



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

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October 13, 2025

Puyallup Permit Center
333 S Meridian, 2nd Floor
Puyallup, WA 98371

REGARDING: Civil Construction Permit
Contour Project #25-026: Bass Pro Shops Warehouse – Access Connection

To whom it may concern,

This letter is to address the redline comments for the Civil Construction Permit. Comments are split up per document/sheet and reviewer with the original comment in black followed by Contour Engineering's response in red. Attached you will find supporting documentation.

Engineering civil/Storm Completeness Check:

- 1.) Civil Plans missing the following requirement items for review:
 - a. Drainage control plan with standard city notes. The report mentions where runoff will be going, but the mentioned design is not provided in the plans.
No utilities proposed under this scope. All drainage control measures are mentioned for reference and have been implemented under a previous scope.
 - b. Existing and proposed topography
See sheet C4 for existing and proposed topography
 - c. Disturbed area table
New/Replaced hard surface area added to sheet C1. See also Basin map in the Drainage report for area table.
 - d. Existing and proposed utilities in civil set
No utilities proposed under this scope
 - e. Zoning labels for project parcels and adjacent parcels
See sheet C1 for parcel zoning labels. All parcels are located limited manufacturing zone.
 - f. Lot sizes
See sheet C1 for lot sizes
 - g. Existing and proposed easements
No other easements are proposed
 - h. City general plan notes
See sheet C2 for City General Plan Notes
 - i. Construction sequence
See construction sequence on sheet C1
 - j. Cut/Fill quantities
Cut/fill quantities added to sheet C4.
 - k. Lot perimeter labels and street labels missing from most plan view sheets
Lot perimeter and street label added to all sheets.

2.) Storm Report:

- a. Adjust stormwater report to reflect Ecology's 2019 Manual. MR 5 incomplete Not all list 1 BMPS were considered. Missing rain gardens, bioretention, and concentrated sheet flow. The narrative for what is proposed appears incomplete. The plans and exhibit show asphalt removed for landscape, but there is no narrative describing this or how much is being removed. I am assuming the intent is no net increase in PGHS on existing storm system.
Stormwater report updated to include all list 1 BMPS. See Basin Map in the Drainage Report for the asphalt and landscape areas.

Traffic Completeness Check:

- 1.) Provide a document nullifying the existing gate agreement. This document should provide a signature block for the property owner and the City's Development and Permitting Services Manager.
Document included with submittal package
- 2.) Provide a document agreeing to the closure of the Valley ave access gate, which requires the access to remain closed at all times, secured with a Knox box for emergency vehicle access only.
Document included with submittal package
- 3.) Add a note to the civil plan set referencing the agreement on file with the City which prohibits the use of the access gate on Valley Ave.
Note added to sheet C1 referencing the gate.

If there are any questions or clarification is needed on any of the responses provided, or you feel the response does not adequately answer the initial comment, please contact to discuss.

Sincerely,

Kyle Rose, P.E.
Project Engineer
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