 Sheets



**City of
PUYALLUP**

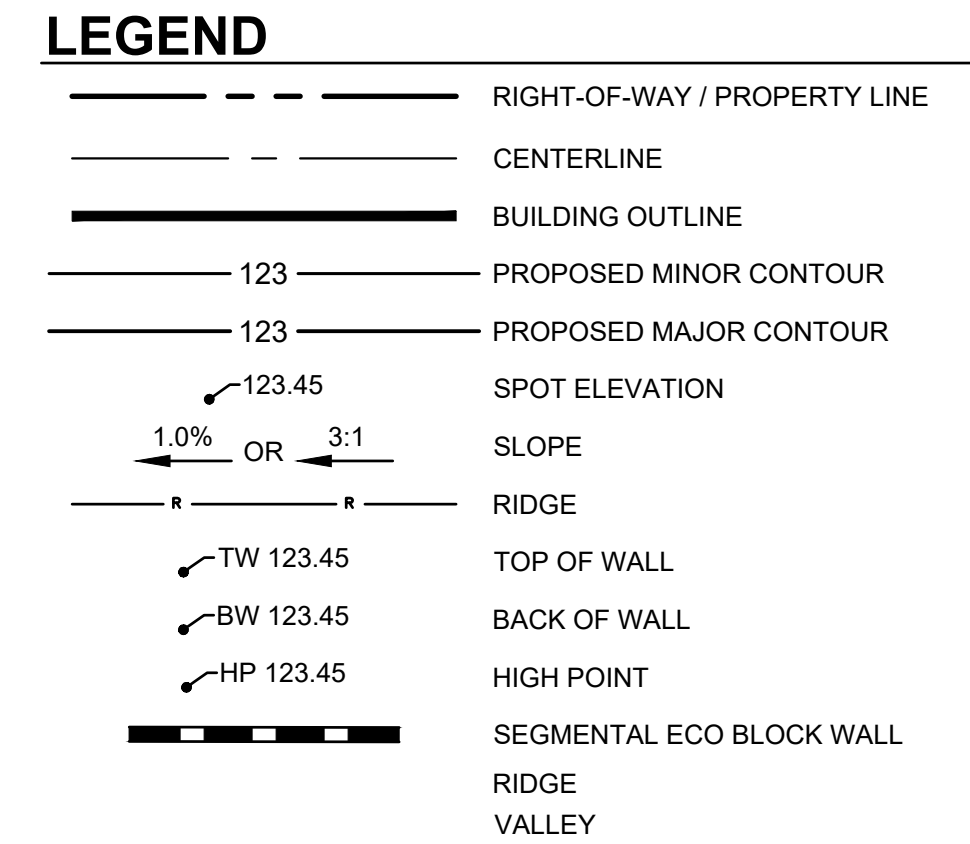
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BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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**A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.**



1. THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
3. THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
4. VEGETATED AREAS LOCATED ADJACENT TO THE BUILDING SHALL BE 6" MIN BELOW FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
5. ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
6. TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

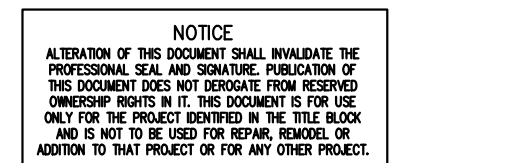
Project Title:

**LARSON
RIVER ROAD
STORAGE**

Issue Set & Date:

PERMIT SET

01/10/2025



Sheet Title:

GRADING PLAN

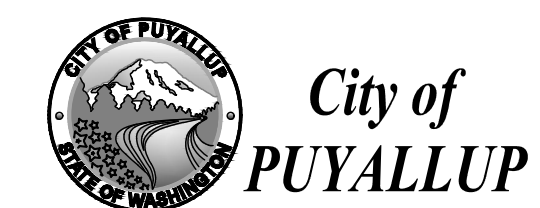
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C2.00

4 of 6 Sheets



DATE: January 10, 2025 FILENAME: Q:\2016\2160102\10_CIV\CAD\SOUTH BOUNDARY FRONTAGE\2160102-SH-GRAD-S.dwg



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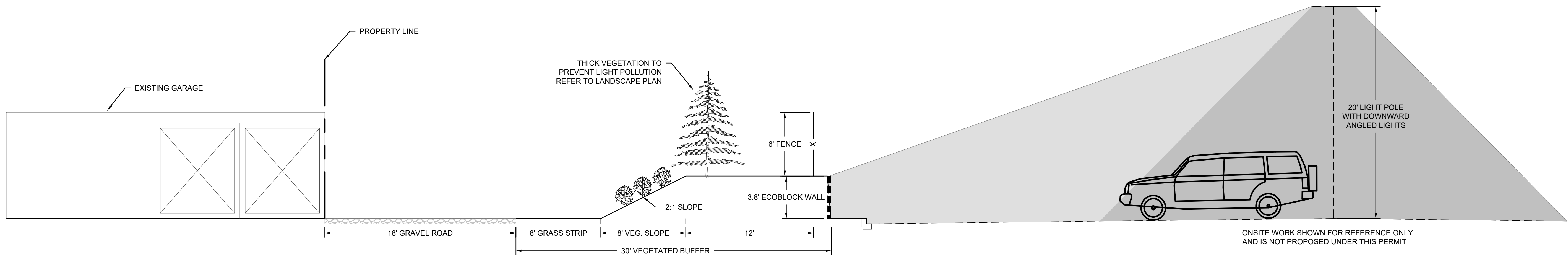
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DATE: _____

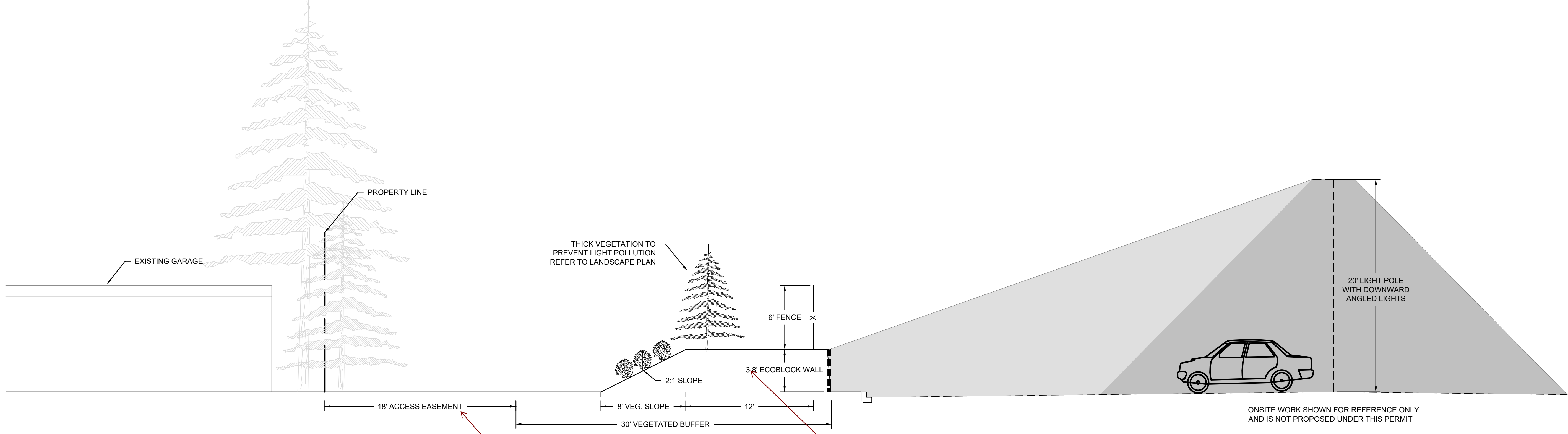
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LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



1 SOUTHERN PROPERTY BOUNDARY CROSS-SECTION 1
SCALE: 1" = 5'



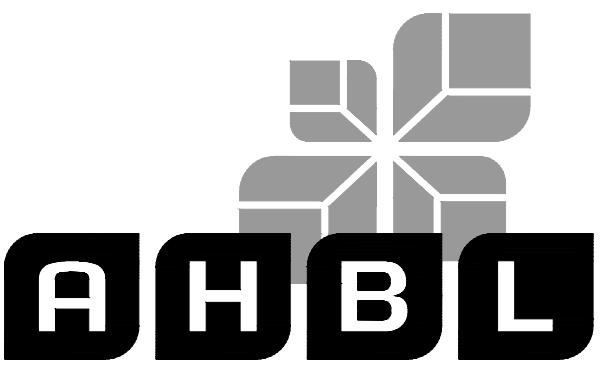
2 SOUTHERN PROPERTY BOUNDARY CROSS-SECTION 2
SCALE: 1" = 5'

Double check all recorded documents associated with the affected parcels. In some areas the easement along the southern property line is suspected to be 24 feet wide. Provide private easement documentation to verify dimensions of burdened areas.

Standard eco blocks are two feet tall. Clarify the height of this wall or provide specs from manufacturer of custom eco blocks.



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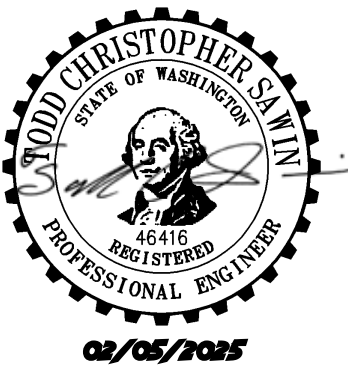
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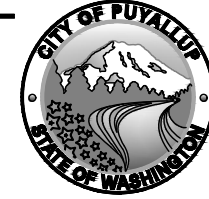
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GRADING SECTIONS

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C2.01
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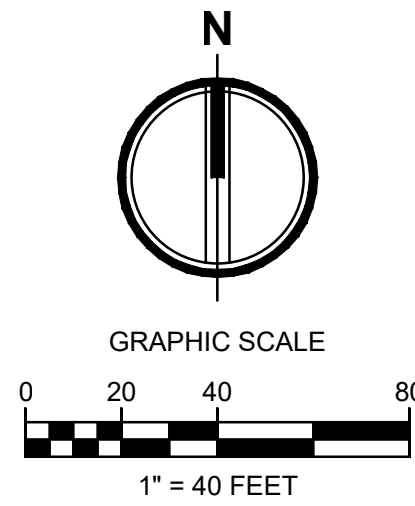
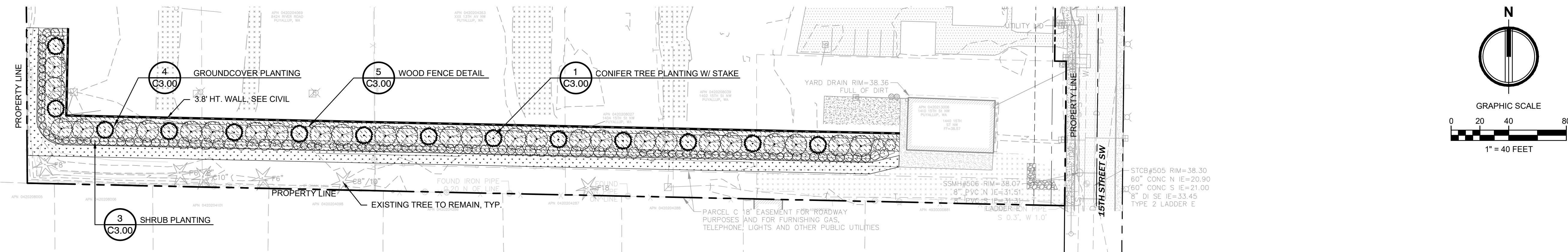
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CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____







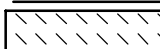
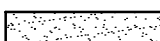
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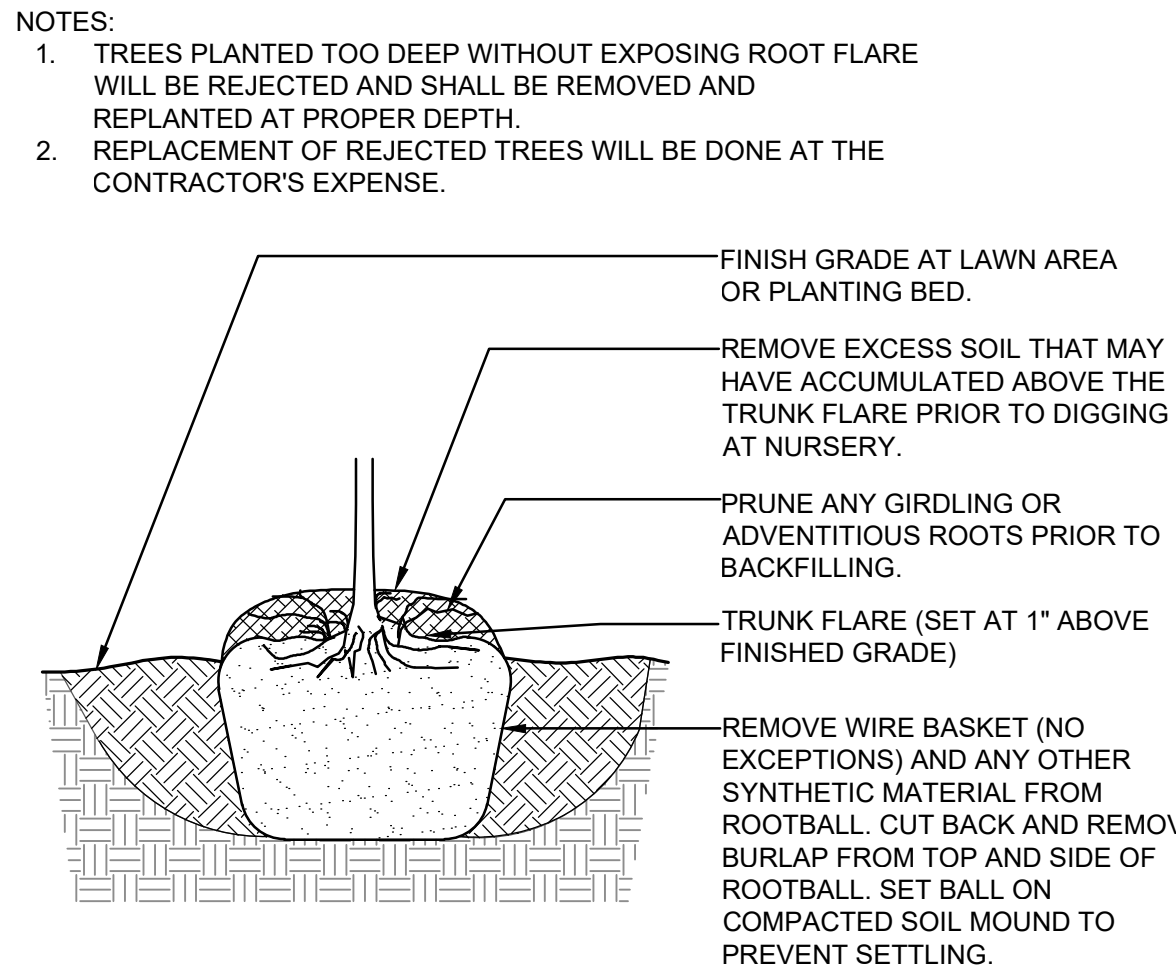
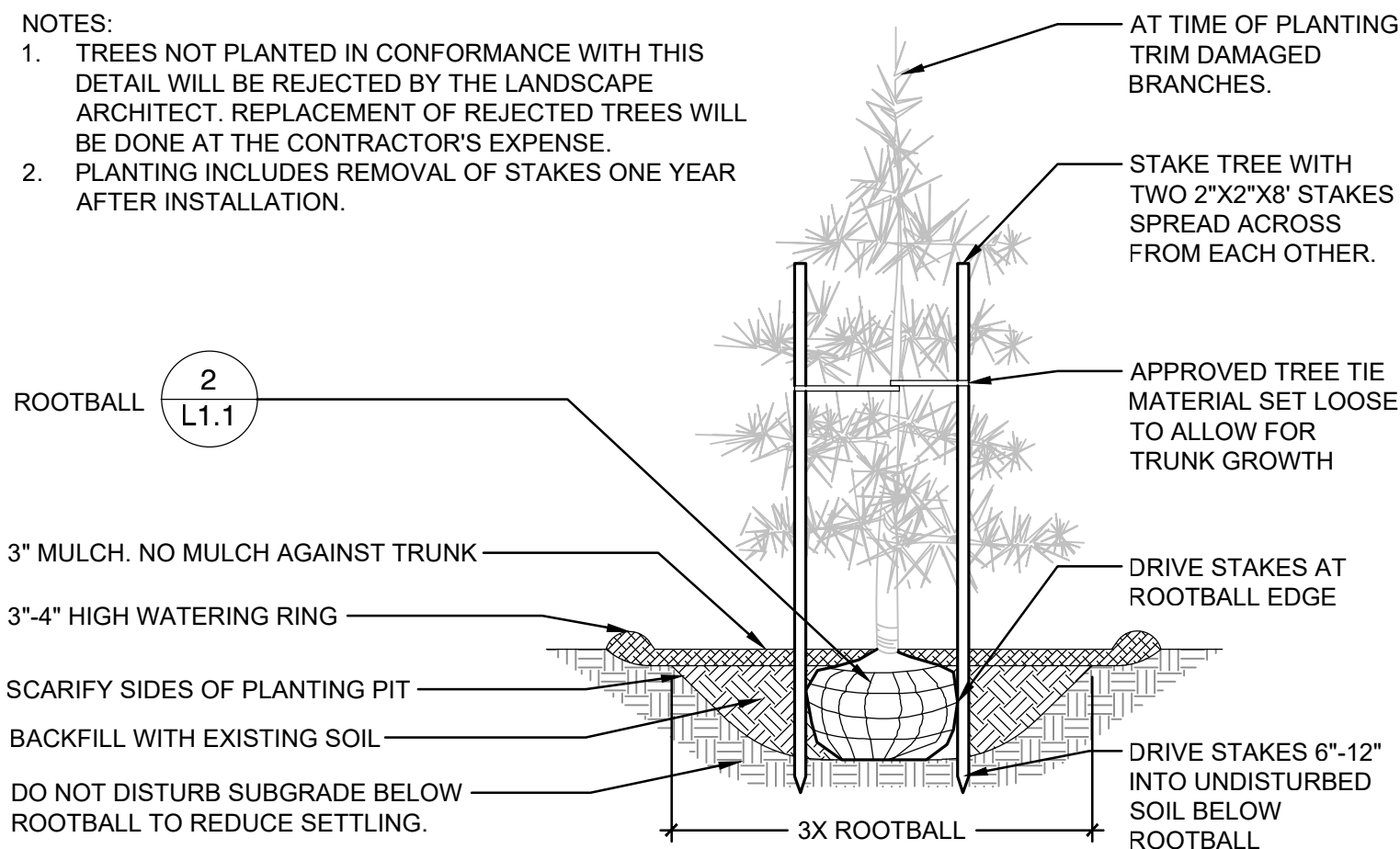
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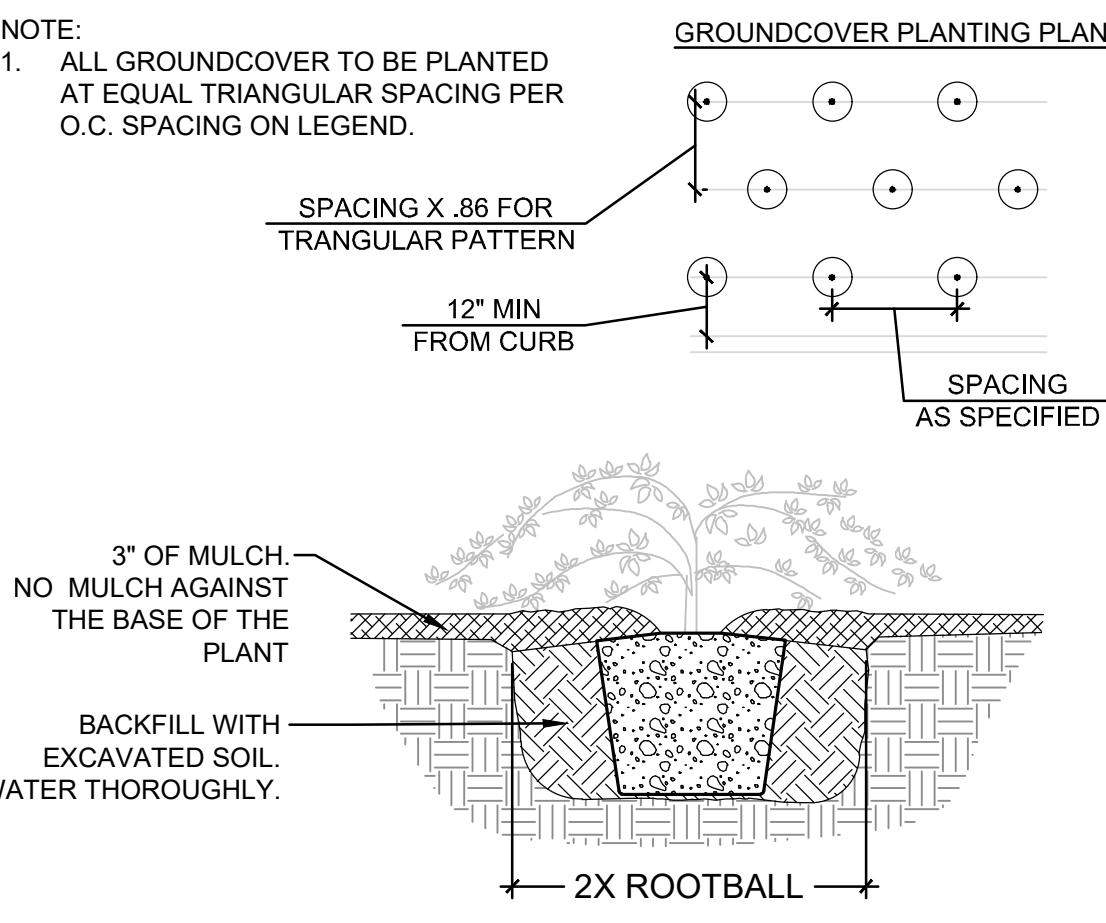
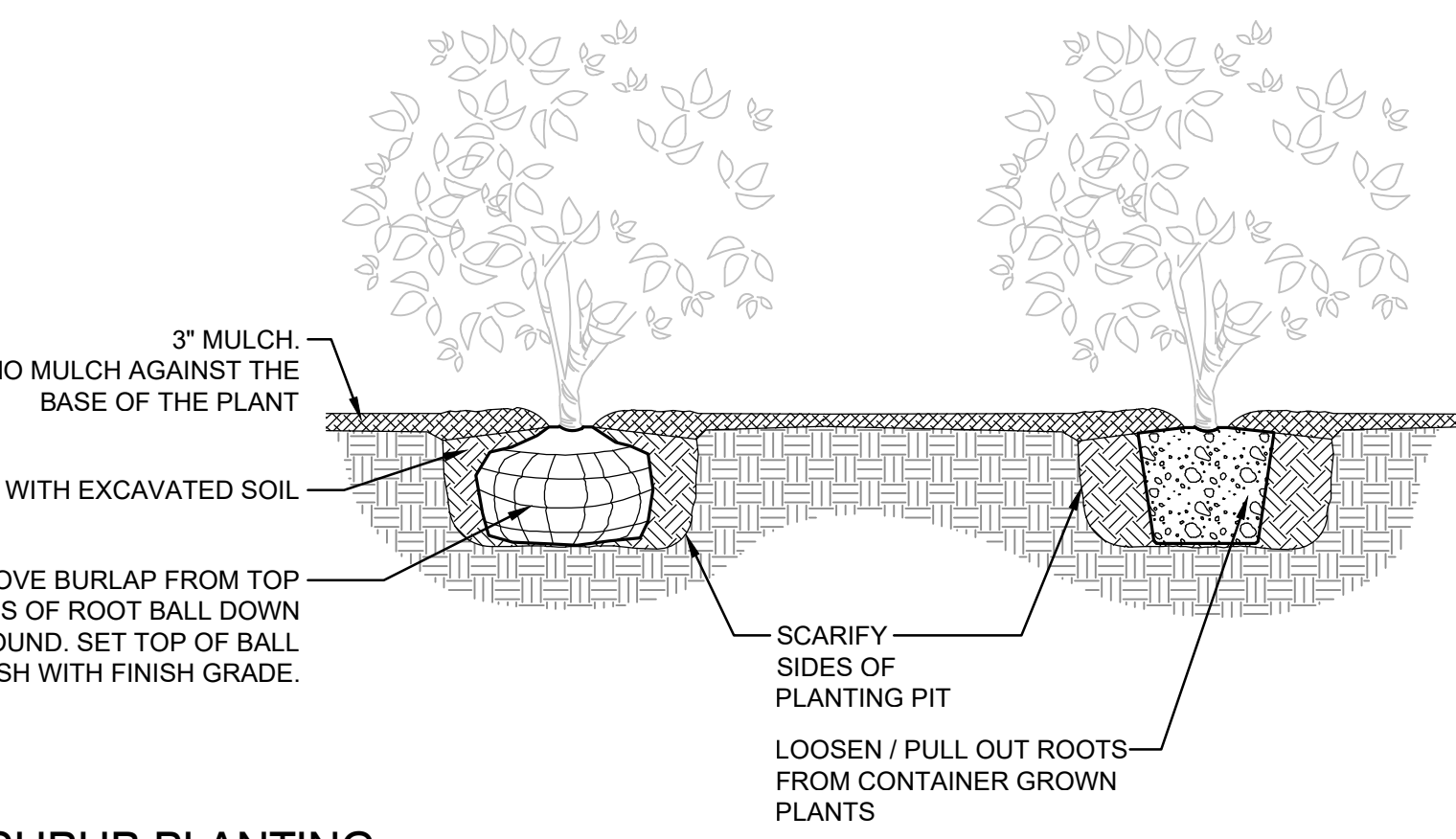
PLANT SCHEDULE SOUTHERN BOUNDARY BUFFER

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CAL</u>	<u>QTY</u>	
TREES						
	SP	PINUS CONTORTA CONTORTA	SHORE PINE	6' HT MIN	14	
	TE	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	6' HT MIN	28	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
SHRUBS						
	OS	HOLODISCUS DISCOLOR	OCEANSPRAY	2 GAL	29	
	OG	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	37	
	WM	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	28	
	RK	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	2 GAL	22	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
GROUND COVERS						
	AE	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" o.c.	1,487
	TUR HYD	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	HYDROSEED		5,493 SF

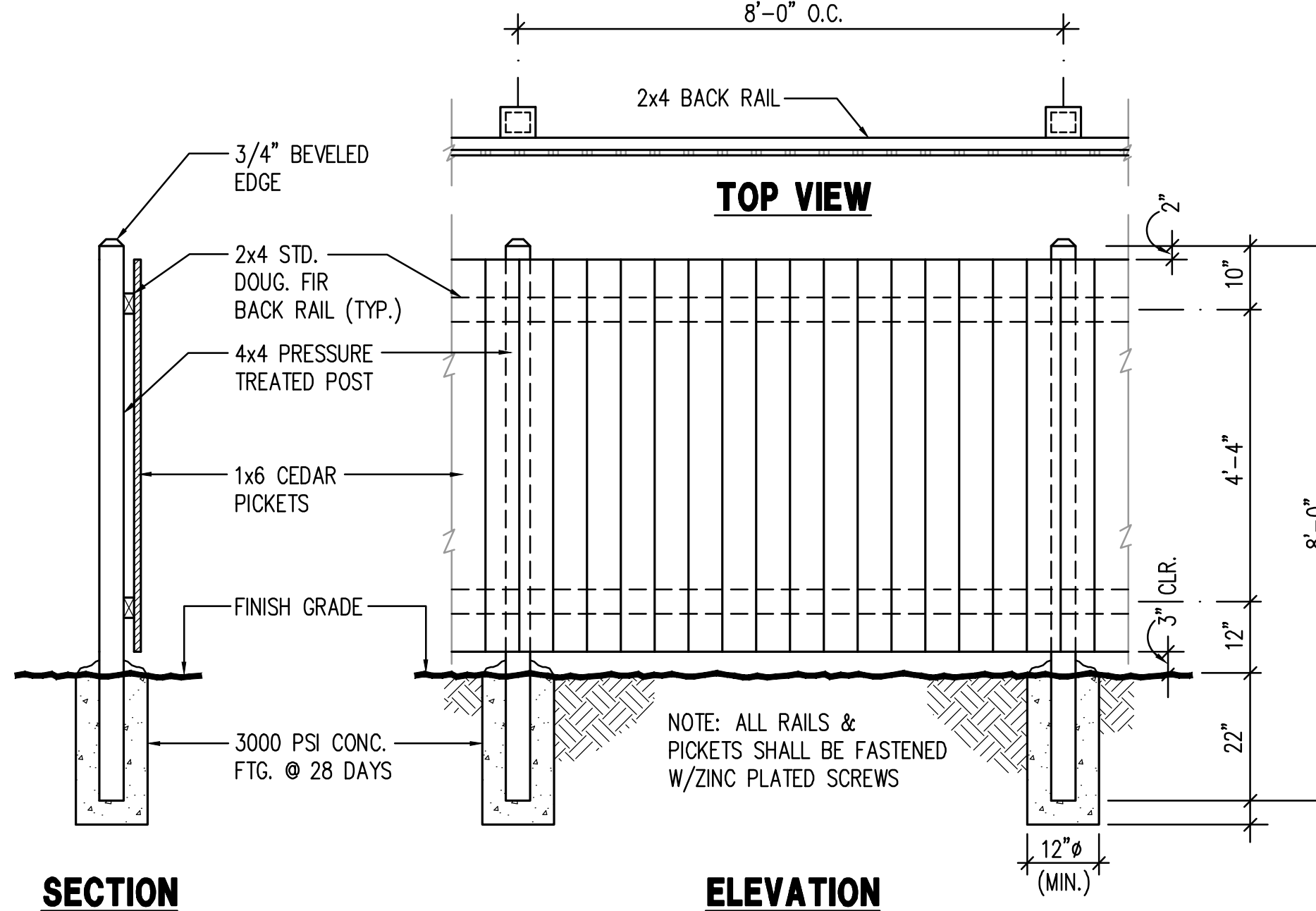


1 CONIFER TREE PLANTING W/ STAKE
3/8" = 1'-0"

2 ROOTBALL
1" = 1'-0"



4 GROUND COVER PLANTING
1/2" = 1'-0"



5 WOOD FENCE DETAIL
1" = 1'-0"



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Sheet Title:
PLANTING PLAN SCHEDULE AND DETAILS

Designed by: CW
Drawn by: ZCP/TPR
Checked by: TCS

Sheet No.
C3.00
6 of 6 Sheets



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