

		LEGEND			
	EXISTING	PROPOSED		EXISTING	PROPOSED
CURB AND GUTTER			STORM LINE	SD	
BARRIER CURB			CATCH BASIN TYPE 1		-
CONCRETE		1	CATCH BASIN TYPE 2	$\square$	
ASPHALT			SANITARY SEWER LINE	ss ss	
PAINT STRIPING			SANITARY SEWER MANHOLE	$\bigcirc$	•
DIRECTIONAL ARROW			CLEANOUT (AS NOTED)	0	•
SAWCUT			POWER OVERHEAD	——Р (ОН)——	———Р(ОН)——
BOLLARD	0	•	POWER UNDERGROUND	————P (UG)———	———P(UG)——
SIGN	Ч	•	POWER METER		
BUILDING LINE			UTILITY POLE	-0-	-
CONTOURS	432		JUNCTION BOX (TYPE 1,2,3)		
WATER LINE	W	w	LUMINAIRE	$\leftarrow $	+
FIRE HYDRANT	Q	€	YARD LIGHT		☞□
WATER METER	Ħ		TELEPHONE	T(UG)	T
WATER VALVE	$\bowtie$	M	GAS	G	G
FIRE DEPARTMENT CONN.		<	GAS METER	O	
POST INDICATOR VALVE		$\mathbf{\Theta}$	GAS VALVE	⊠50	M
PEDESTRIAN ACCESS PATH		(++++\$)	PROPERTY LINE		
FENCE	x				

## SITE INFORMATION:

EXISTING PROJECT SITE SURFACE AREAS TOTAL SITE AREA:	52,078 SF (1.20 AC)
TOTAL IMPERVIOUS:	47,343 SF (1.087 AC)
PERVIOUS/LANDSCAPE AREA:	4,735 SF (0.1087 AC)
TOTAL IMPERVIOUS (ADJACENT PROP.):	956 SF (0.022 AC)
TOTAL IMPERVIOUS (R.O.W):	2,862 SF (0.066 AC)
PROPOSED PROJECT SITE SURFACE AREAS TOTAL SITE AREA:	52,078 SF (1.20 AC)
TOTAL SITE AREA:	52,078 SF (1.20 AC)
TOTAL SITE AREA: TOTAL IMPERVIOUS (ON-SITE):	52,078 SF (1.20 AC) 39,133 SF (0.903 AC) 12,945 SF (0.297 AC)

## ESTIMATED EARTHWORK QUANTITIES:

### CUT: 1,550 CY

CONSTRUCTION.

FILL: 1,800 CY AREA TO BE DISTURBED = 1.24 AC PER THE GEOTECHNICAL RECOMMENDATION ON-SITE SOILS CANNOT BE RE-USED. EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING



Know what's **below**. **Call** before you dig. Dial 811

## **PROJECT DATA**

LOCATION: 1402 S MERIDIAN PUYALLUP, WASHINGTON

PROPOSED LOT AREA: ±51,520 S.F. (1.18 AC)

### BUILDING SETBACKS:

FRONT YARD SETBACK:	12'
SIDE STREET SETBACK:	12'
SIDE YARD SETBACK:	0'
REAR YARD SETBACK:	0'

LANDSCAPING:

## OVERALL LANDSCAPING: 10% OF PAVED AREA

PARKING REQUIREMENTS:

NO. OF SPACES PROVIDED: 20 NO. OF ADA SPACES PROVIDED:

## **INDEX OF SHEETS:**

CIVIL: C1.0 C2.0 C2.1 C2.2 1 - 2 - C3.0	- - - AL1 AL	PREL SIGH TANK FIRE TA–NS TA–NS PREL	T D ER TRI SPS SPS	ISTAN PATH JCK LAN LAN
C3.0 C4.0			• •	

## SURVEY INFORMATION:

### HORIZONTAL DATUM - BASIS OF BEARINGS: BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARINGS IS N 00°33'46" E BETWEEN THE FOUND 2" BRASS DISK AT THE INTERSECTION OF S. MERIDIAN ST. & 15TH AVE SW AND THE FOUND 2" IRON PIPE W/TACK IN MONUMENT CASE AT THE INTERSECTION OS S. MERIDIAN ST. & THE ON/OFF RAMP TO SR 512.

VERTICAL DATUM VERTICAL DATUM FOR THIS SURVEY IS NAVD88 ESTABLISHED FROM WSDOT MONUMENT ID NO. 247. ELEVATION = 80.449' (NAVD88) LOT AREA

52,078± SF (1.20± AC)

#### ADDRESS 1402 S. MERIDIAN, PUYALLUP, WA 98371

TAX PARCEL NUMBER 773000-028-1 & 773000-028-8: TITLE PARCEL A 773000-003-1 & 773000-002-1: TITLE PARCEL B

**REFERENCE SURVEYS:** 

PLAT OF SOURWINE'S ACRE LOTS - VOL 8 PLATS, PAGE 10 (1905) PIERCE COUNTY SHORT PLAT - AFN 8706010381 (1987) WSDOT SR 512 96TH ST TO JCT. SR 167, DATED MAY 23, 1968

DATE OF SURVEY: THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 22, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2022.

## FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD 7, 2017. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

#### ZONING INFORMATION: (A ZONING REPORT WAS NOT FURNISHED FOR THIS SITE)

LEGAL DESCRIPTION (PER ABOVE REFERENCED TITLE REPORT)

PARCEL A: (773000-028-1 & 773000-028-8) LOT 1 AND THE NORTH 15 FEET OF THE EAST 178.33 FEET OF "COMMON ACCESS TRACT A", OF PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NO. 77-315, RECORDS OF PIERCE COUNTY WASHINGTON, FORMERLY BEING DESCRIBED AS THE NORTH 161.5 FEET OF THE WEST 178.33 FEET OF THE EAST 188.33 FEET 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385.

PARCEL A1: RIGHTS TO USE THAT PORTION OF THE WITHIN DESCRIBED PROPERTY LYING WITHIN COMMON ACCESS TRACT "A" OF SIDE SHORT PLAT, FOR INGRESS, EGRESS, AND INSTALLATION AND MAINTENANCE OF UTILITIES, AS SET FORTH AND DELINEATED ON PIERCE COUNTY SHORT PLAT NO. 77-315 EXCEPT ANY PORTION LYING WITHIN PARCEL A ABOVE PARCEL A2:

AND 2792268. PARCEL B: (773000-003-1 & 773000-002-1)

LOT 2, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; JUNCTION SR-167;

NO. 9206040385. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

## PRELIMINARY SITE PLAN

## ARCO ampm PUYALLUP SEC. 33, TWN. 20 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY

## APPLICANT/DEVELOPER

BP FUELS, NA P.O. BOX 696049 SAN ANTONIO, TX 78269-9931 CONTACT: RANDALL ARNOLD

PERIMETER LANDSCAPING: SETBACK WIDTH OR 12 FEET, WHICHEVER LESS

NO. OF SPACES REQUIRED: 1 SPACE PER 300 SQUARE FEET 4,501/300 = 15

### **ENGINEER/SURVEYOR** BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVE. SOUTH KENT, WA 98032 TEL: (425) 251-6222 FAX: (425) 251-8782 CONTACT: CHRIS JENSEN, P.E./BRIAN GILLOOLY, P.L.S.

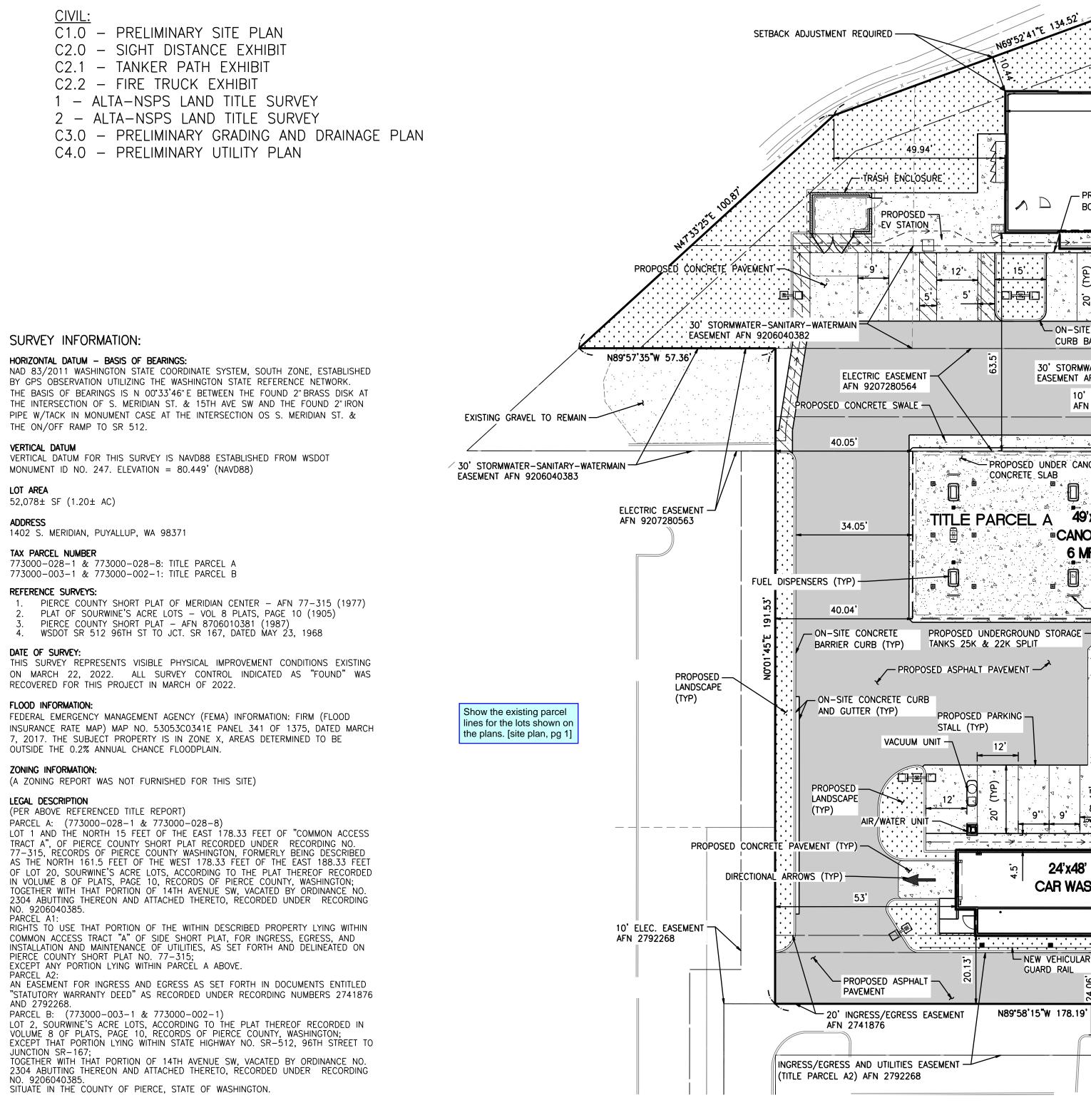
## ARCHITECT

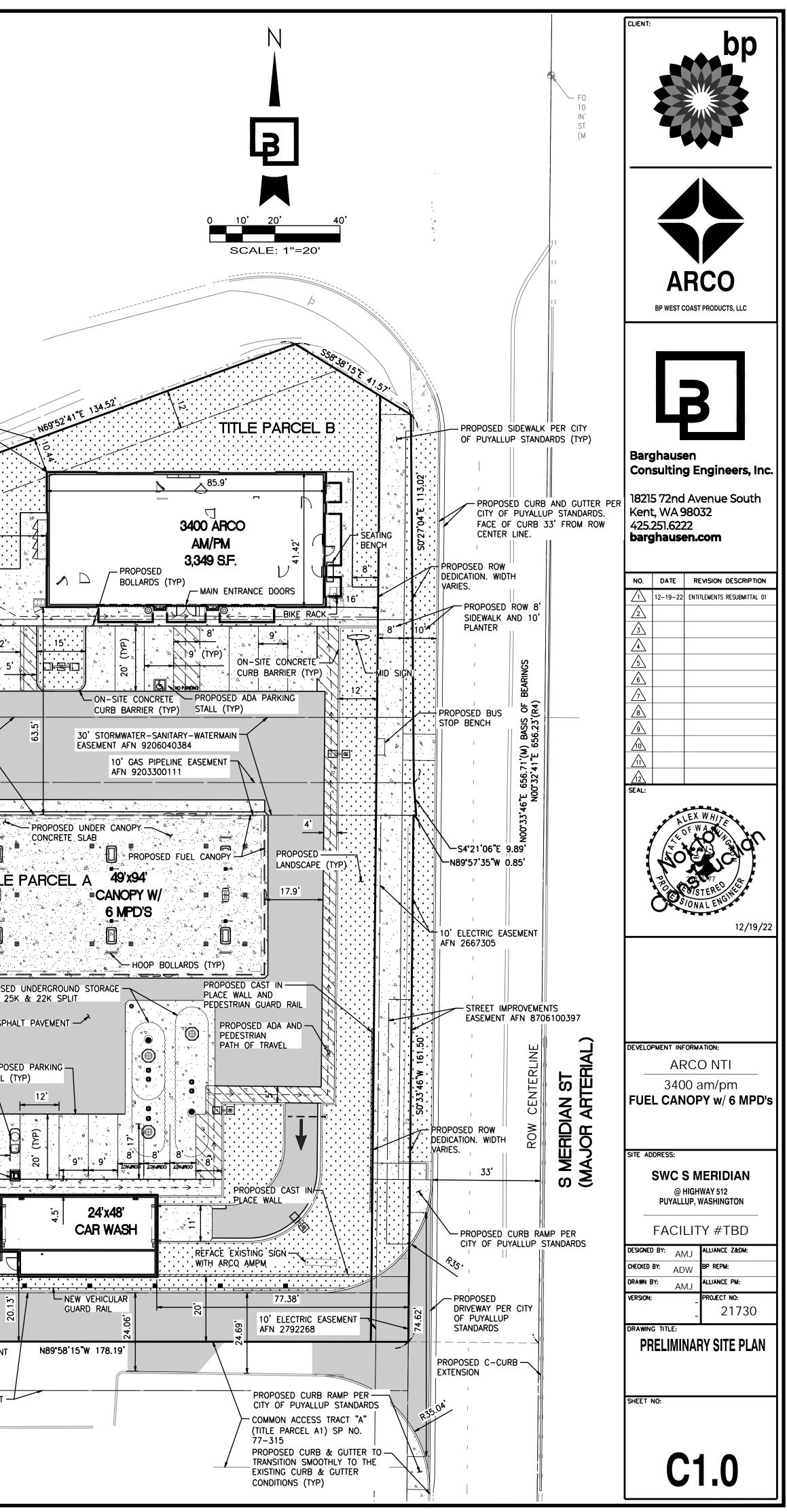
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. SOUTH KENT, WA 98032 TEL: (425) 251-6222 FAX: (425) 251-8782 CONTACT: DAN GOALWIN

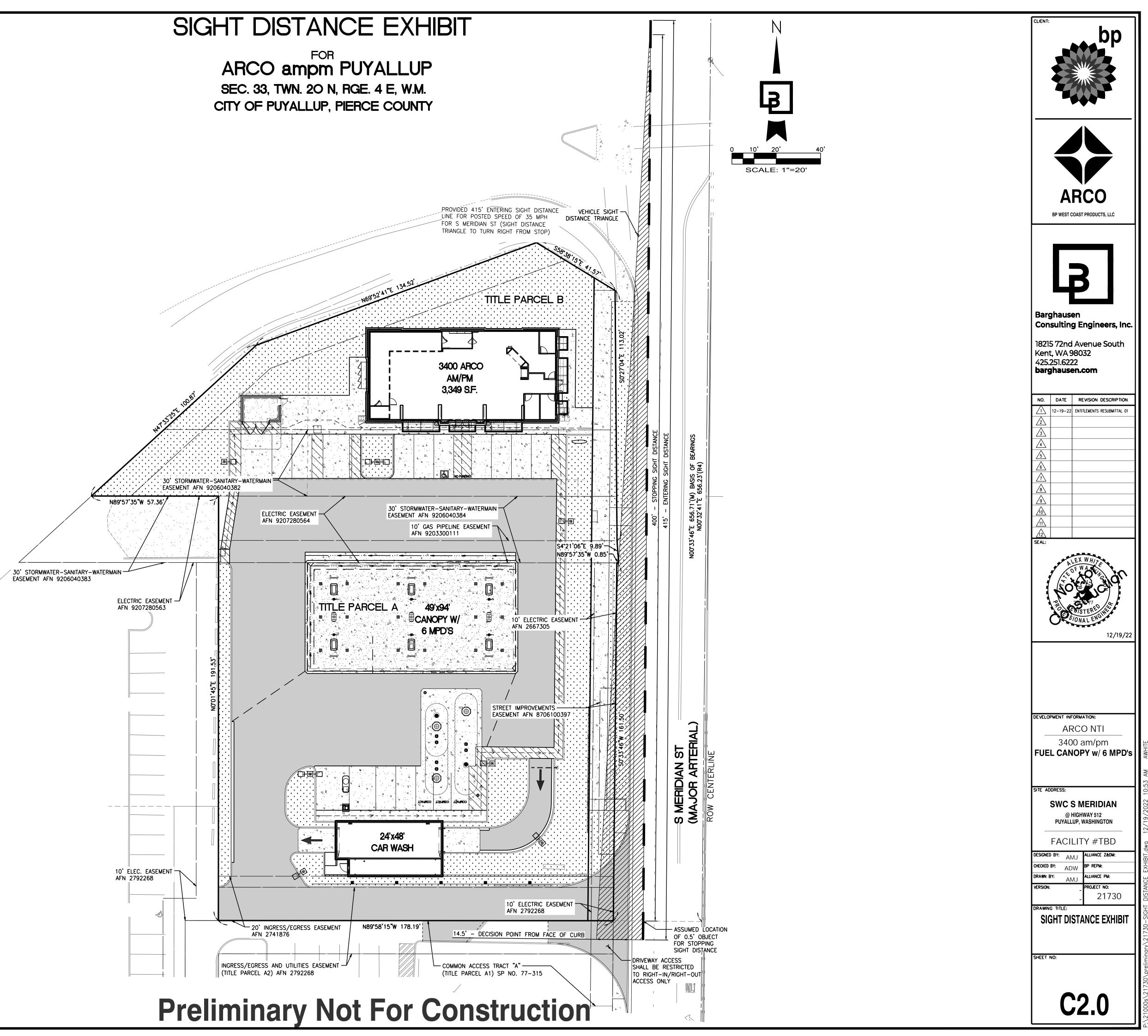
## LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. SOUTH KENT, WA 98032 TEL: (425) 251-6222 FAX: (425) 251-8782 CONTACT: JEFF VARLEY, R.L.A.

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### VEHICLE SIGHT DISTANCE NOTE:

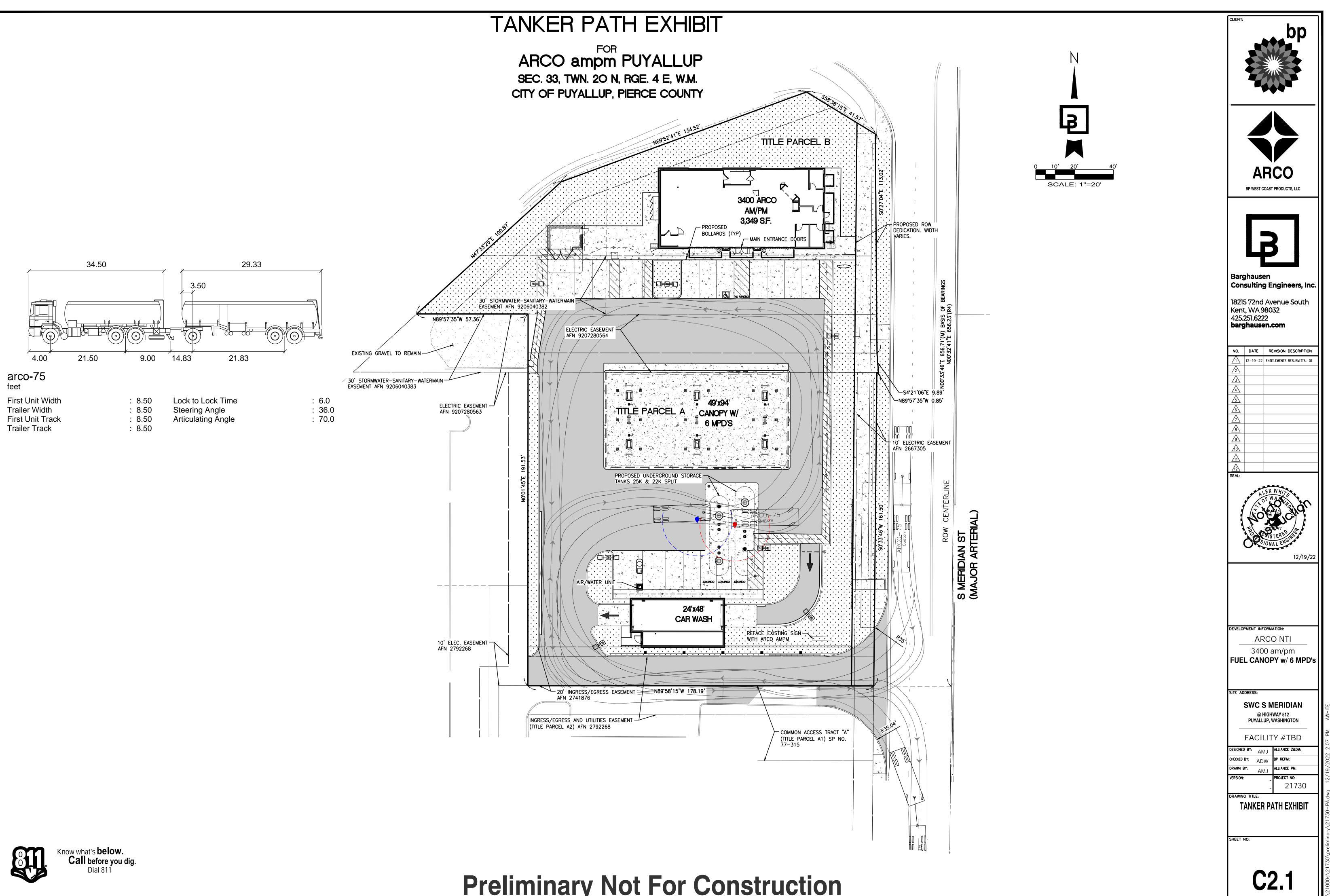
TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016) WAS REFERENCED TO EVALUATE AND DETERMINE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE.

POSTED SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 35 MPH DESIGN SPEED ON S MERIDIAN ST (MAJOR ARTERIAL): 45 MPH PER TABLE 100-2 OF THE CITY OF PUYALLUP ROADWAY DESIGN STANDARDS (LAST REVISED 01/2016), THE ENTERING SIGHT DISTANCE AND STOPPING SIGHT DISTANCE FOR THE MODIFIED DRIVEWAY IS 415' AND THE STOPPING SIGHT DISTANCE IS 400'.

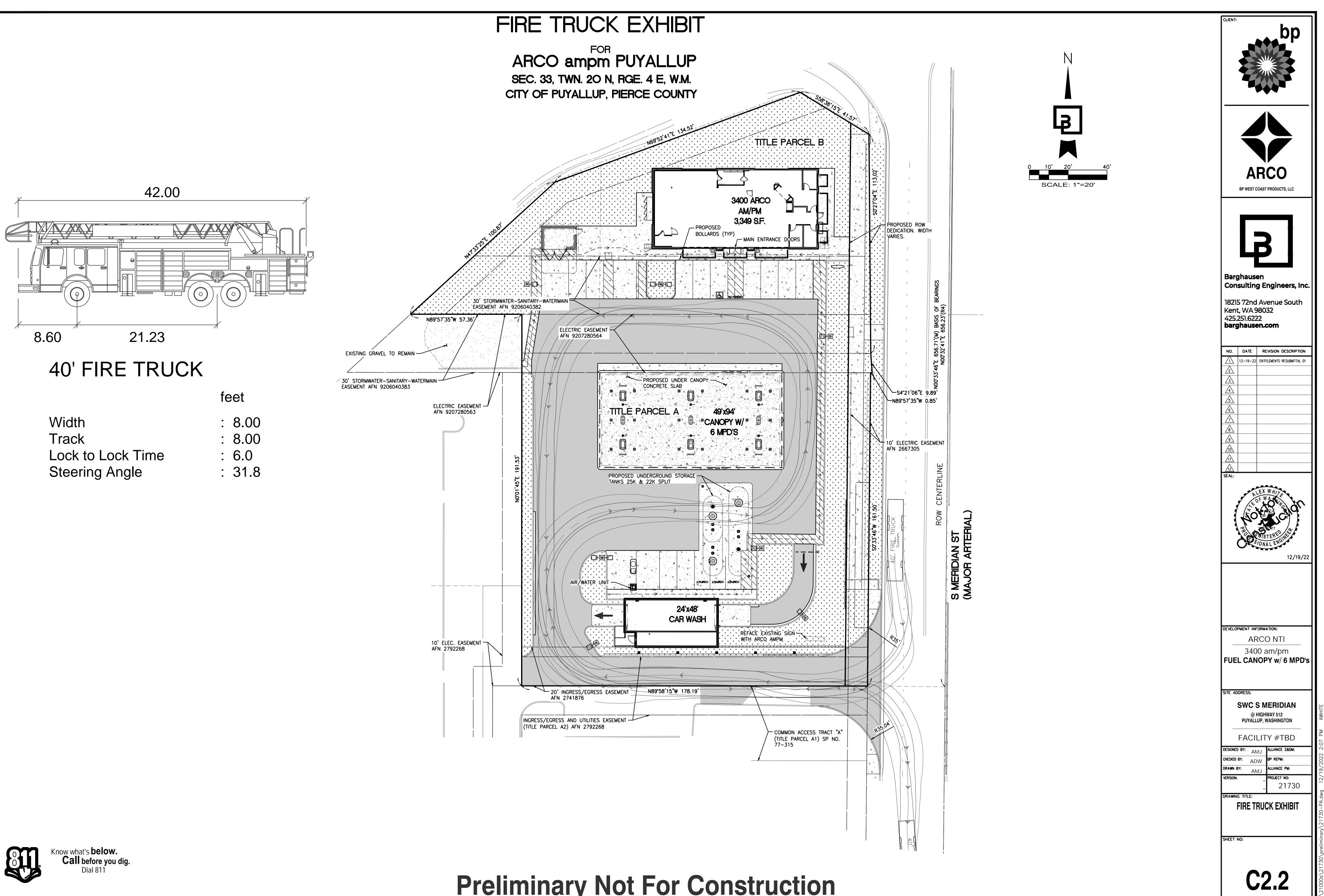
THE DECISION POINT DISTANCE OF 14.5' FROM FACE OF CURB WAS USED TO EVALUATE THE ENTERING AND STOPPING SIGHT DISTANCES.



Know what's **below**. Call before you dig. Dial 811

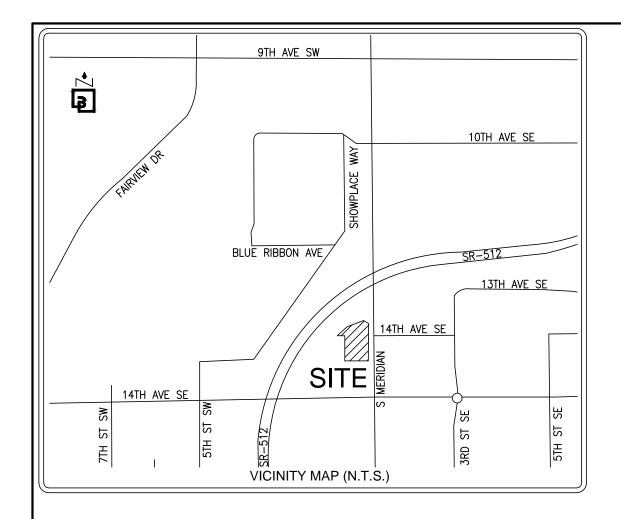






Width	•	8.00
Track	•	8.00
Lock to Lock Time	•	6.0
Steering Angle	•	31.8





### SURVEY INFORMATION:

HORIZONTAL DATUM - BASIS OF BEARINGS: NAD 83/2011 WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARINGS IS N 00°33'46" E BETWEEN THE FOUND 2" BRASS DISK AT THE INTERSECTION OF S. MERIDIAN ST. & 15TH AVE SW AND THE FOUND 2" IRON PIPE W/TACK IN MONUMENT CASE AT THE INTERSECTION OS S. MERIDIAN ST. & THE ON/OFF RAMP TO SR 512.

VERTICAL DATUM VERTICAL DATUM FOR THIS SURVEY IS NAVD88 ESTABLISHED FROM WSDOT MONUMENT ID NO. 247. ELEVATION = 80.449' (NAVD88)

LOT AREA  $52,078 \pm SF (1.20 \pm AC)$ 

ADDRESS 1402 S. MERIDIAN, PUYALLUP, WA 98371

### TAX PARCEL NUMBER

773000-028-1 & 773000-028-8: TITLE PARCEL A 773000-003-1 & 773000-002-1: TITLE PARCEL B REFERENCE SURVEYS:

PIERCE COUNTY SHORT PLAT OF MERIDIAN CENTER – AFN 77–315 (1977) PLAT OF SOURWINE'S ACRE LOTS - VOL 8 PLATS, PAGE 10 (1905) PIERCE COUNTY SHORT PLAT – AFN 8706010381 (1987) WSDOT SR 512 96TH ST TO JCT. SR 167, DATED MAY 23, 1968

### DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 22, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2022.

#### FLOOD INFORMATION:

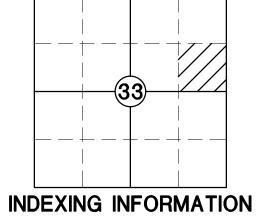
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53053C0341E PANEL 341 OF 1375, DATED MARCH 7, 2017. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### ZONING INFORMATION:

(A ZONING REPORT WAS NOT FURNISHED FOR THIS SITE) SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE ABOVE REFERENCED TITLE REPORT UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEÈRING DESIGN.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS EVIDENCE OF PHYSICAL ACCESS TO PUBLIC RIGHT-OF-WAY.





N.T.S.

## ALTA/NSPS LAND TITLE SURVEY

• THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES

• THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS

• THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.

• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE • THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.

### TITLE INFORMATION:

### TITLE COMMITMENT:

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 21000200719, DATED JULY 29, 2021 AT 8:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

(PER ABOVE REFERENCED TITLE REPORT) PARCEL A: (773000-028-1 & 773000-028-8)

LOT 1 AND THE NORTH 15 FEET OF THE EAST 178.33 FEET OF "COMMON ACCESS" TRACT A", OF PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NO. 77-315, RECORDS OF PIERCE COUNTY WASHINGTON, FORMERLY BEING DESCRIBED AS THE NORTH 161.5 FEET OF THE WEST 178.33 FEET OF THE EAST 188.33 FEET OF LOT 20, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF 14TH AVENUE SW, VACATED BY ORDINANCE NO. 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385.

PARCEL A1: RIGHTS TO USE THAT PORTION OF THE WITHIN DESCRIBED PROPERTY LYING WITHIN COMMON ACCESS TRACT "A" OF SIDE SHORT PLAT, FOR INGRESS, EGRESS, AND INSTALLATION AND MAINTENANCE OF UTILITIES, AS SET FORTH AND DELINEATED ON PIERCE COUNTY SHORT PLAT NO. 77-315;

EXCEPT ANY PORTION LYING WITHIN PARCEL A ABOVE. PARCEL A2

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENTS ENTITLED "STATUTORY WARRANTY DEED" AS RECORDED UNDER RECORDING NUMBERS 2741876 AND 2792268. PARCEL B: (773000-003-1 & 773000-002-1)

LOT 2, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY NO. SR-512, 96TH STREET TO JUNCTION SR-167;

TOGETHER WITH THAT PORTION OF 14TH AVENUE SW, VACATED BY ORDINANCE NO. 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

(PER ABOVE REFERENCED TITLE REPORT) ITEMS 1 THOUGH 18 ARE NOT SURVEY RELATED.

19. TEMPORARY RIGHT, PERMIT, LICENSE AND EASEMENT TO USE AND OCCUPY A PORTION OF SAID LOT 20 FOR THE PURPOSE OF CONSTRUCTING HIGHWAY SLOPES AND OPERATING ALL NECESSARY MACHINERY AND EQUIPMENT THEREON AT ANY AND ALL TIMES UNTIL COMPLETION OF CONSTRUCTION FOR STATE RAD NO. 512 AS APPROPRIATED BY THE STATE OF WASHINGTON IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 198127. AFTER COMPLETION OF CONSTRUCTION, ALL RIGHTS OF EASEMENT SHALL BE EXTINGUISHED. AFFECTS PARCEL A

(BLANKET IN NATURE)(POTENTIALLY EXTINGUISHED)

20. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON: RECORDED: NOVEMBER 19, 1966 RECORDING NO .: 2321816

AFFFCTS: PARCEL A (APPLIES TO OFFSITE ADJACENT PROPERTY)

21. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON: OCTOBER 20, 1975 RECORDED:

2632004 RECORDING NO .: AFFECTS: PARCEL B

(BLANKET IN NATURE)

22. EASEMENT A	ND THE TERMS AND CONDITIONS THEREOF:	
GRANTEE:	PUGET SOUND POWER AND LIGHT COMPANY	
PURPOSE:	ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM	
AFFECTS:	EAST 10 FEET OF PARCEL A AND INCLUDES OTHER	

EAST 10 FEET OF PARCEL A AND INCLUDES OTHER PROPERTY MAY 26, 1976

RECORDING NO .: (PLOTTED HEREON)

**RECORDED:** 

23. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY

2667305

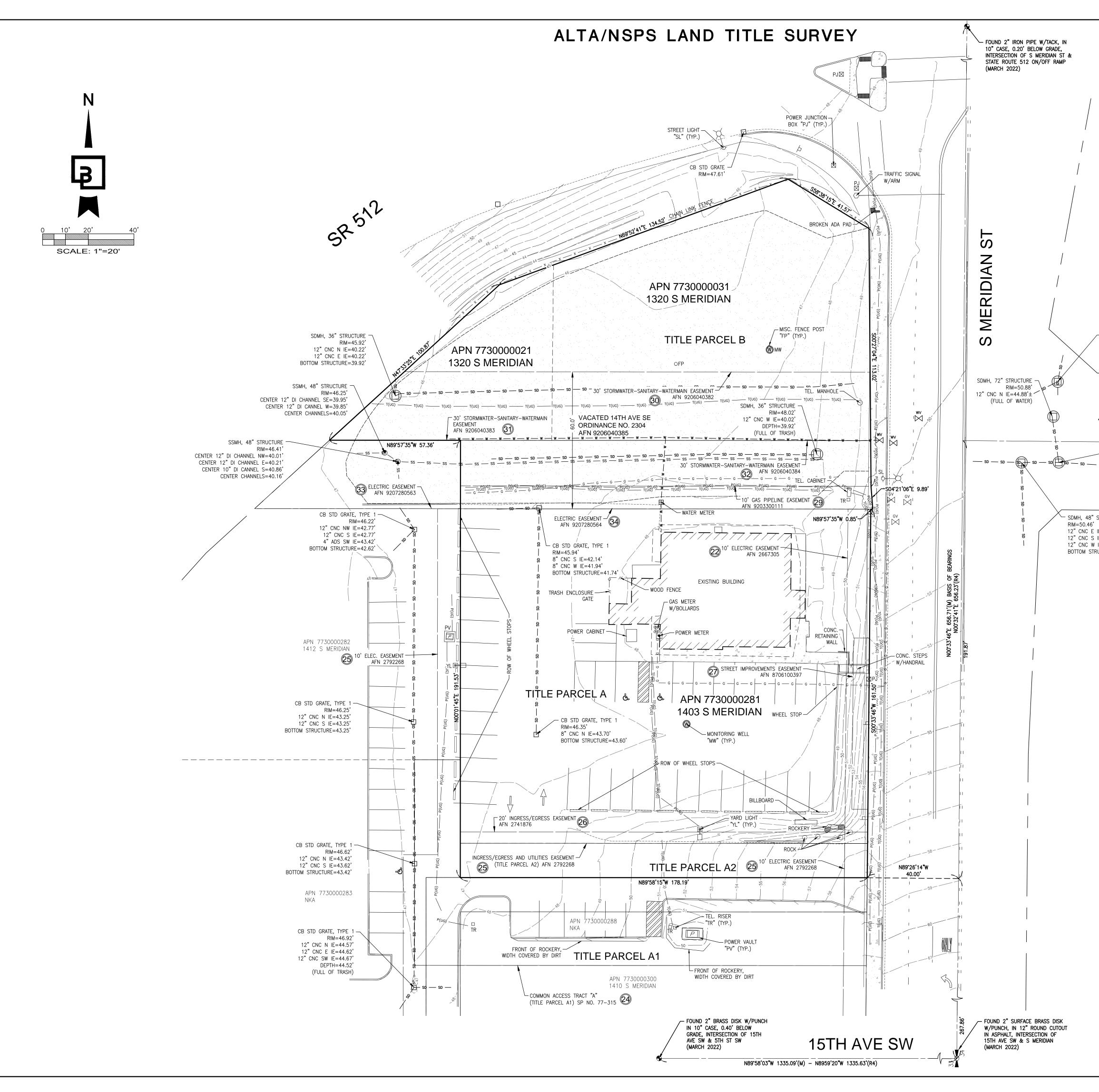
ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PURPOSE: AFFECTS: PORTION OF PARCEL A AND INCLUDES OTHER PROPERTY RECORDED: MAY 26, 1976 RECORDING NO .: 2667306

(BLANKET IN NATURE)

24. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PI AT RECORDED: MAY 25, 1977 RECORDING NO.: 77-315

(PLOTTED HEREON)(COMMON ACCESS TRACT "A")

25. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: INGRESS, EDRESS AND UTILITIES	. Revision	A/NSPS LAND TITLE SURVEY THE SE1/4, OF THE NE1/4 OF SEC. 33, TWP. 20 N., RGE 4 E., W. M. FY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE
AFFECTS: PORTION OF TRACT A LYING WITHIN PARCEL A RECORDED: JANUARY 16, 1958 RECORDING NO.: 2792268 (PLOTTED HEREON)	Ckd. Appr.	
26. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:       –         PURPOSE:       INGRESS AND EGRESS         AFFECTS:       TRACT A OF SHORT PLAT 77–315         RECORDED:       JUNE 8, 1977         RECORDING NO.:       2741876	By	AL
(PLOTTED HEREON)         27. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PURPOSE: CITY OF PUYALLUP PURPOSE: CONSTRUCTING, INSTALLING, REPAIRING AND MAINTAINING STREET IMPROVEMENTS ACCORDING TO THE PLAN ENTITLED "SOUTH MERIDIAN STREET IMPROVEMENTS"         AFFECTS: RECORDED: RECORDED: B706100397	No. Date	Ţţ
(PLOTTED HEREON) 28. MUTUAL MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: MAY 17, 1991 RECORDING NO.: 9105170239 AFFECTS: PARCEL A		
(NOT SURVEY RELATED) 29. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: WASHINGTON NATURAL GAS PURPOSE: GAS PIPELINE OR PIPELINES AFFECTS: NORTHERLY PORTION OF PARCEL A RECORDED: MARCH 30, 1992 RECORDING NO.: 9203300111		S NA S
(PLOTTED HEREON) 30. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: CITY OF PUYALLUP PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES AFFECTS: SOUTH 30 FEET OF PARCEL B RECORDED: JUNE 4, 1992 RECORDING NO.: 9206040382 (PLOTTED HEREON)		BP FUEL
(PLOTTED HEREON) 31. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: CITY OF PUYALLUP PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES AFFECTS: NORTH 30 FEET OF PARCEL A RECORDED: JUNE 4, 1992 RECORDING NO.: 9206040383 (PLOTTED HEREON)		
(PLOTTED HEREON)(OFFSITE ADJACENT EASEMENT)         32. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:         GRANTEE:       CITY OF PUYALLUP         PURPOSE:       STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND         AFFECTS:       NORTH 30 FEET OF PARCEL A         RECORDED:       JUNE 4, 1992         RECORDING NO.:       9206040384		SOL HEN KARL AND WASH YO
(PLOTTED HEREON) 33. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS: PORTION OF PARCEL B RECORDED: JULY 28, 1992 RECORDING NO.: 9207280563 (PLOTTED HEREON)(OFFSITE ADJACENT EASEMENT)		PROVINCE CONTENTS
34. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS: PORTION OF PARCEL A RECORDED: JULY 28, 1992 RECORDING NO.: 9207280564 (PLOTTED HEREON)		Scale: Horizontal N/A Vertical
		Designed
		U E S
		Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com
SURVEYOR'S CERTIFICATION: TO: BP PRODUCTS NORTH AMERICA INC., A MARYLAND CORPORATION AND STEWART TITLE GUARANTY COMPANY		
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 22, 2022.		Job Number 21730 Sheet I of 2
MAMMA MATTHEW K. ABBAS, PLS WASHINGTON REGISTRATION NO. 20109892 MABBAS@BARGHAUSEN.COM		Job Number 21730 Sheet 1 of 2



TITLE SURVEY HE NE1/4 OF SEC. E 4 E., W. M. PIERCE COUNTY, K S LAND 4, OF TH N., RGE ō A/NSPS L A/NSPS L THE SE1/4, C `VP. 20 N., F PUYALLU 'ASHING G  $\checkmark$ ALTA PTN OF  $\overline{\mathbf{O}}$ SDMH, 48" STRUCTURE RIM=50.36' 12" CNC NE IE=41.76'± (LEANING ROD) 12" CNC S IE=41.96' 32" CNC SW IE=40.21 LEGEND (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP) 14TH AVE SE AZ SURVEY MONUMENT (AS NOTED) SECTION CORNER (AS NOTED) SET REBAR/CAP (LS#XXXXX) ഗ FOUND REBAR/CAP (AS NOTED) SDMH, 48" STRUCTURE RIM=50.99' SET 2"X2" HUB/TACK LINE STAKE CENTER 12" CNC CHANNEL N=43.19' MAG/WASHER OR LEAD/TACK (AS NOTED) CENTER 12" CNC CHANNEL E=43.29' BENCHMARK CENTER 12" CNC CHANNEL W=43.29' LUMINAIRE (LUM.) φ<u></u> CENTER CHANNELS=43.59' Ē YARD LIGHT m ORNAMENTAL LIGHT TRAFFIC SIGNAL LIGHTS POWER METER - SDMH, 48" STRUCTURE POWER POLE RIM=50.46' JUNCTION BOX (AS NOTED) 12" CNC E IE=42.66' TELEPHONE MANHOLE 12" CNC S IE=41.96' 12" CNC W IE=41.16' CATCH BASIN (CB) BOTTOM STRUCTURE=40.56' STORM MANHOLE (SDMH) SANITARY SEWER MANHOLE (SSMH) CLEANOUT (AS NOTED) GAS METER GAS VALVE WATER VALVE (WV) FAUCET ДM FIRE HYDRANT(FH) / CONNECTION(FDC) WATER MANHOLE WATER METER BLOW-OFF / AIRVAC •  $\odot$ MONITOR WELL SIGN IRRIGATION SPRINKLER DIRECTIONAL ARROW  $\rightarrow$ ADA PARKING **G**-CHAIN LINK FENCE \_\_\_\_ x \_\_\_\_ WOOD FENCE \_\_\_\_ // \_\_\_\_ \_\_\_\_ 🗆 \_\_\_\_ HOGWIRE FENCE SILT FENCE METAL/IRON FENCE  $--\diamond$ ----GUARD RAIL/CABLE FENCE 0 0 WATER LINE — w — w — GAS LINE — c — c — STEAM LINE \_\_\_\_T(XX)\_\_\_\_\_ TELEPHONE LINE (OH) OR (UG) AEF MKA —\_\_\_P(XX)—\_\_\_ POWER LINE (OH) OR (UG) \_\_\_\_\_ SD \_\_\_\_\_ STORM LINE \_\_\_\_\_ SS \_\_\_\_\_ SEWER LINE ROCKERY KEYSTONE WALL  $\odot$ DECIDUOUS TREE × CONIFEROUS TREE TREE DRIPLINE 2 CONCRETE GRAVEL/SAND (AS NOTED) ADA RAMP PAD DIRT Engin RIP RAP \_\_\_\_\_ ASPHALT BUILDING LINE 2 Barghausen Consulting | ABBREVIATIONS 98( 222 (R#) REFERENCE SURVEYS (OH) OVERHEAD ≤ 8 (UG) UNDERGROUND <u>کا < ح</u> (TYP) ഗ TYPICAL (C) CALCULATED ₩ 18 18 18 19 19

(M)

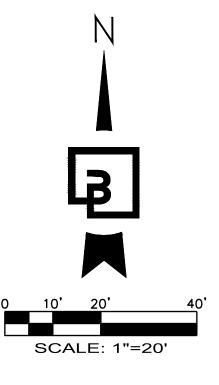
MEASURED

 $\sim$ 

21730

### GRADING I EGEND.

GRADING LI	
PROPOSED CONTOUR	30
EXISTING CONTOUR	30
PROPOSED GRADE BREAK	<u> </u>
PROPOSED RIDGE LINE	R <u>IDGE</u>
SWALE FLOWLINE	<b>_</b>
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	<u>30.01</u>
FLUSH ELEVATION	<u>30.01 FC</u>
MATCH EXISTING ELEVATION	<u>30.01± ME</u>
TOP OF PAVEMENT/TOP OF CURB	<u>30.01 TP</u> 30.51 TC
FLOW/GUTTER LINE/TOP OF CURB	<u>30.01 FL</u> 30.51 TC



## **GRADING NOTES:**

- 1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP OF CONCRETE SIDEWALK/CURB, ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, TPI = TOP OF ISLAND, FS = FINISH SURFACE)
- 2. FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
- 3. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
- RAISE AND ADJUST PROPOSED SANITARY SEWER CLEANOUTS LIDS TO FINAL GRADE AS NECESSARY. CLEANOUTS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
- 5. RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA STANDARDS.

The interior floor of trash enclosure shall be sloped towards a type I catch basir or equivalent and be plumbed to sanitary sewer Show this structure and connection. [site plan, pg 7]

The proposed catch basin is being placed within the pedestrian access route. Revise accordingly. [site plan, pg 7]

<u>46.98± ME</u>

<u>46.23± ME</u>

PROPOSED CONNECTION TO EXISTING -STORMWATER CONVEYANCE SYSTEM

EXISTING 10" SANITARY SEWER MAIN

4,591 SF AREA

DETENTION VAULT W/

5' LIVE STORAGE.

## WALL CALL NOTE:

WALL ELEVATIONS TW=TOP OF WALL

EXPOSED WALL HEIGHT BW=BOTTOM OF WALL AT EXPOSED FACE — (NOT TOP OF FOOTING)

NOTES: • ELEVATIONS SHOWN OF THE TOP AND BOTTOM OF WALL ARE AT THE EXPOSED FACE OF THE WALL, AND DO NOT INCLUDE HEIGHT OF THE WALL FOUNDATION.

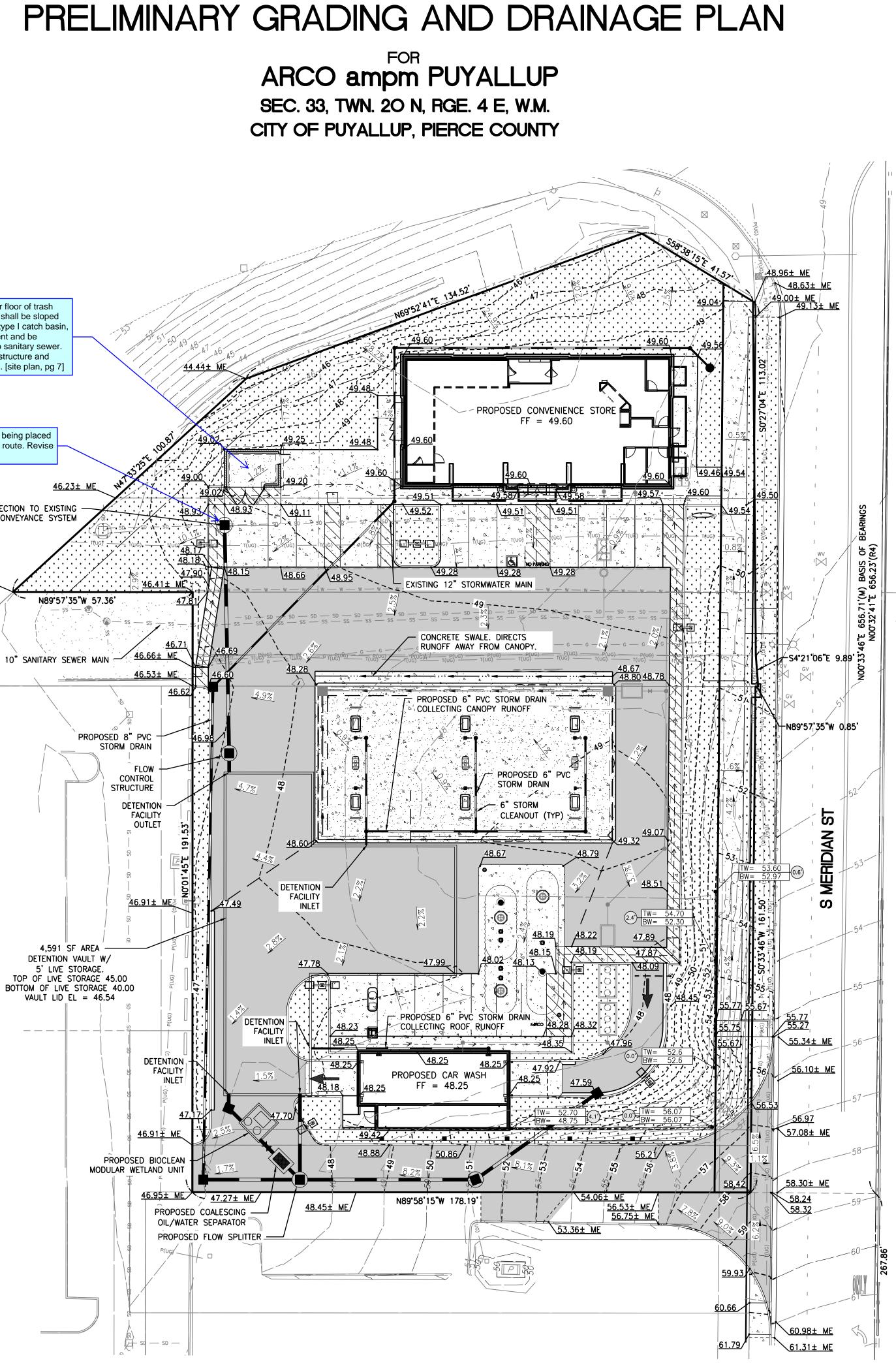
 CONTRACTOR TO VERIFY WALL ELEVATIONS INSTALLED BY OTHERS

## **ACCESSIBLE PATH OF TRAVEL NOTE:**

WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 44" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING; COMPLYING WITH ADA STANDARDS, SECTION 406.8.



Know what's **below.** Call before you dig. Dial 811



CLIENT:
ARCO BP WEST COAST PRODUCTS, LLC
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South Kent, WA 98032 425.251.6222 <b>barghausen.com</b>
NO.DATEREVISION DESCRIPTION $1$ 12-19-22ENTITLEMENTS RESUBMITTAL 01 $2$ $3$ $ 3$ $  4$ $  5$ $ -$
$ \begin{array}{c c} \hline & & \\ \hline & & \\ \hline \hline & \\ \hline \hline \hline \hline \\ \hline \hline \hline \\ \hline \hline \hline \hline \hline \\ \hline \hline$
SEAL:
DEVELOPMENT INFORMATION:
ARCO NTI 3400 am/pm FUEL CANOPY w/ 6 MPD's
SITE ADDRESS: SWC S MERIDIAN @ HIGHWAY 512 PUYALLUP, WASHINGTON FACILITY #TBD DESIGNED BY: ANL ALLIANCE Z&DM:
CHECKED BY: ADW BP REPM: DRAWN BY: AMJ ALLIANCE PM: VERSION: _ PROJECT NO: _ 21730 DRAWING TITLE: PRELIMINARY GRADING
AND DRAINAGE PLAN
<b>C3.0</b>

The city requires grease interceptors for projects proposing to discharge greater than 100mg/L of fats/oils and grease. The grease interceptor shall be designed in accordance with 14.06.031 and the Uniform Plumbing Code. Revise the grease trap. [site plan, pg 8]

## **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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING 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 NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

## SEC. 33, TWN. 20 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY

