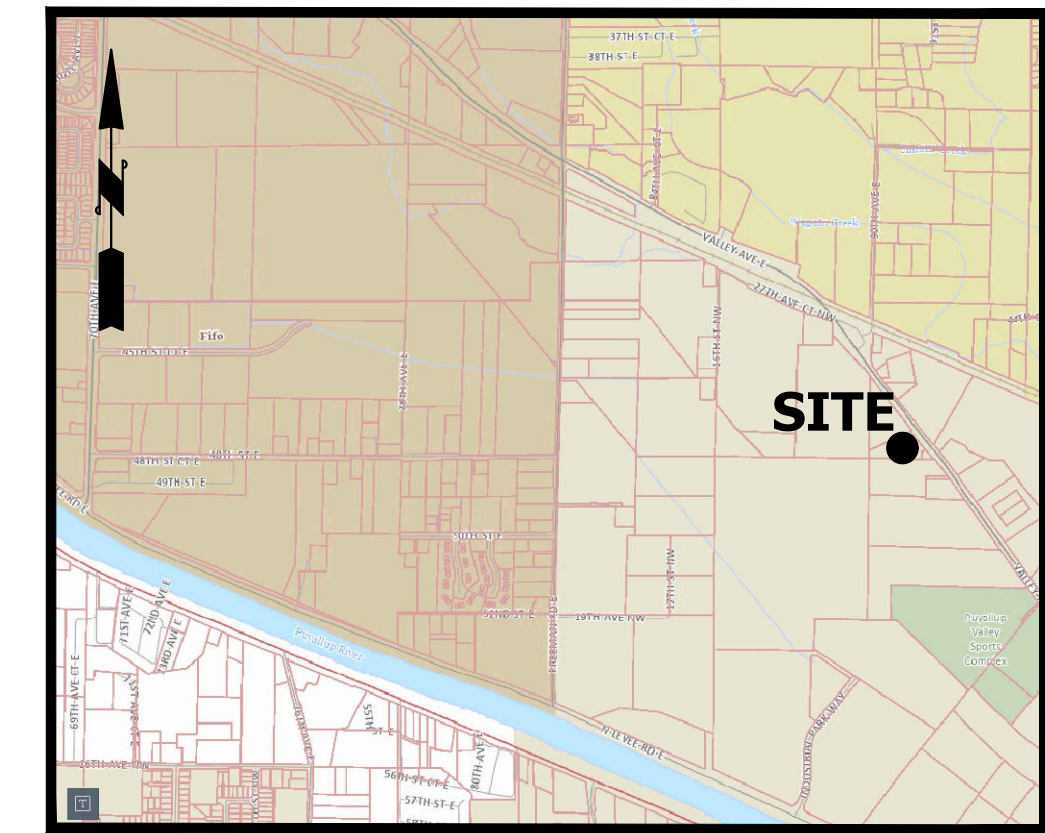


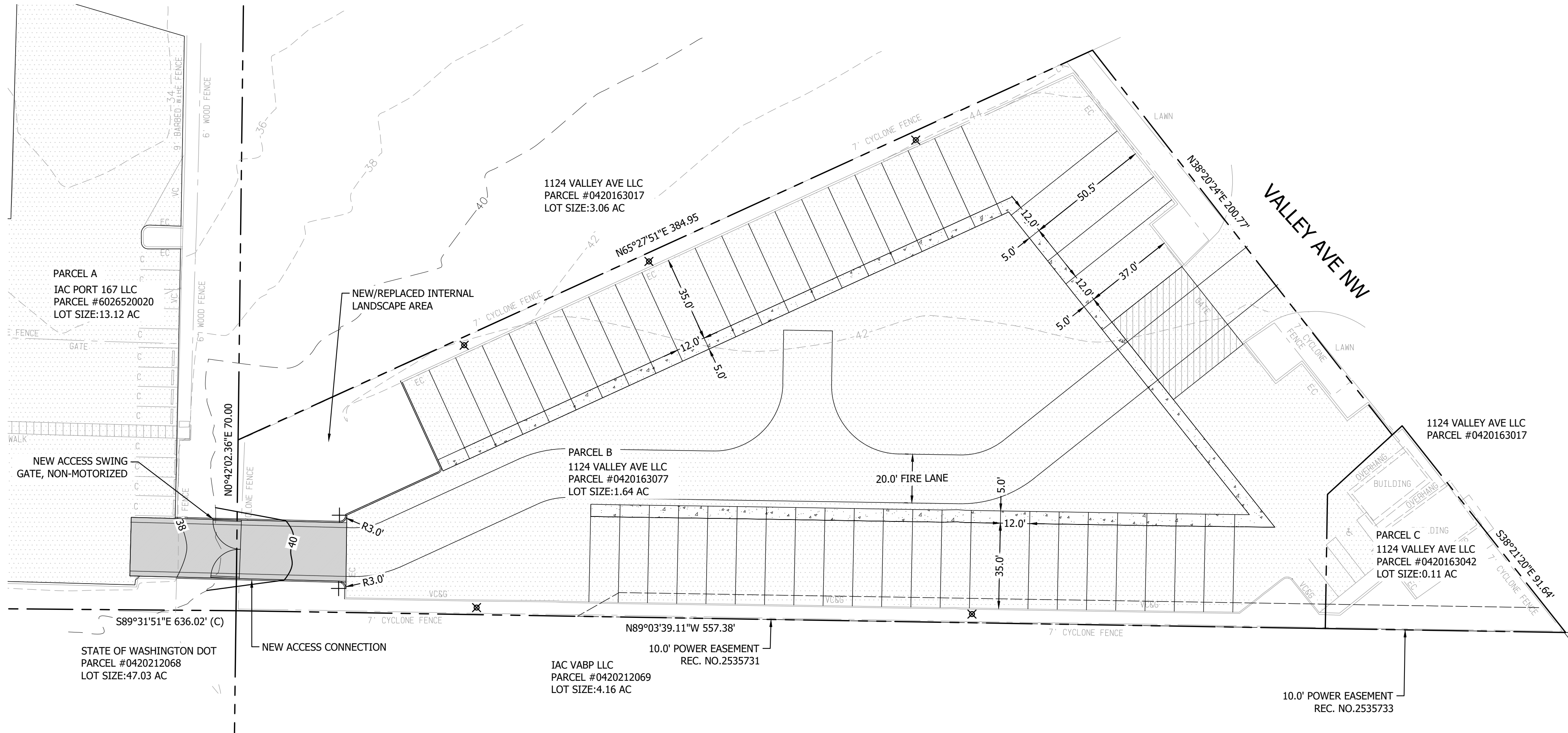
BASS PROP SHOPS WAREHOUSE - ACCESS CONNECTION

A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M., CITY OF PUYALLUP, WASHINGTON

COVER SHEET



VICINITY MAP
NOT TO SCALE



LEGEND	
SURVEY	PROPOSED
-100	CONTOURS
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN LINE
	SANITARY SEWER LINE
	ROOF DRAIN LINE
	WATER LINE
	FORCE MAIN
	UNDERGROUND POWER LINE
	GAS LINE
	TYPE 2 CATCHBASIN
	TYPE 1/TYPE 1L CATCHBASIN
	STORM DRAIN CLEANOUT (SDCO)
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	HYDRANT
	WATER VALVE
	WATER METER
	POWER POLE (PP)
	GUY WIRE (GW)
	ROOF DRAIN CLEAN OUT (RDCO)
	ASPHALT
	CONCRETE
	GRAVEL

GENERAL SITE INFORMATION

SITE ADDRESS: 1212 & 1042/1036 VALLEY AVE NW
PUYALLUP, WA 98371

ZONING: ML - LIMITED MANUFACTURING

PARCEL NUMBER: 6026520020 (PARCEL A)
0420163077 (PARCEL B)
0420163042 (PARCEL C)

SURVEYOR

STEVE WOODS, PLS
P.O. BOX 949
GIG HARBOR, WA 98335
PHONE: (253) 857-5454

OWNER/APPLICANT

1124 VALLEY AVE LLC
P.O. BOX 949
GIG HARBOR, WA 98335
SEATTLE, WA 98108

CITY AGREEMENT RE: ACCESS GATE

THERE IS AN AGREEMENT ON FILE WITH THE CITY OF PUYALLUP WHICH PROHIBITS THE USE OF THE ACCESS GATE ON VALLEY AVE RE:

LEGAL DESCRIPTION

PARCEL B:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS;
THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING;
THENCE SOUTH TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT SAID SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE SOUTHEASTERLY ALONG SAID ROAD 96 FEET;
THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 16 AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY;
THENCE SOUTH TO SAID POINT;
THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.

ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON;
(ALSO KNOWN AS REVISED PARCEL A OF DELARATION OF LOT COMBINATION RECORDED UNDER RECORDING NO. 202209270351, RECORDS OF PIERCE COUNTY, WASHINGTON)

PARCEL A:
LOTS 1 AND 2, AND TRACT A OF BINDING SITE PLAN RECORDED JUNE 28, 2013, UNDER PIERCE COUNTY RECORDING NUMBER 201306285001, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THOSE BENEFICIAL EASEMENT RIGHTS AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 201007230483, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OR PIERCE, STATE OF WASHINGTON

PROPOSED USE: PAVED OUTDOOR STORAGE YARD & WAREHOUSE (EXISTING)
NEW/REPLACED HARD SURFACE: 5,571 SQFT (0.14 AC)
BUILDING SETBACKS:
FRONT: 20 FT
INTERIOR: 0 FT
REAR: 0 FT

SITE LIGHTING:

NEW LIGHT POLES FOR SITE LIGHTING ARE PROPOSED TO BE INSTALLED AROUND THE SITE. STYLE TO BE SIMILAR TO USES ON SURROUNDING PROPERTIES IN THE VICINITY OF THE PROJECT SITE.
ESTIMATED 15-20 FEET HEIGHT.
LOCATIONS AND DESIGN TO BE DONE BY OTHERS.

PARKING

REQUIREMENT: WAREHOUSE 1 PER 3000 SQ. FT. GROSS FLOOR AREA
PARKING PROVIDED: 85 MINIMUM
93-106

CONSTRUCTION SEQUENCE

- OBTAIN REQUIRED PERMITS.
- HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY.
- POTHOLE ANY EXISTING UTILITIES FOR VERIFICATION OF DEPTH AND LOCATION AS NEEDED, SEE VERIFICATION NOTE.
- ESTABLISH CLEARING AND GRADING LIMITS AND INSTALL CONSTRUCTION ENTRANCE AS NEEDED.
- CONSTRUCT EROSION CONTROL BMPS AS SHOWN.
- SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
- CONSTRUCT IMPROVEMENTS PER PLAN.
- STABILIZE ALL EXPOSED SOILS.
- ONSITE TESC MEASURES TO REMAIN UNTIL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE IS STABILIZED TO THE APPROVAL OF THE CITY INSPECTOR.
- ARRANGE FINAL INSPECTION WITH THE CITY.
- REMOVE TESC MEASURES WHEN ALLOWED BY THE CITY.

FENCING

FENCING TO BE INSTALLED WILL BE TOPPED WITH BARBED WIRE, SIMILAR TO THE STYLE/DESIGN AS FENCING ON ADJACENT PROPERTIES AND IN THE IMMEDIATE VICINITY OF THE SITE.

SHEET INDEX

- C1 COVER SHEET
- C2 TESC PLAN
- C3 TESC NOTES AND DETAILS
- C4 OVERALL PLAN

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.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING, LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpic.com
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



February 11, 2026

SHEET TITLE: COVER SHEET

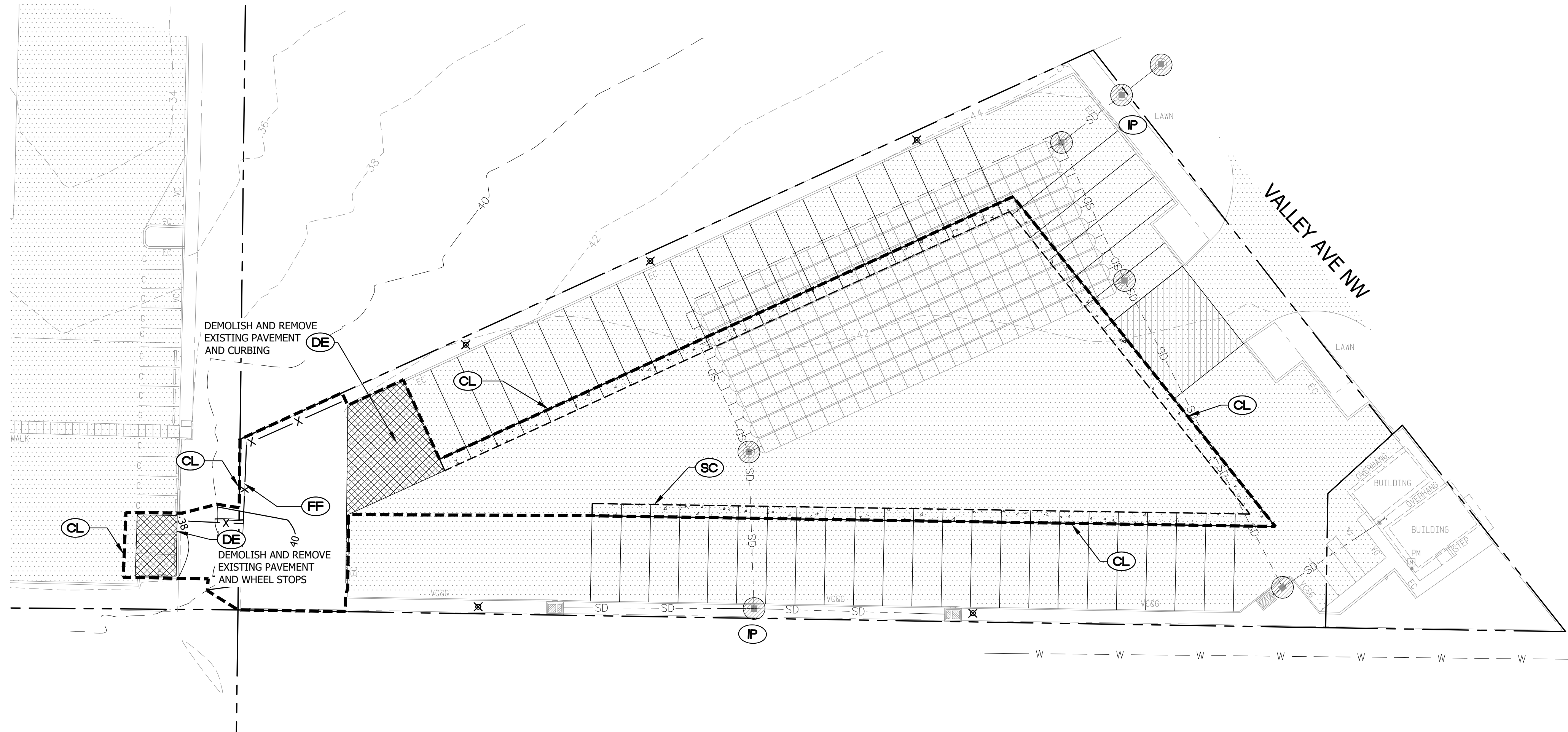
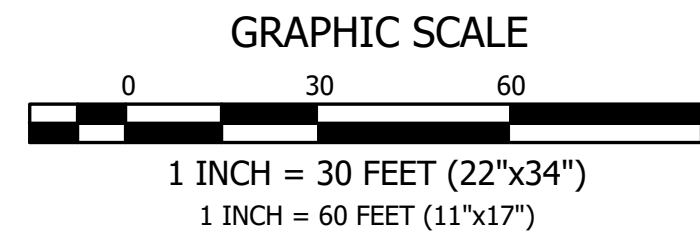
CLIENT: DAVID GOUVION
2500 E KEARNEY ST
SPRINGFIELD, MO 65898

CONTACT: DAVID GOUVION

PHONE: (417) 873-4368

DESIGNER: K. ROSE	ENGINEER: B. ALLEN
DRAWN: O. KROKHALEVA	S 16 T 20 N R 04E WM
DATE: 2026.02.11	REVISED:
PROJECT: 25-026	DWG NAME: 25-026-C
SHEET	REV.
C1	△
1 OF 4	

BASS PROP SHOPS WAREHOUSE - ACCESS CONNECTION
 A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 TESC PLAN



TESC LEGEND

	CL	CLEARING/GRADING/DISTURBED LIMITS (0.741 ACRES)
	DE	DEMOLISH AND REMOVE PER PLANS
	PP	PRESERVE AND PROTECT AS NOTED
	IP	STORM DRAIN INLET PROTECTION SEE DETAIL 1, SHEET C3
	FF	SILTATION FENCE SEE DETAIL 2, SHEET C3
	SC	SAWCUT LINE

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.
- 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.
- 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").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- 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.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- 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.
- 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.
- DURING CONSTRUCTION, ALL PUBLIC STREETS 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.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- 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.
- 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.

INLET PROTECTION NOTE
 INLET PROTECTION TO BE ADDED TO ALL CATCH BASINS UP TO 250' DOWNSTREAM OF IMPROVEMENTS.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

APPROVED

BY _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

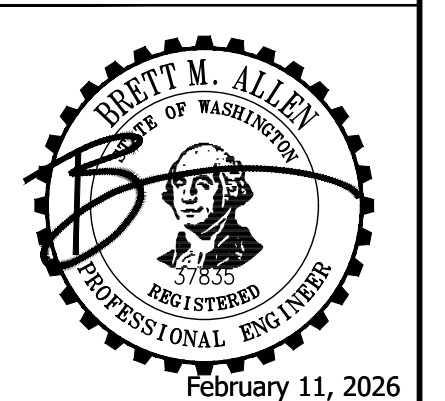
DATE _____

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CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING • L.L.C.
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpic.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: TESC PLAN	
CLIENT: DAVID GOUVION 2500 E KEARNEY ST SPRINGFIELD, MO 65898	CONTACT: DAVID GOUVION PHONE: (417) 873-4368
DESIGNER: K. ROSE	ENGINEER: B. ALLEN
DRAWN: O. KROKHLEVA	S 16 T 20 N R 04 E WM
DATE: 2026.02.11	REVISED:
PROJECT: 25-026	DWG NAME: 25-026-C
SHEET	REV.
C2	△
2 OF 4	

BASS PROP SHOPS WAREHOUSE - ACCESS CONNECTION

A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,

CITY OF PUYALLUP, WASHINGTON

TESC NOTES AND DETAILS

PERMANENT STABILIZATION NOTES

- ALL EXPOSED SLOPES SHALL BE SEEDED AFTER CONSTRUCTION HAS BEEN COMPLETED. SILT FENCE SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF THE SLOPES HAS OCCURRED.
- DRIVEWAY SHALL HAVE ALL WEATHER SURFACE.
- ALL TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED.

SEEDING NOTES

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

GERMINATION REDTOP (<i>AGROSTIS ALBA</i>)	10 PERCENT
ANNUAL RYE (<i>LOLIUM MULTIFLORUM</i>)	40 PERCENT
CHEWING FESCUE (<i>FESTUCA RUBRA COMMUTATA</i>)	40 PERCENT
(<i>JAMESTOWN, BANNER, SHADOW, OR KOKET</i>)	
WHITE DUTCH CLOVER (<i>TRIFOLIUM REPENS</i>)	10 PERCENT
- 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 COVERING).
- 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 TESC NOTES

- SILTATION FENCE SHALL BE INSTALLED AS NEEDED OR AS PER CITY INSPECTOR, AND SHALL BE PER DETAIL 2 LOCATED ON THIS SHEET.
- NO TRACKING OF DIRT OR MUD IS ALLOWED ONTO THE COUNTY ROAD. ROADWAY SHALL BE SWEEPED IF THIS OCCURS OR AS NEEDED. A WHEEL WASH MAY NEED TO BE INSTALLED IN CONDITIONS WARRANT.
- ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS AND CRITICAL AREAS AND BUFFERS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION OF THE PROJECT.

REQUIRED INSPECTIONS FOR TESC FACILITIES

AFTER EVERY RAINFALL OR ONCE A WEEK, THE TESC LEAD SHALL INSPECT ALL OF THE FOLLOWING AND KEEP A RECORD/LOG:

- FILTER FENCE SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND TEARS IN FABRIC (IF APPLICABLE).
- INTERCEPTOR DITCHES SHALL BE INSPECTED FOR EROSION (IF APPLICABLE). IF EROSION IS OCCURRING CONTRACTOR SHALL INSTALL ROCK CHECK DAMS AS NEEDED TO PREVENT EROSION.
- FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION.
- TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

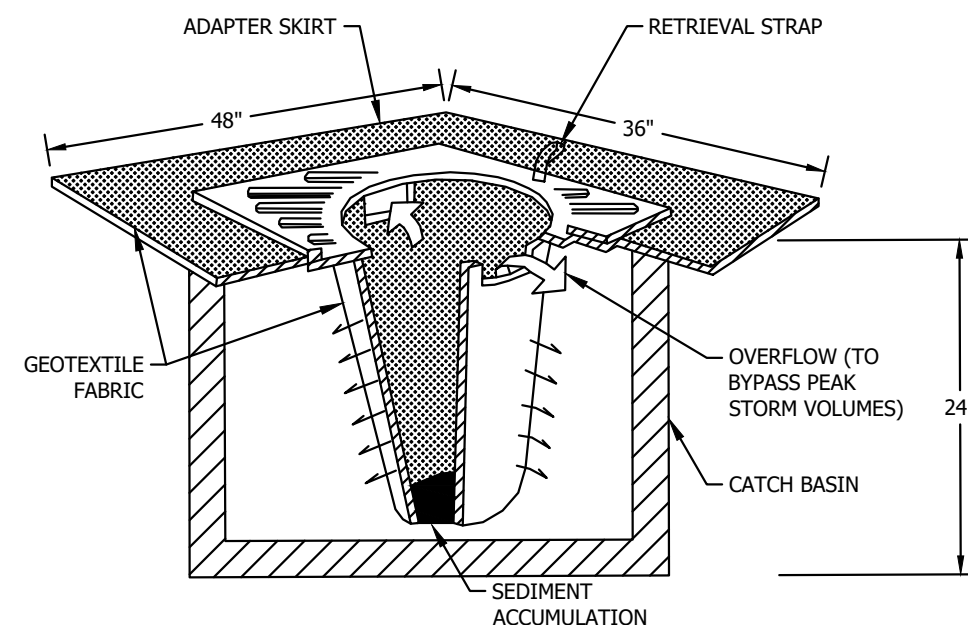
PLASTIC COVERING NOTES

- PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
- COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE A LEAST A 12 INCH OVERLAP OF ALL SEAMS.
- CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN NOVEMBER 1 AND MARCH 31 AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
- PLASTIC COVERING SHEETS SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS
- PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS.

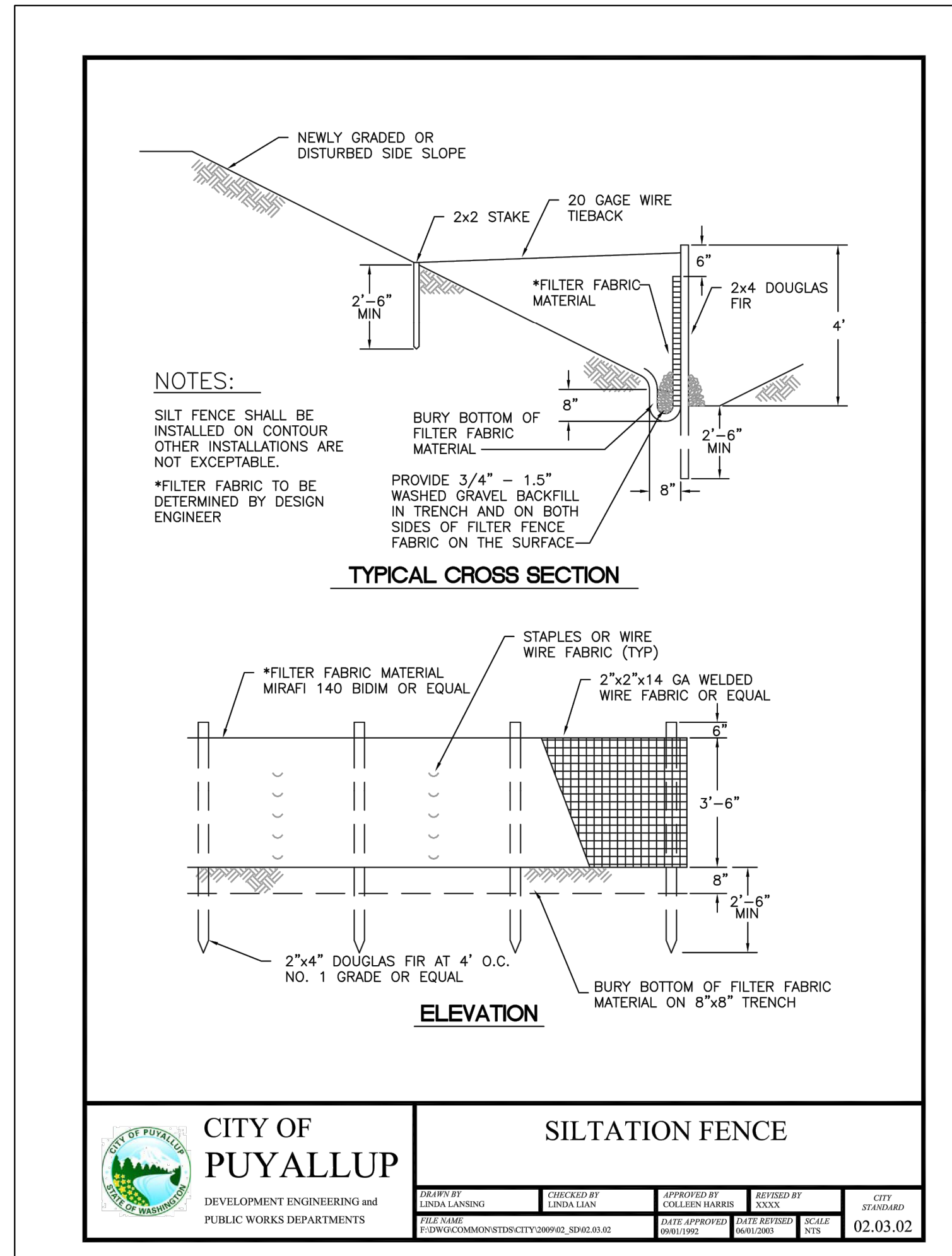
CONTRACTOR NOTES

- INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS PER DETAIL 3 ON THIS SHEET.

INLET PROTECTION SHALL BE INSTALLED ALONG ALL IMPACTED FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE CITY INSPECTOR.
- 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.
- BASED ON THE NATIVE SOILS ONSITE, IT IS ASSUMED THAT IF THE SITE IS WORKED IT THE THE 'DRY SEASON' SILT FENCE SHALL BE ADEQUATE TO CONTROL STORMWATER AND AND SEDIMENTATION. IF SITE WORK IS PERFORMED IN THE 'WET SEASON' ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs MAY BE NEEDED.
- 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 BMP MEASURES.
- 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.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY 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.



1 INTEL PROTECTION



2 SILTATION FENCE

FILTER FABRIC FENCE NOTES

- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A 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 UP SLOPE 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.

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. (APPX 2" THICK).
- MULCHES 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.

GRADING, EROSION AND SEDIMENTATION CONTROL 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 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.
- 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.
- 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").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

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.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

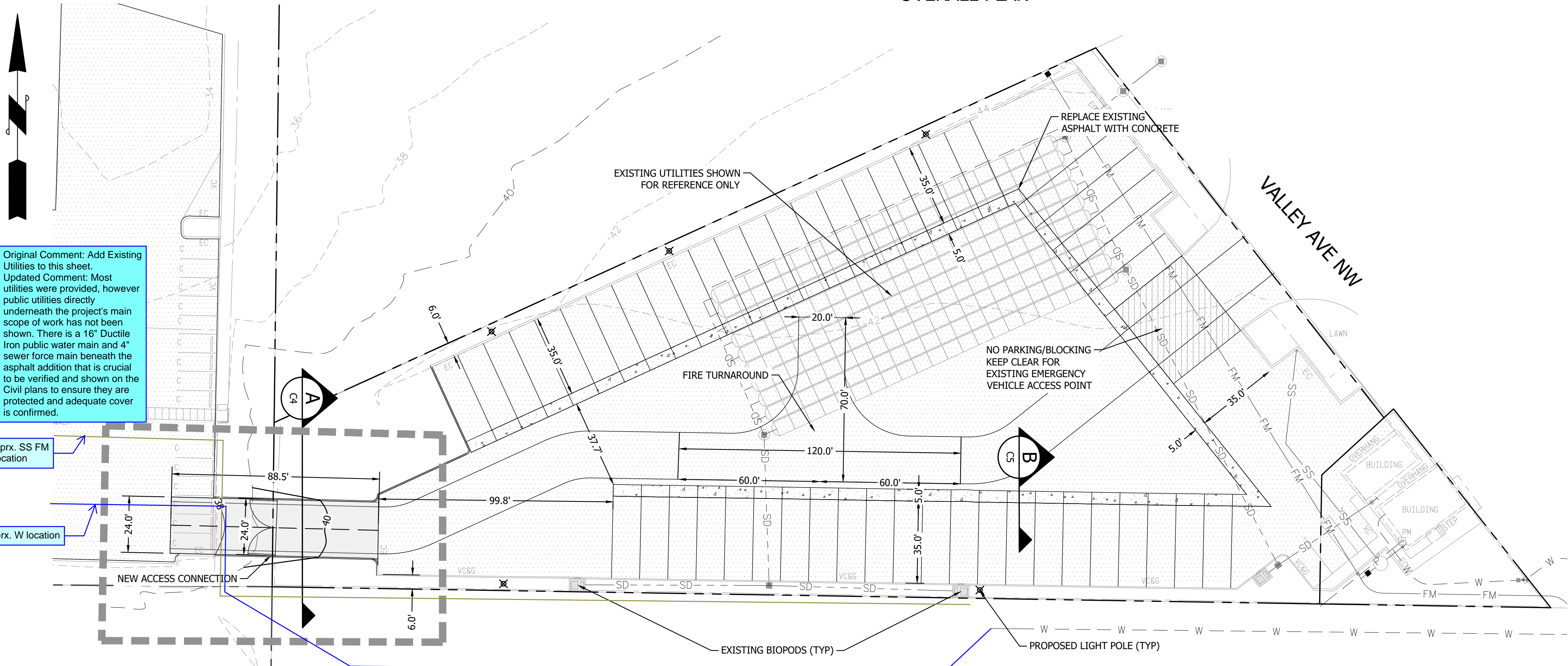
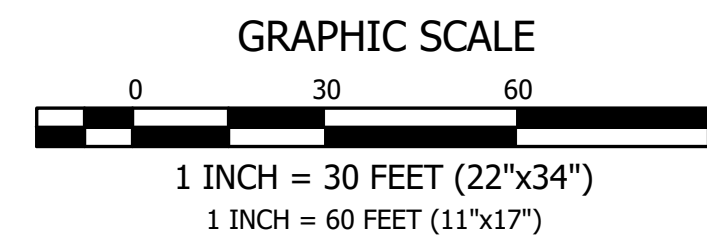
PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING • LLC CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com Mailing Address: P.O. Box 949, Gig Harbor, WA 98335 Physical Address: 4706 97th Street NW, Suite 1007, Gig Harbor, WA 98332	SHEET TITLE: TESC NOTES AND DETAILS
	DESIGNER: K. ROSE ENGINEER: B. ALLEN DRAWN: O. KROKHALEVA S 16 T 20 N R 04E WM DATE: 2026.02.11 REVISED:
CLIENT: DAVID GOUVION 2500 E KEARNEY ST SPRINGFIELD, MO 65898	CONTACT: DAVID GOUVION PHONE: (417) 873-4368
PROJECT: 25-026 DWG NAME: 25-026-C	SHEET: C3 3 OF 4

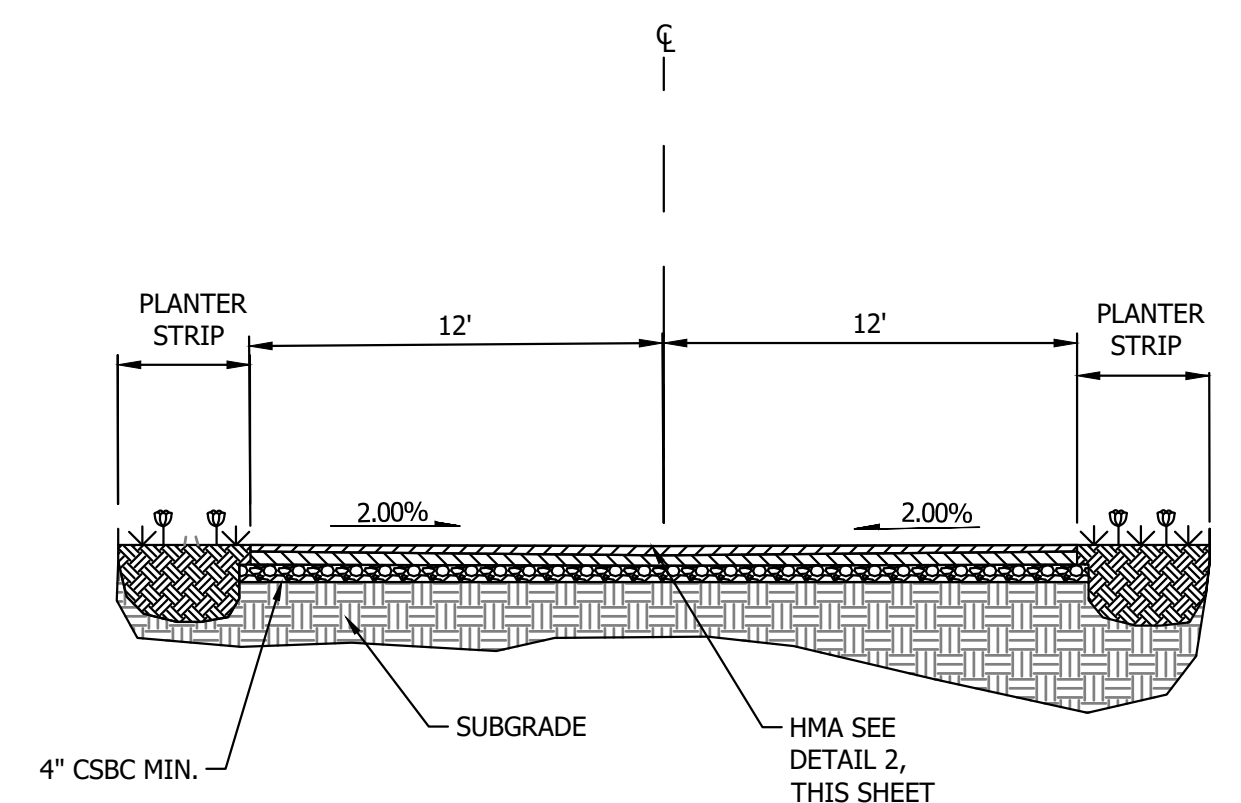
BASS PROP SHOPS WAREHOUSE - ACCESS CONNECTION
 A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,
 CITY OF PUYALLUP, WASHINGTON
OVERALL PLAN



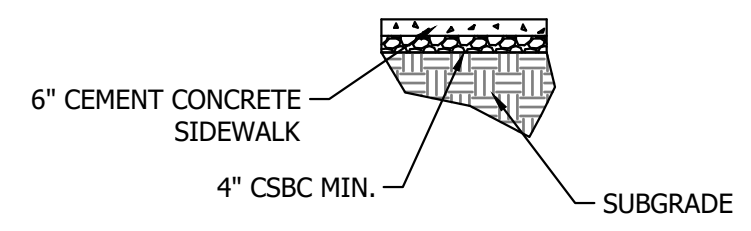
Original Comment: Add Existing Utilities to this sheet.
 Updated Comment: Most utilities were provided, however public utilities directly underneath the project's main scope of work has not been shown. There is a 16" Ductile Iron public water main and 4" sewer force main beneath the asphalt addition that is crucial to be verified and shown on the Civil plans to ensure they are protected and adequate cover is confirmed.

Aprx. SS FM location

Aprx. W location



A ACCESS CONNECTION CROSS-SECTION
NOT TO SCALE

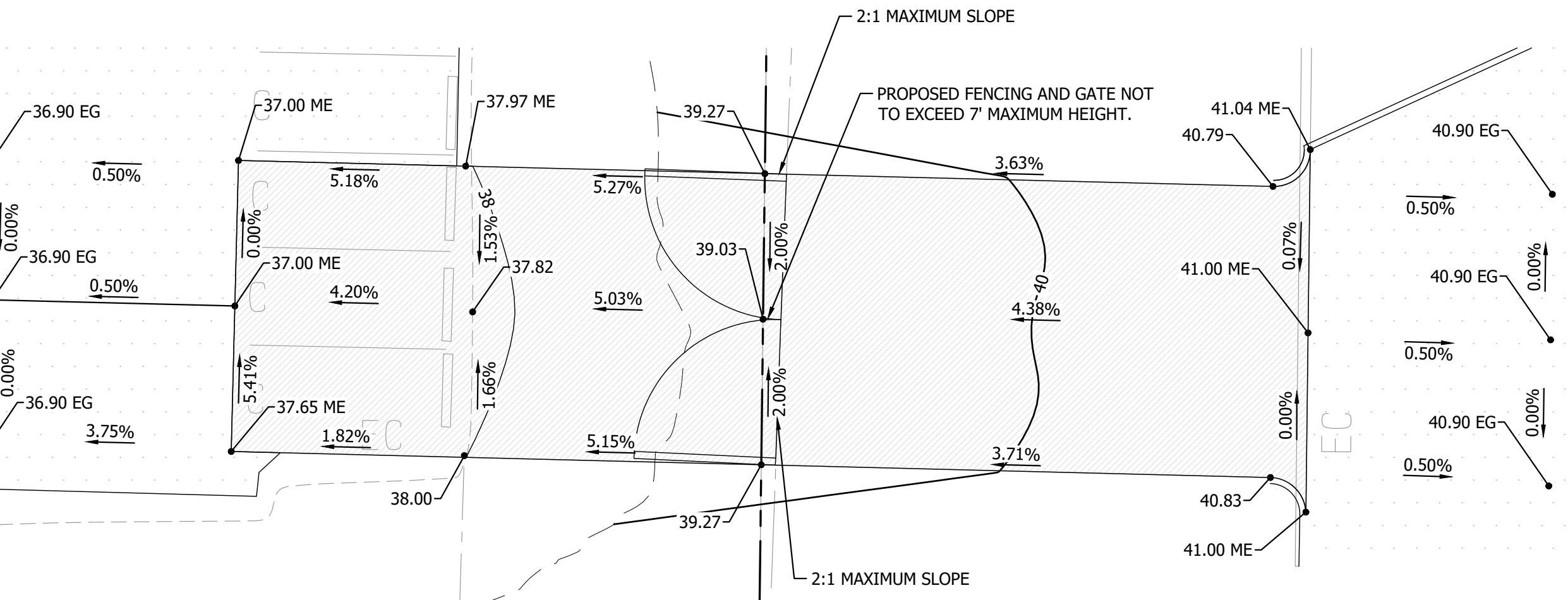


B CONCRETE CROSS-SECTION
NOT TO SCALE

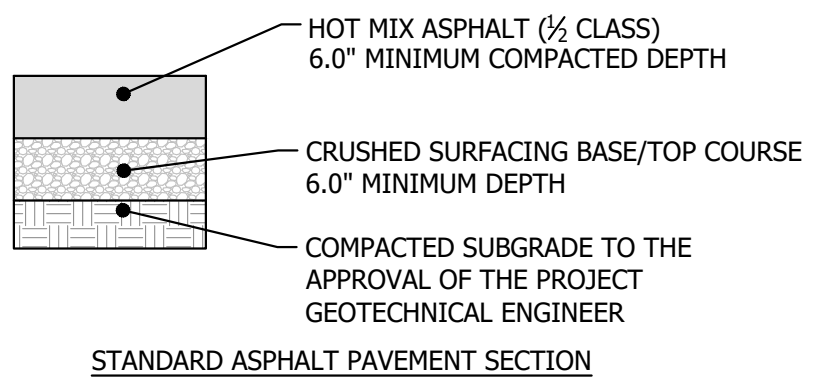
GRADING QUANTITIES

TOTAL CUT = 60 CU. YD.± **
 TOTAL FILL = 0.00 CU. YD.± **
 NET = 60.00 CU. YD.± (CUT)

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE TO THE EXISTING GROUND PROVIDED BY THE SURVEY. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS



1 ACCESS CONNECTION GRADING DETAIL
1 INCH = 10 FEET



2 PAVEMENT SECTION
NOT TO SCALE

ACRONYMS

- ME MATCH EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MP MID POINT
- FL FLOWLINE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- CL CENTERLINE
- ROW RIGHT OF WAY

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.

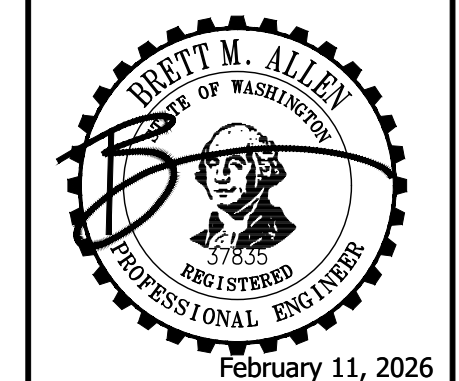
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 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: OVERALL PLAN	
CLIENT: DAVID GOUVION 2500 E KEARNEY ST SPRINGFIELD, MO 65898	PHONE: (417) 873-4368
DESIGNER: K. ROSE	ENGINEER: B. ALLEN
DRAWN: O. KROKHALEVA	S 16 T 20 N R 04 E WM
DATE: 2026.02.11	REVISED:
PROJECT: 25-026	DWG NAME: 25-026-C
SHEET	REV.
C4	△
4 OF 4	