

# PRELIMINARY SITE PLAN

## 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  
PERIMETER LANDSCAPING: SETBACK WIDTH OR 12 FEET, WHICHEVER LESS

PARKING REQUIREMENTS:

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

NO. OF SPACES PROVIDED: 20

NO. OF ADA SPACES PROVIDED: 1

## INDEX OF SHEETS:

- CIVIL:**
- C1.0 - PRELIMINARY SITE PLAN
  - C2.0 - SIGHT DISTANCE EXHIBIT
  - C2.1 - TANKER PATH EXHIBIT
  - C2.2 - FIRE TRUCK EXHIBIT
  - 1 - ALTA-NSPS LAND TITLE SURVEY
  - 2 - ALTA-NSPS LAND TITLE SURVEY
  - 3.0 - PRELIMINARY GRADING AND DRAINAGE PLAN
  - C4.0 - PRELIMINARY UTILITY PLAN

## 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 0°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:**

- PIERCE COUNTY SHORT PLAT OF MERIDIAN CENTER - AFN 77-315 (1977)
- PLAT OF SOURINNE'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)

**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 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 2, SOURINNE'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, SOURINNE'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.

## FOR 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

## ENGINEER/SURVEYOR

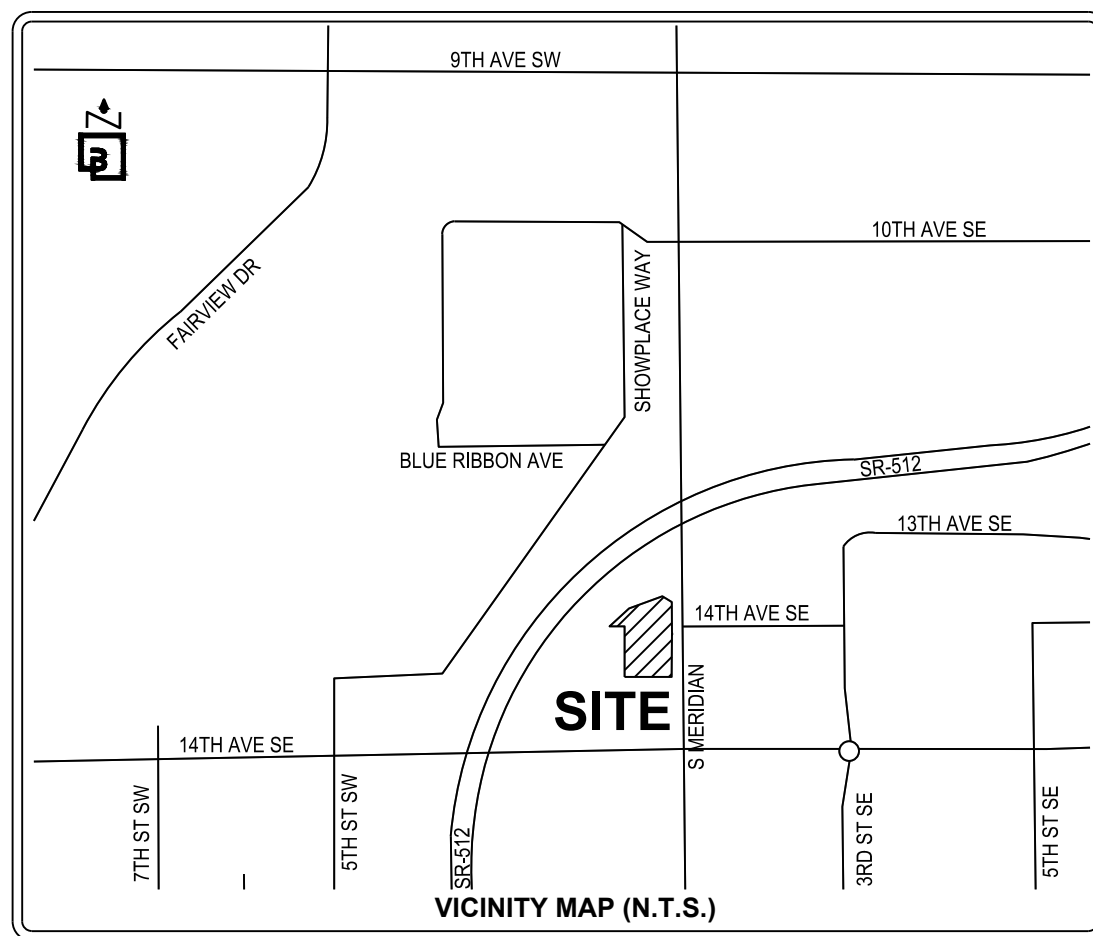
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
FAX: (425) 251-8782  
CONTACT: CHRIS JENSEN, P.E./BRIAN GILLOOLY, P.L.S.

## 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.



LEGEND			
EXISTING	PROPOSED	EXISTING	PROPOSED
CURB AND GUTTER		STORM LINE	
BARRIER CURB		CATCH BASIN TYPE 1	
CONCRETE		CATCH BASIN TYPE 2	
ASPHALT		SANITARY SEWER LINE	
PAINT STRIPING		SANITARY SEWER MANHOLE	
DIRECTIONAL ARROW		CLEANOUT (AS NOTED)	
SAWCUT		POWER OVERHEAD	
BOLLARD		POWER UNDERGROUND	
SIGN		POWER METER	
BUILDING LINE		UTILITY POLE	
CONTOURS		JUNCTION BOX (TYPE 1,2,3)	
WATER LINE		LUMINAIRE	
FIRE HYDRANT		YARD LIGHT	
WATER METER		TELEPHONE	
WATER VALVE		GAS	
FIRE DEPARTMENT CONN.		GAS METER	
POST INDICATOR VALVE		GAS VALVE	
PEDESTRIAN ACCESS PATH		PROPERTY LINE	
FENCE			

## 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 IMPERVIOUS (ON-SITE):	39,133 SF (0.903 AC)
PERVIOUS/LANDSCAPE AREA:	12,945 SF (0.297 AC)
TOTAL IMPERVIOUS (ADJACENT PROP.):	956 SF (0.022 AC)
TOTAL IMPERVIOUS (R.O.W.):	2,862 SF (0.066 AC)

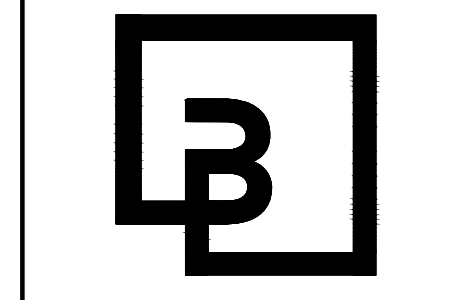
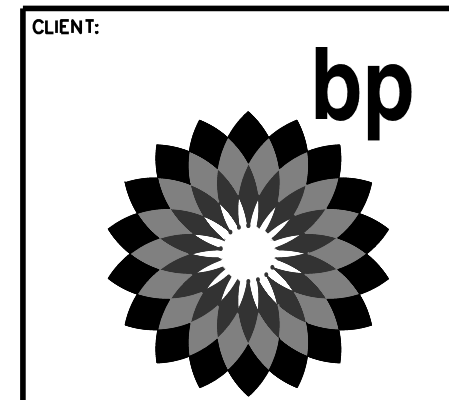
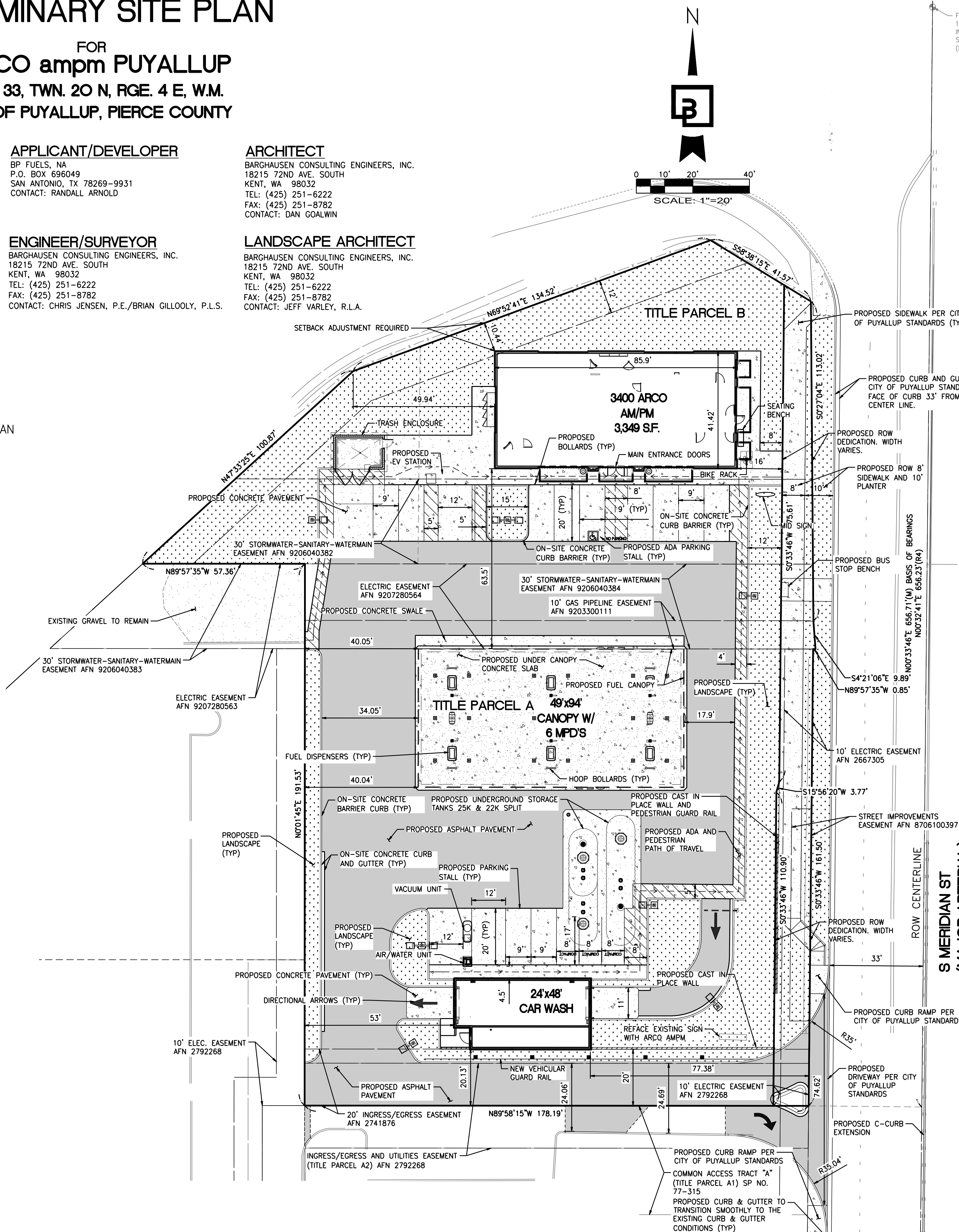
## ESTIMATED EARTHWORK QUANTITIES:

CUT: 1,550 CY  
FILL: 1,800 CY  
AREA TO BE DISTURBED = 124 AC

PER THE GEOTECHNICAL RECOMMENDATION ON-SITE SOILS CANNOT BE RE-USED. EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

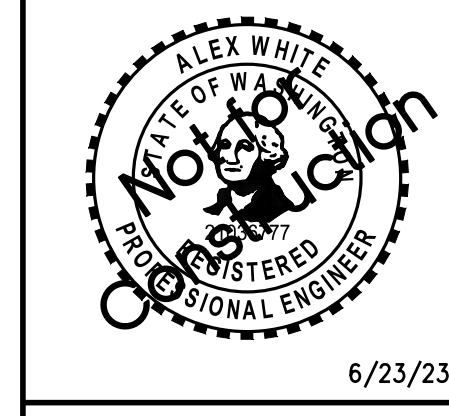


Know what's below.  
Call before you dig.  
Dial 811



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

NO.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01
2	3-9-23	ENTITLEMENTS RESUBMITAL 02
3	6-23-23	ENTITLEMENTS RESUBMITAL 03



**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: AMJ  
CHECKED BY: ADW  
DRAWN BY: AMJ  
VERSION: 1  
PROJECT NO.: 21730

**DRAWING TITLE:**

PRELIMINARY SITE PLAN

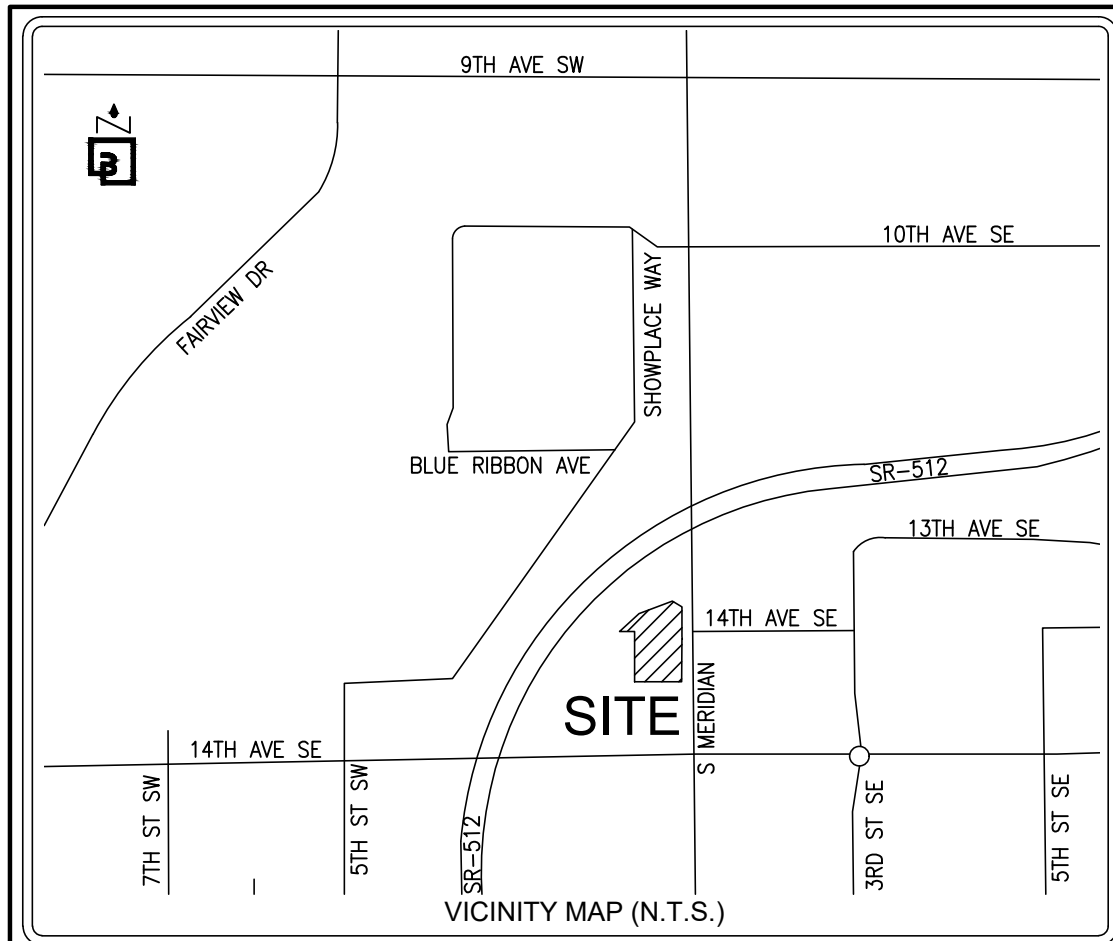
**SHEET NO.:**

C1.0

Preliminary Not For Construction

P:\21000s\21730\preliminary\21730-P\dwg 6/23/2023 11:23 AM AWHITE

# ALTA/NSPS LAND TITLE SURVEY



## 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± SF (1.20± AC)

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

### REFERENCE SURVEYS:

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- 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. 5305300341E 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.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES 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 (I.E. 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.
- THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- 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 ENGINEERING 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.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
- THERE IS EVIDENCE OF PHYSICAL ACCESS TO PUBLIC RIGHT-OF-WAY.

## 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 THROUGH 18 ARE NOT SURVEY RELATED.

- 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 ROAD 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)**
- RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON:  
 GRANTEE: CITY OF PUYALLUP  
 PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES NORTH 30 FEET OF PARCEL A  
 AFFECTS: PARCEL A  
 RECORDED: NOVEMBER 19, 1966  
 RECORDING NO.: 2321816  
 AFFECTS: PARCEL A  
**(APPLIES TO OFFSITE ADJACENT PROPERTY)**
- RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON:  
 GRANTEE: CITY OF PUYALLUP  
 PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES NORTH 30 FEET OF PARCEL A  
 AFFECTS: PARCEL A  
 RECORDED: OCTOBER 20, 1975  
 RECORDING NO.: 2632004  
 AFFECTS: PARCEL B  
**(BLANKET IN NATURE)**
- EASEMENT AND 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 PROPERTY  
 RECORDED: MAY 26, 1976  
 RECORDING NO.: 2667305  
**(PLOTTED HEREON)**
- 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 AND INCLUDES OTHER PROPERTY  
 RECORDED: MAY 26, 1976  
 RECORDING NO.: 2667306  
**(BLANKET IN NATURE)**
- COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT:  
 RECORDED: MAY 25, 1977  
 RECORDING NO.: 77-315  
**(PLOTTED HEREON)(COMMON ACCESS TRACT "A")**

25. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 AFFECTS: PORTION OF TRACT A LYING WITHIN PARCEL A  
 RECORDED: JANUARY 16, 1958  
 RECORDING NO.: 2792268  
**(PLOTTED HEREON)**

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  
**(PLOTTED HEREON)**

27. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: CITY OF PUYALLUP  
 PURPOSE: CONSTRUCTING, INSTALLING, REPAIRING AND MAINTAINING STREET IMPROVEMENTS ACCORDING TO THE PLAN ENTITLED "SOUTH MERIDIAN STREET IMPROVEMENTS"  
 AFFECTS: PARCEL A  
 RECORDED: JUNE 10, 1987  
 RECORDING NO.: 8706100397  
**(PLOTTED HEREON)**

28. MUTUAL MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 RECORDED: MAY 17, 1991  
 AFFECTS: 9105170239  
 RECORDING NO.: 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  
**(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)**

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)(OFFSITE ADJACENT EASEMENT)**

32. 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.: 9206040384  
**(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)**

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)**

## SURVEYOR'S CERTIFICATION:

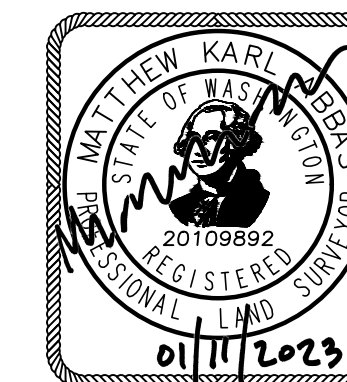
TO: BP PRODUCTS NORTH AMERICA INC., A MARYLAND CORPORATION AND STEWART TITLE GUARANTY COMPANY

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.

DATE OF PLAT OR MAP: JANUARY 11, 2023.

MATTHEW K. ABBAS, PLS  
 WASHINGTON REGISTRATION NO. 20109892  
 MABBAS@BARGHAUSEN.COM

DATE



No. \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Ckd. \_\_\_\_\_ Appr. \_\_\_\_\_ Revision \_\_\_\_\_

Title:

ALTA/NSPS LAND TITLE SURVEY

For:

Scale:

Horizontal N/A  
 Vertical

Designed \_\_\_\_\_  
 Drawn \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Date 01/11/23

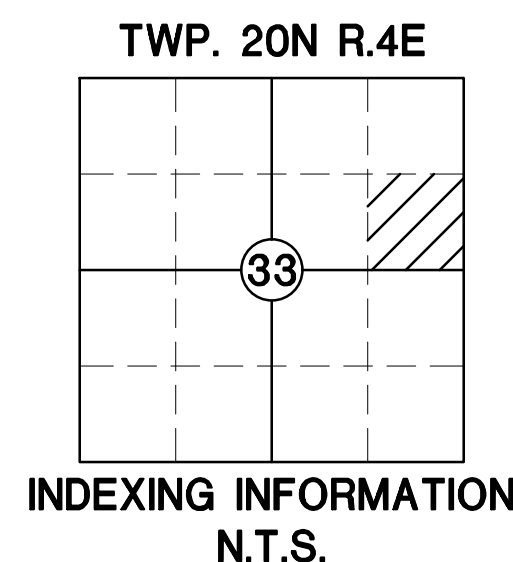
Barghausen Consulting Engineers, Inc.  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
 barghausen.com



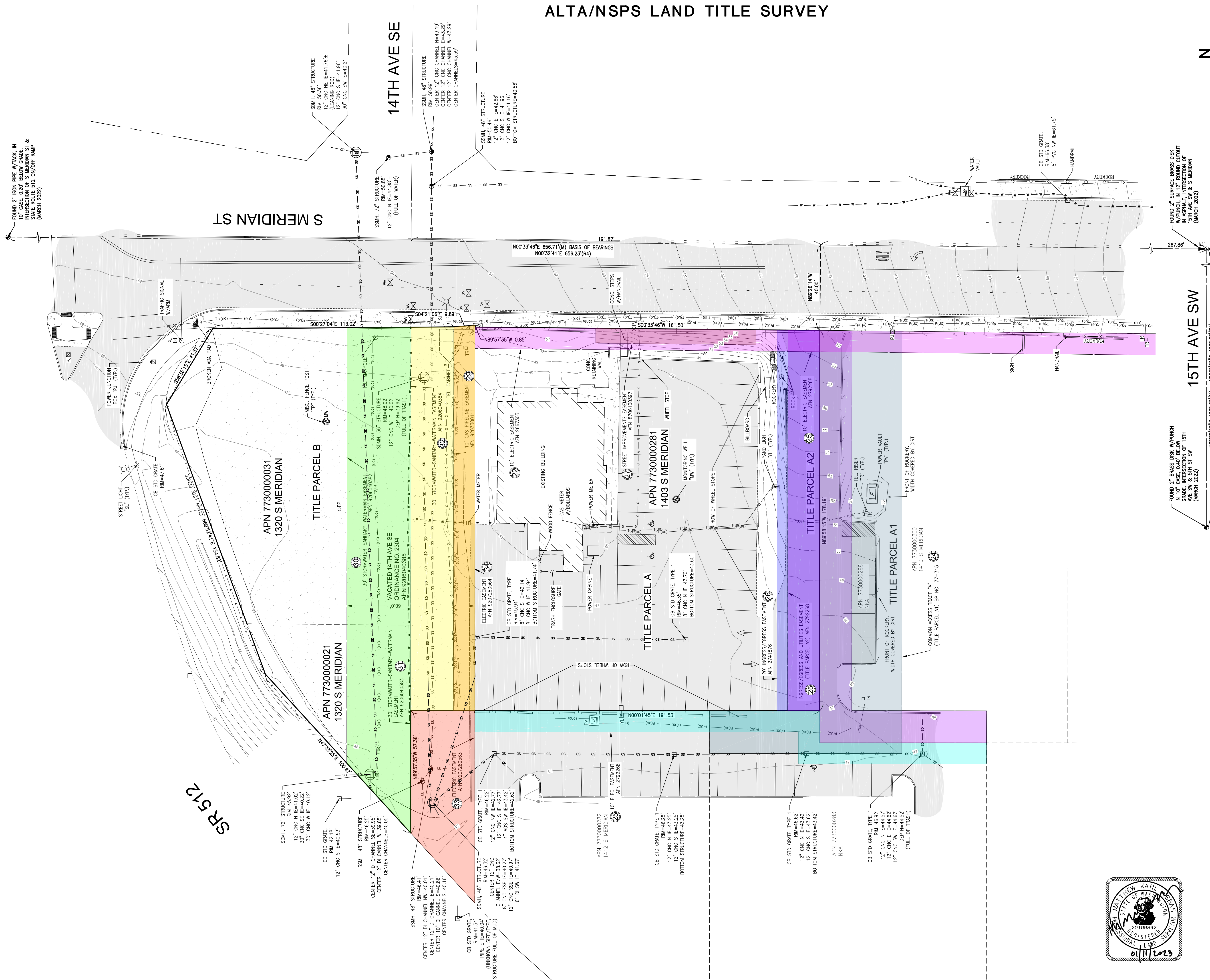
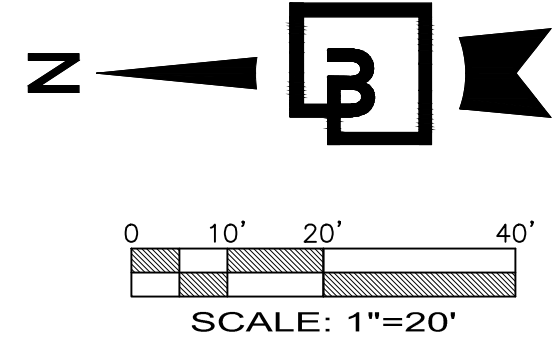
Job Number 21730

Sheet

1 of 2



# ALTA/NSPS LAND TITLE SURVEY



## LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
  - SECTION CORNER (AS NOTED)
  - SET REBAR/CAP (LSP/XXXXX)
  - FOUND REBAR/CAP (AS NOTED)
  - SET 2"x2" HUB/TACK LINE STAKE
  - MAG/MASHER OR LEAD/TACK (AS NOTED)
  - BENCHMARK
  - LUMINAIRE (LUM.)
  - YARD LIGHT
  - ORNAMENTAL LIGHT
  - TRAFFIC SIGNAL LIGHTS
  - POWER METER
  - POWER POLE
  - JUNCTION BOX (AS NOTED)
  - TELEPHONE MANHOLE
  - CATCH BASIN (CB)
  - STORM MANHOLE (SMH)
  - SANITARY SEWER MANHOLE (SSMH)
  - CLEANOUT (AS NOTED)
  - GAS METER
  - GAS VALVE
  - WATER VALVE (WV)
  - FAUCET
  - FIRE HYDRANT(FH) / CONNECTION(FDC)
  - WATER MANHOLE
  - WATER METER
  - BLOW-OFF / AIRVAC
  - MONITOR WELL
  - SIGN
  - IRRIGATION SPRINKLER
  - DIRECTIONAL ARROW
  - ADA PARKING
  - CHAIN LINK FENCE
  - WOOD FENCE
  - HOGWIRE FENCE
  - SILT FENCE
  - METAL/IRON FENCE
  - GUARD RAIL/CABLE FENCE
  - WATER LINE
  - GAS LINE
  - STEAM LINE
  - TELEPHONE LINE (OH) OR (UG)
  - POWER LINE (OH) OR (UG)
  - STORM LINE
  - SEWER LINE
  - ROCKERY
  - KEYSTONE WALL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE DRIPLINE
  - CONCRETE
  - GRAVEL/SAND (AS NOTED)
  - ADA RAMP PAD
  - DIRT
  - RIP RAP
  - ASPHALT
  - BUILDING LINE
- ABBREVIATIONS**
- (#) REFERENCE SURVEYS
  - (OH) OVERHEAD
  - (UG) UNDERGROUND
  - (TYP) TYPICAL
  - (C) CALCULATED
  - (M) MEASURED

Job Number  
**21730**

Sheet  
**2** of **2**

Scale:  
Horizontal  
1"=20'  
Vertical

Designed  
Drawn  
Checked  
Approved  
Date

01/11/23

For:  
**BP FUELS NA**

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

Title:  
**ALTA/NSPS LAND TITLE SURVEY**  
PTN OF THE SE1/4, OF THE NE1/4 OF SEC. 33,  
TWP. 20 N., RGE 4 E., W. M.  
CITY OF PUYALLUP, PIERCE COUNTY,  
WASHINGTON STATE

Revision

No.	Date	By	Ckd.	Appr.



SR 512



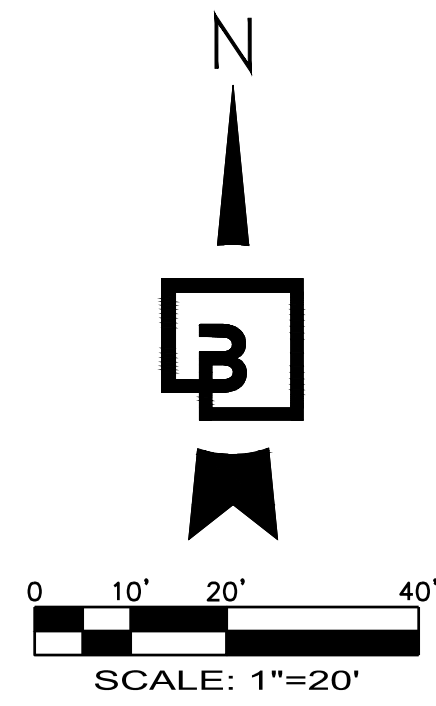




# PRELIMINARY GRADING AND DRAINAGE PLAN

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

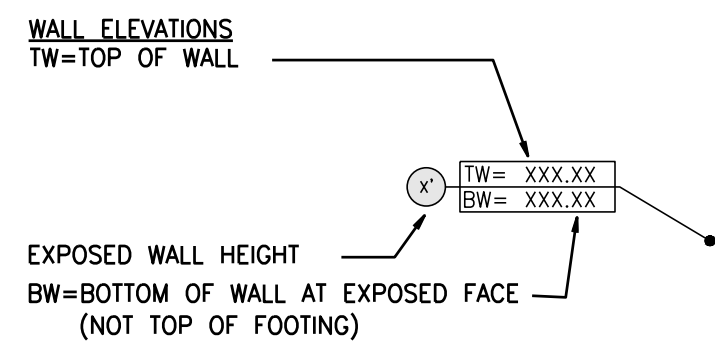
GRADING LEGEND:	
PROPOSED CONTOUR	----- 30 -----
EXISTING CONTOUR	----- 30 -----
PROPOSED GRADE BREAK	----- GB -----
PROPOSED RIDGE LINE	----- RIDGE -----
SWALE FLOWLINE	-----
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	30.01
FLUSH ELEVATION	30.01 FC
MATCH EXISTING ELEVATION	30.01± ME
TOP OF PAVEMENT/TOP OF CURB	30.01 TP 30.51 TC
FLOW/GUTTER LINE/TOP OF CURB	30.01 FL 30.51 TC



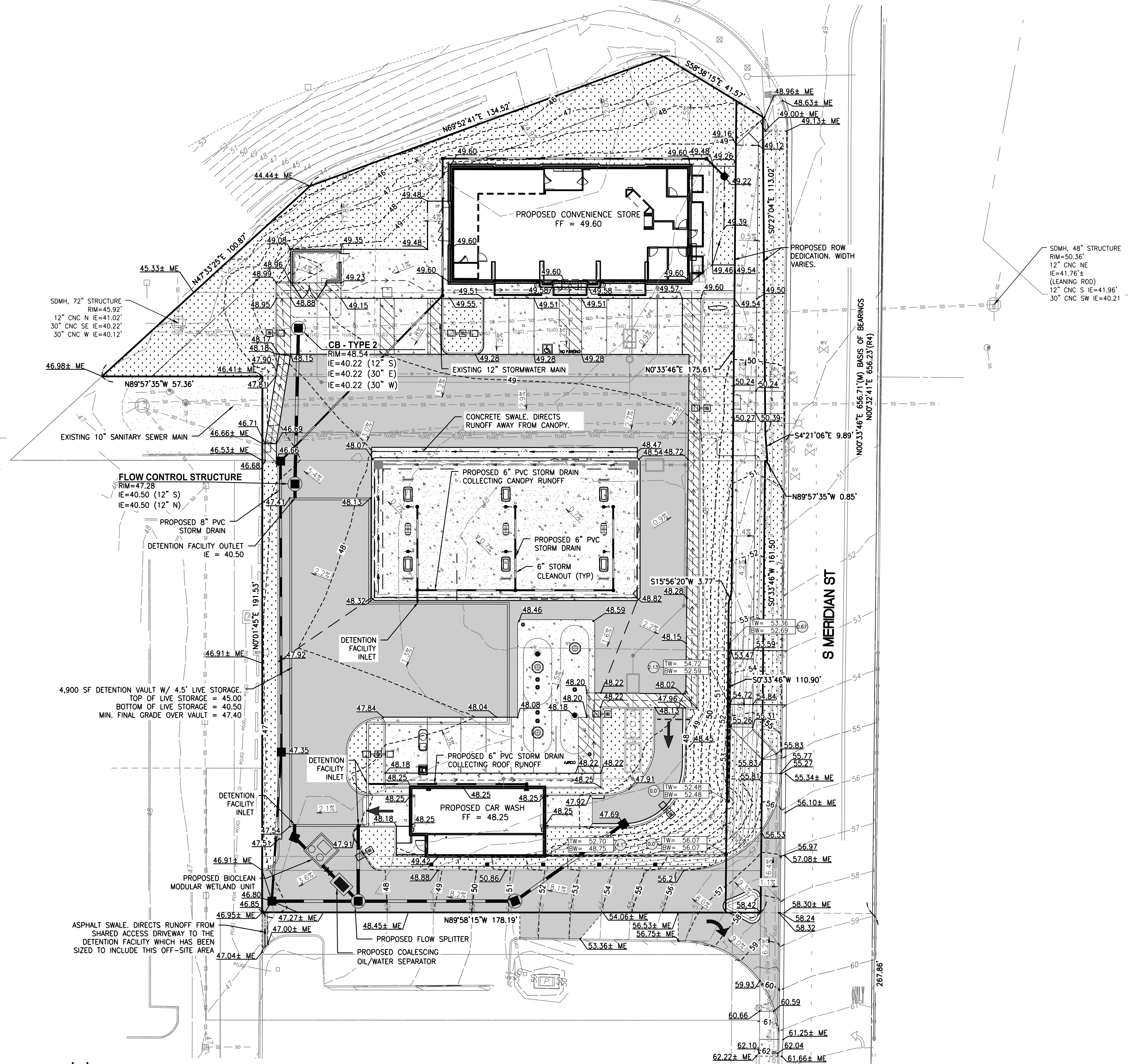
### GRADING NOTES:

- 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)
- FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
- 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.
- 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.

### WALL CALL NOTE:



- 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



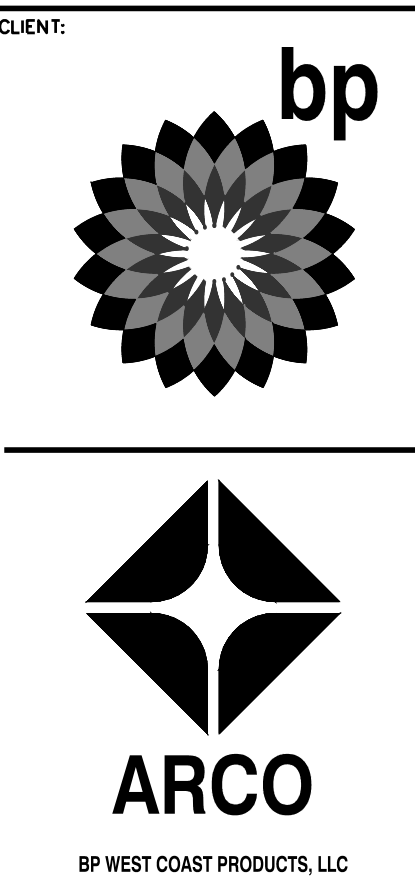
### ACCESSIBLE PATH OF TRAVEL NOTE:

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 ADJAINS 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.



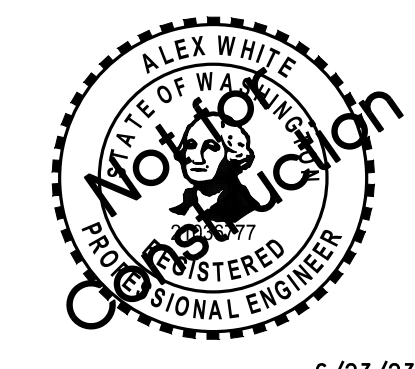
Know what's below.  
 Call before you dig.  
 Dial 811

## Preliminary Not For Construction



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

NO.	DATE	REVISION DESCRIPTION
1	12-19-22	ENTITLEMENTS RESUBMITAL 01
2	3-9-23	ENTITLEMENTS RESUBMITAL 02
3	6-23-23	ENTITLEMENTS RESUBMITAL 03



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: AMJ ALLIANCE 2800:  
 CHECKED BY: ADW BP REPM:  
 DRAWN BY: AMJ ALLIANCE PM:  
 VERSION: PROJECT NO:  
 21730

DRAWING TITLE:  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

SHEET NO:

# C3.0

P:\21000s\21730\preliminary\21730-FGM.dwg 6/23/2023 11:23 AM AWHITE

