





SOUTH HILL BUSINESS AND TECHNOLOGY CENTER  
BINDING SITE PLAN PLBSP20230028

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington

SPECIAL EXCEPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 230472--TC DATED JULY 25, 2023)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752879  
AFFECTS: A PORTION OF SAID PREMISES  
SAID EASEMENT WAS MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NO. 2407599 AND 2487221. (SHOWN)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752880  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752881  
AFFECTS: PORTION OF SAID PREMISES  
SAID EASEMENT WAS MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NO(S) 2433908 AND 2562573. (SHOWN)

4. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: PIERCE COUNTY  
RECORDING DATE: OCTOBER 30, 1964 RECORDING NO.: 2077107 (AFFECTED AREA ADJACENT TO ORIGINAL 30' WIDE R/W FOR 39TH AVE. S.E.)

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: OCTOBER 10, 1968 RECORDING NO.: 2262387 (CONDITIONAL OFFSITE WATER LINE EASEMENT. NOT VERIFIED TO HAVE BEEN CONSTRUCTED PER DOCUMENT)

6. CONCOMITANT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JUNE 26, 1981 RECORDING NO.: 8106260306  
REGARDING: MITIGATION OF ENVIRONMENTAL IMPACTS RELATED TO THE DEVELOPMENT OF SAID PREMISES

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF PUYALLUP, A MUNICIPAL CORPORATION  
PURPOSE: CONSTRUCTING AND MAINTAINING UNDERGROUND UTILITIES  
RECORDING DATE: DECEMBER 1, 1982 RECORDING NO.: 8212010250  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN)

8. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: THE CITY OF PUYALLUP, A MUNICIPAL CORPORATION  
RECORDING DATE: FEBRUARY 28, 1985 RECORDING NO.: 8502280219 (SLOPES ADJACENT TO ADDITIONAL R/W TAKE ALONG 39TH AVE. S.E., NOT PLOTTABLE)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF PUYALLUP, A MUNICIPAL CORPORATION  
PURPOSE: CONSTRUCTING AND MAINTAINING HIGHWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT  
RECORDING DATE: FEBRUARY 28, 1985 RECORDING NO.: 8502280220  
AFFECTS: A SOUTHERLY PORTION OF SAID PREMISES (SHOWN)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND ENLARGE GUY WIRES AND ANCHORS TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
RECORDING DATE: APRIL 22, 1985 RECORDING NO.: 8504220043  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN ELECTRICAL DISTRIBUTION SUBSTATION TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
RECORDING DATE: JANUARY 15, 1988 RECORDING NO.: 8801150187  
AFFECTS: A PORTION OF SAID PREMISES  
SAID EASEMENT IS A CORRECTION OF EASEMENT RECORDED UNDER RECORDING NO. 8207080063. (SHOWN)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS, TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
RECORDING DATE: OCTOBER 22, 1997 RECORDING NO.: 9710220463  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WILLIAMS COMMUNICATIONS, INC., A DELAWARE CORPORATION  
PURPOSE: UNDERGROUND COMMUNICATIONS SYSTEMS AND APPURTENANCES THERETO  
RECORDING DATE: APRIL 3, 2000 RECORDING NO.: 200004030110  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN, AFFECTS PIPELINE STRIP)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY  
RECORDING DATE: SEPTEMBER 29, 2009 RECORDING NO.: 200909290651  
AFFECTS: A PORTION OF SAID PREMISES (SHOWN)

15. STORMWATER MANAGEMENT/BMP FACILITIES AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: BCC PUYALLUP, LLC AND: CITY OF PUYALLUP  
RECORDING DATE: JANUARY 21, 2010 RECORDING NO.: 201001210587 (ALLOWS CITY ACCESS)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS  
RECORDING DATE: MARCH 18, 2011 RECORDING NO.: 201103180520  
AFFECTS: A PORTION OF SAID PREMISES AS DESCRIBED AND DELINEATED IN DOCUMENT  
NOTE: SAID EASEMENT ALSO IS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE REVISION. (SHOWN)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY  
RECORDING DATE: FEBRUARY 22, 2012 RECORDING NO.: 201202220299  
AFFECTS: A PORTION OF SAID PREMISES AS DESCRIBED AND DELINEATED IN DOCUMENT  
NOTE: SAID EASEMENT ALSO IS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE REVISION. (SHOWN)

18. ROAD AND SIGNAGE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: BCC PUYALLUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND: GROUP HEALTH COOPERATIVE  
RECORDING DATE: AUGUST 30, 2013 RECORDING NO.: 201308300562

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF PUYALLUP, A MUNICIPAL CORPORATION PURPOSE: UTILITIES  
RECORDING DATE: NOVEMBER 30, 2016 RECORDING NO.: 201611300412  
AFFECTS: PORTION OF SAID PREMISES (SHOWN)

20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-0138: RECORDING NO: 202203225003 (EASEMENTS SHOWN)

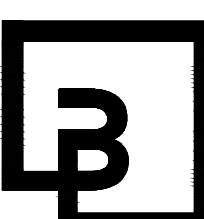

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:  
ENTITLED: FENCE ENCROACHMENT EASEMENT AGREEMENT  
EXECUTED BY: BCC PUYALLUP LLC  
RECORDING DATE: APRIL 7, 2022 REC. NO. 202204070358 (SHOWN)

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:  
PURPOSE: WATERLINE, SEWER AND STORM DRAINAGE  
RECORDING DATE: JANUARY 12, 2023 RECORDING NO.: 202301120111  
AFFECTS: PORTION OF SAID PREMISES (SHOWN)

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:  
PURPOSE: FIBER OR POWER  
RECORDING DATE: JANUARY 12, 2023 RECORDING NO.: 202301120112  
AFFECTS: PORTION OF SAID PREMISES (SHOWN)

24. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: JANUARY 12, 2023 RECORDING NO: 202301120145 (DEPICTS PROPOSED COMMON ACCESS INCLUDING VERIFYING ITEMS 22 & 23 ABOVE AS PERMANENT. SEE DOCUMENT FOR PARTICULARS)

25-27. NOT APPLICABLE TO BE SHOWN ON SURVEY.

10/29/2025	 <div><b>Barghausen</b> <b>Consulting Engineers, LLC.</b>  18215 72nd Avenue South Kent, WA 98032 425.251.6222    <b>barghausen.com</b></div>	DRAWN BY: KMA	SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028	SHT  2  OF  16
		DATE: 10/29/25		
		SCALE: N/A		
		CHECKED BY: OBH		
		JOB NO.: 18111		

# SURVEY CONTROL AND EXISTING LOT LINES

## SURVEY INFORMATION

A FIELD TRAVERSE USING A TOPCON GT1000 & FOCUS 30 TOTAL STATIONS, DELL TABLET WITH MAGNET FIELD SOFTWARE SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

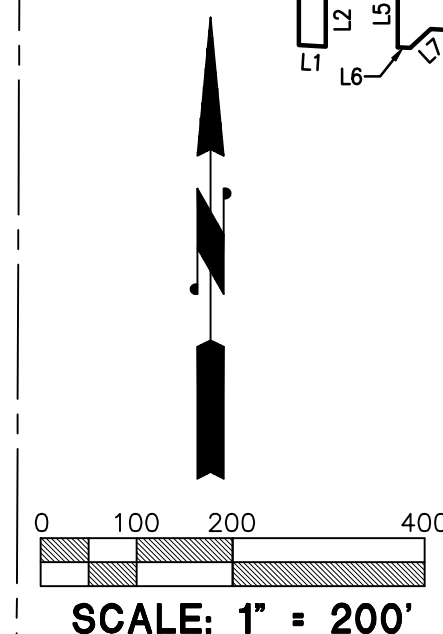
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. WERE CONDUCTED IN NOVEMBER 2017. ALL MONUMENTS WERE VISITED ON DATES SHOWN.

THE BASIS OF BEARINGS IS THE BEARING BETWEEN PIERCE COUNTY MON 2208 (WCCS 660) AND PIERCE COUNTY MON 2128 (WCCS 580), TAKEN AS NORTH 25°54'26" WEST, BASED UPON NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

(REGARDING SHEETS 6-15)  
LIDAR DATA EXTRACTED FROM TILE 11936710, 11936710, 11966710, 11966740,  
11996710, AND 11996740 FROM THE PIERCE COUNTY LIDAR PROJECT (2010-2011),  
AND PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM


10' MAJOR CONTOURS

CURVE	DELTA	RADIUS	LENGTH
C1	6°43'28"	254.00'	29.81
C2	18°36'33"	254.00'	82.50
C3	33°00'39"	205.00'	118.11



DRAWN BY: KMA
DATE: 10/29/25
SCALE: 1" = 200'
CHECKED BY: OBH
JOB NO.: <b>18111</b>

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**16**



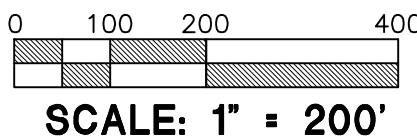
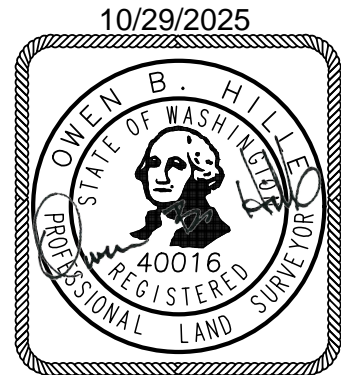
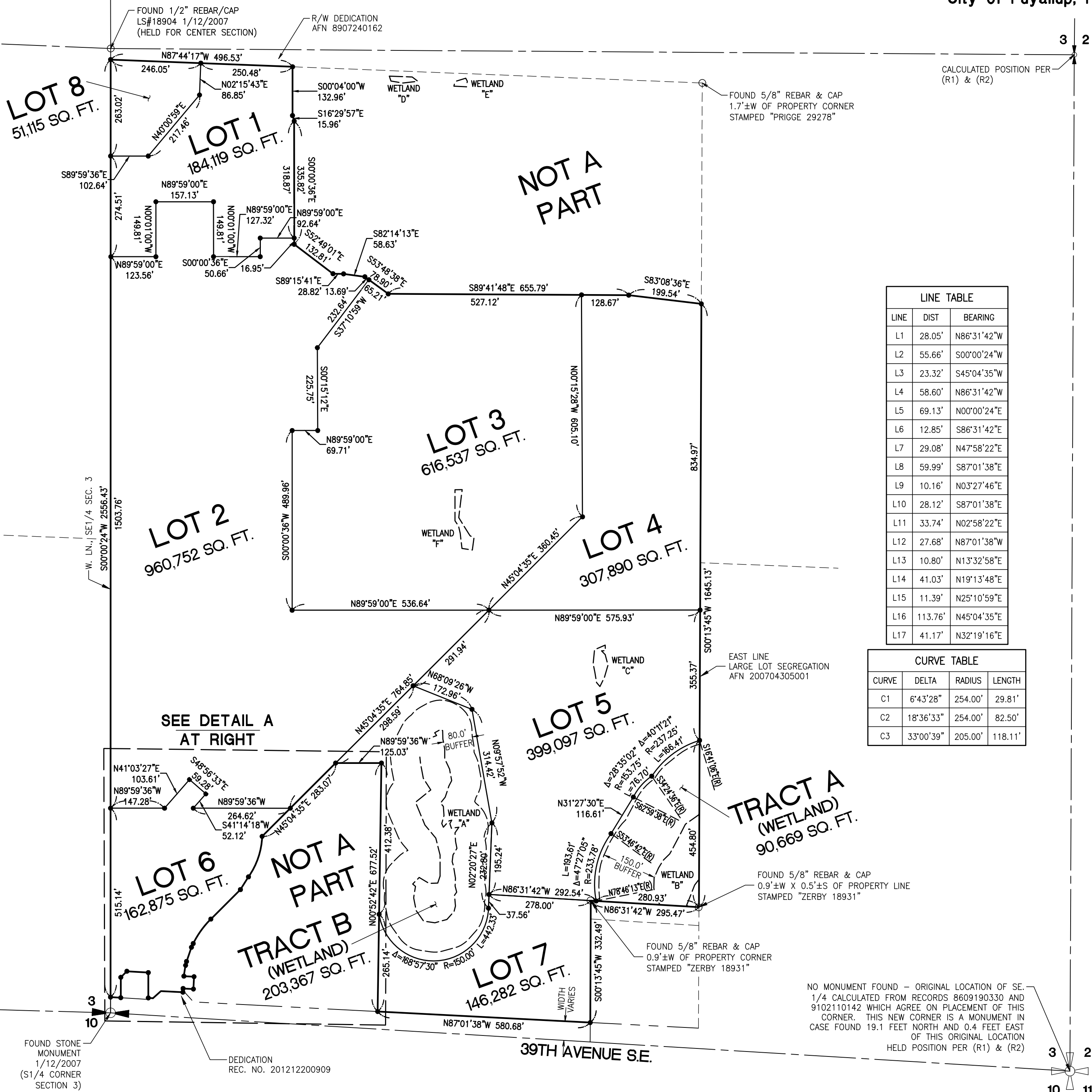
**Barghausen**  
**Consulting Engineers, LLC.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**



# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
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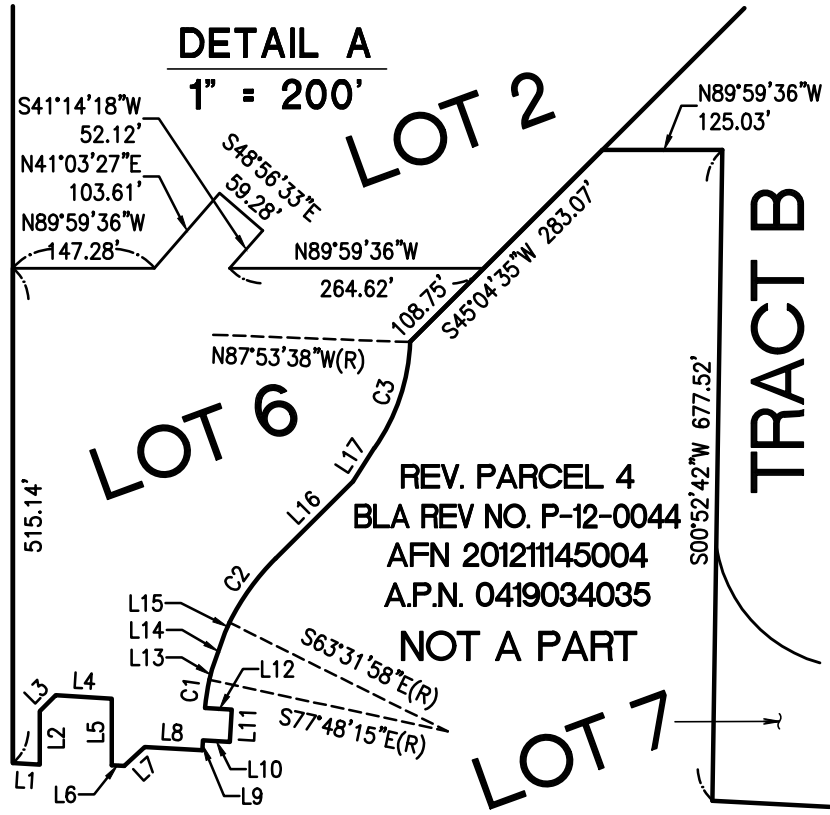
## NEW LOT LINES



LEGEND:  
• SET REBAR/CAP "BCE 40016"

LINE TABLE		
LINE	DIST	BEARING
L1	28.05'	N86°31'42"W
L2	55.66'	S00°00'24"W
L3	23.32'	S45°04'35"W
L4	58.60'	N86°31'42"W
L5	69.13'	N00°00'24"E
L6	12.85'	S86°31'42"E
L7	29.08'	N47°58'22"E
L8	59.99'	S87°01'38"E
L9	10.16'	N03°27'46"E
L10	28.12'	S87°01'38"E
L11	33.74'	N02°58'22"E
L12	27.68'	N87°01'38"W
L13	10.80'	N13°32'58"E
L14	41.03'	N19°13'48"E
L15	11.39'	N25°10'59"E
L16	113.76'	N45°04'35"E
L17	41.17'	N32°19'16"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°43'28"	254.00'	29.81'
C2	18°36'33"	254.00'	82.50'
C3	33°00'39"	205.00'	118.11'



NOTE FOR LOT 1 & LOT 2:  
AS A RESULT OF VAPOR INTRUSION CONCERNS RELATED TO CHLORINATED SOLVENTS, NO RESIDENTIAL USES OR USES THAT INCLUDE EMPLOYEES OR CUSTOMERS REGULARLY OCCUPYING THE AREA WITHIN A 100-FOOT RADIUS OF THE IDENTIFIED CONTAMINATED AREA. IF SUCH USES ARE PROPOSED, THE APPLICANT SHALL COMPLETE A TIER 2 VAPOR INTRUSION INVESTIGATION CONSISTENT WITH ECOLOGY PUBLICATION 09-09-047, GUIDANCE FOR EVALUATING VAPOR INTRUSION IN WASHINGTON STATE, REVISED MARCH 2022. THE ANALYSIS MUST PROVIDE SUFFICIENT ANALYTICAL DATA FOR ECOLOGY TO CONCUR THAT CHLORINATED SOLVENT CONCENTRATIONS IN INDOOR AIR DO NOT AND WOULD NOT PRESENT AN UNACCEPTABLE RISK TO BUILDING OCCUPANTS.

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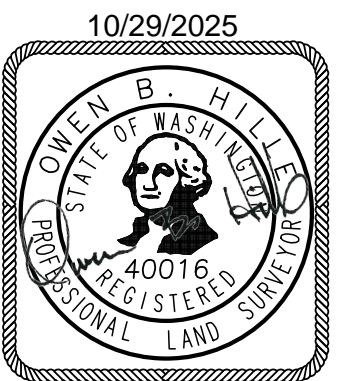
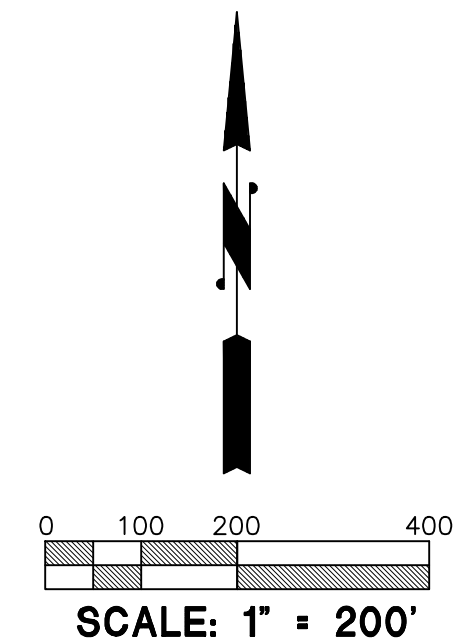
DRAWN BY:	KMA
DATE:	10/29/25
SCALE:	1" = 200'
CHECKED BY:	OBH
JOB NO.:	18111

SHT  
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OF  
16



## EXISTING EASEMENTS

SEE BINDING SITE PLAN  
NOTE #12 ON SHEET 1



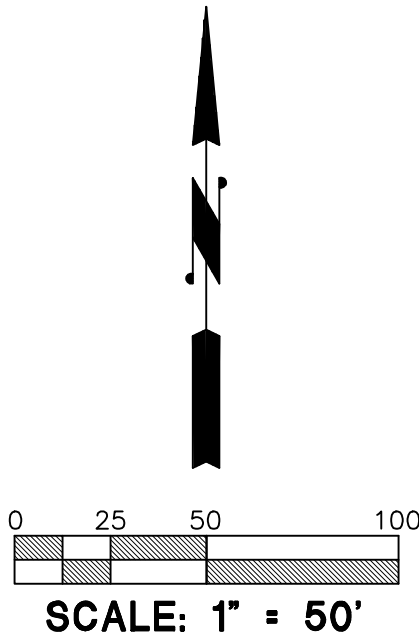
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OF  
16



# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028

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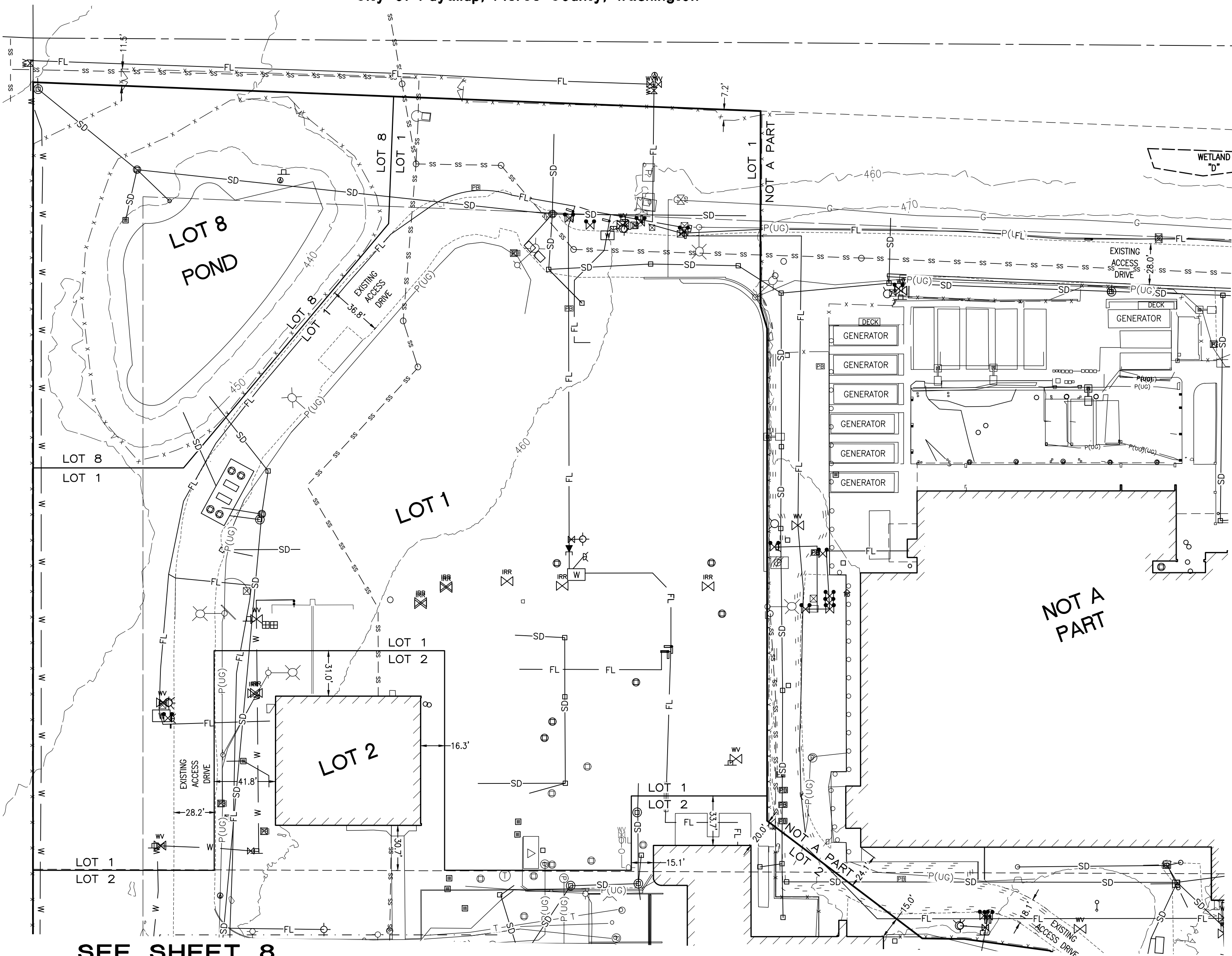


## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

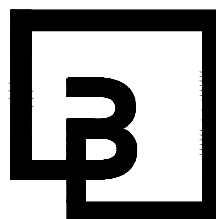
- |  |                                    |
|--|------------------------------------|
|  | SURVEY MONUMENT (AS NOTED)         |
|  | SECTION CORNER (AS NOTED)          |
|  | SET REBAR/CAP (LS#45789)           |
|  | FOUND REBAR/CAP (AS NOTED)         |
|  | SET 2"x2" HUB/TACK LINE STAKE      |
|  | MAG/WASHER 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 (SDMH)               |
|  | 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                  |
|  | HANDICAP                           |
|  | 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                         |
|  | WATER LINE                         |
|  | FIRE LINE                          |
|  | ROCKERY                            |
|  | KEYSTONE WALL                      |
|  | DECIDUOUS TREE                     |
|  | CONIFEROUS TREE                    |
|  | TREE DRIPLINE                      |
|  | CONCRETE                           |
|  | GRAVEL/SAND (AS NOTED)             |
|  | ASPHALT                            |
|  | BUILDING LINE                      |

- ABBREVIATIONS
- |       |                   |
|-------|-------------------|
| (R#)  | REFERENCE SURVEYS |
| (OH)  | OVERHEAD          |
| (UG)  | UNDERGROUND       |
| (TYP) | TYPICAL           |
| (C)   | CALCULATED        |
| (M)   | MEASURED          |



SEE SHEET 8

SEE SHEET 7



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DRAWN BY:  
KMA  
DATE:  
10/29/25  
SCALE:  
1" = 50'  
CHECKED BY:  
OBH  
JOB NO.:  
18111

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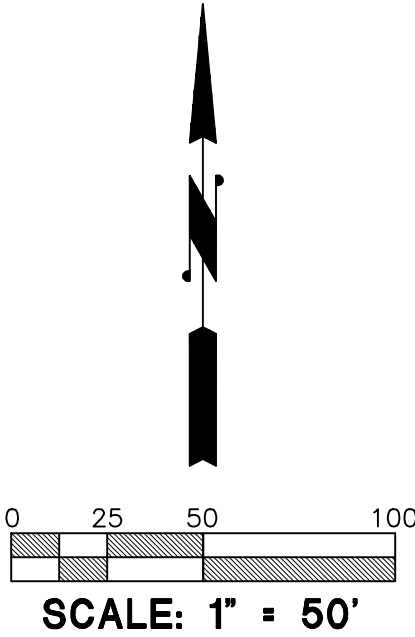
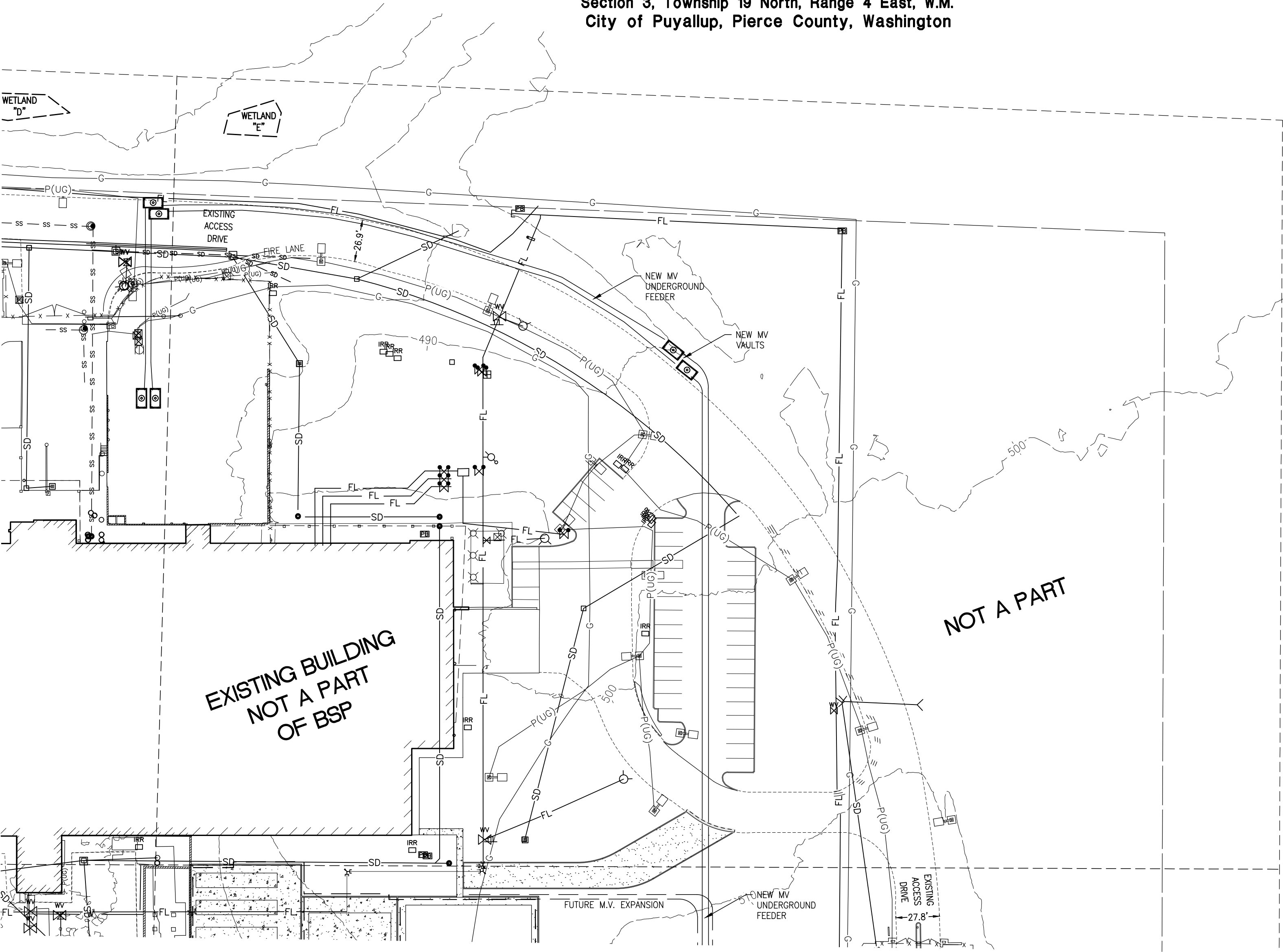
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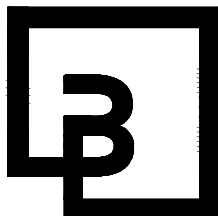
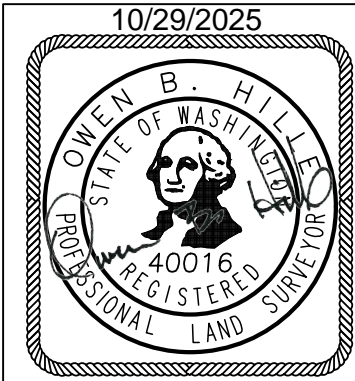
SEE SHEET 6



EXISTING BUILDING  
NOT A PART  
OF BSP

NOT A PART

SEE SHEET 9



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KMA  
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JOB NO.:  
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**SOUTH HILL BUSINESS AND TECHNOLOGY CENTER  
BINDING SITE PLAN PLBSP20230028**

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**SOUTH HILL BUSINESS AND TECHNOLOGY CENTER  
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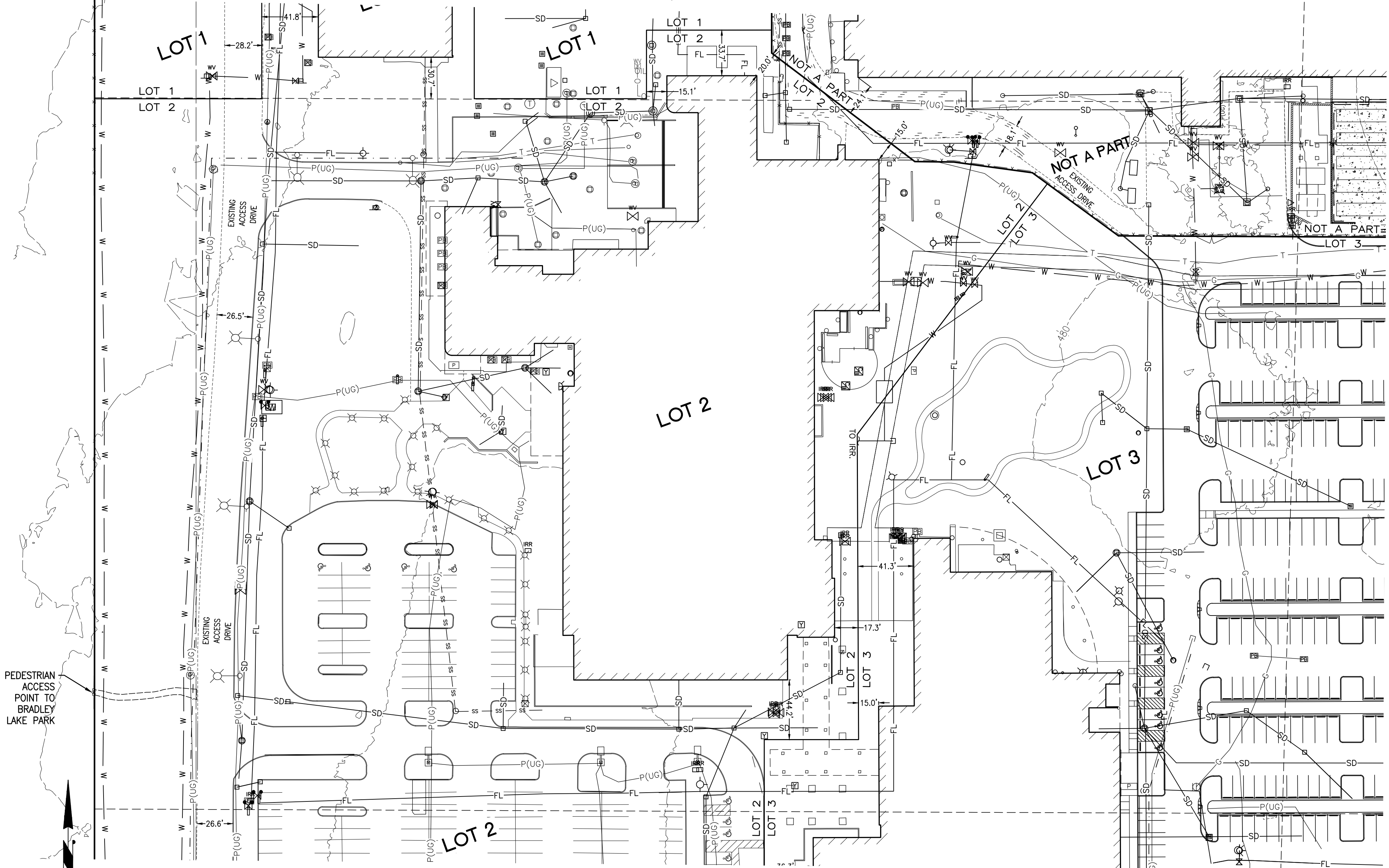
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**SEE SHEET 6**

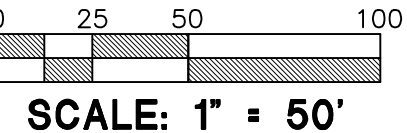
**SEE SHEET 9**

**SEE SHEET 8**

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**SEE SHEET 10**



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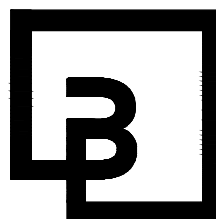
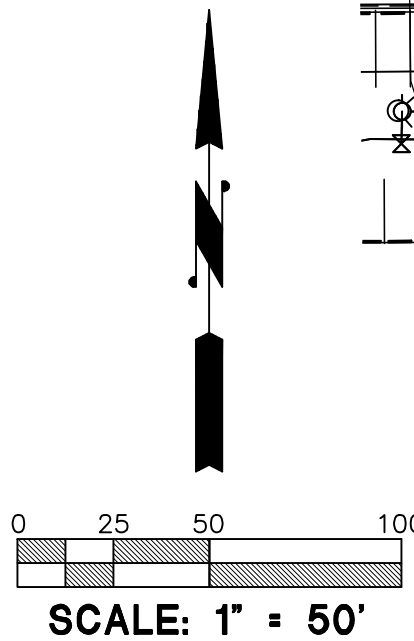
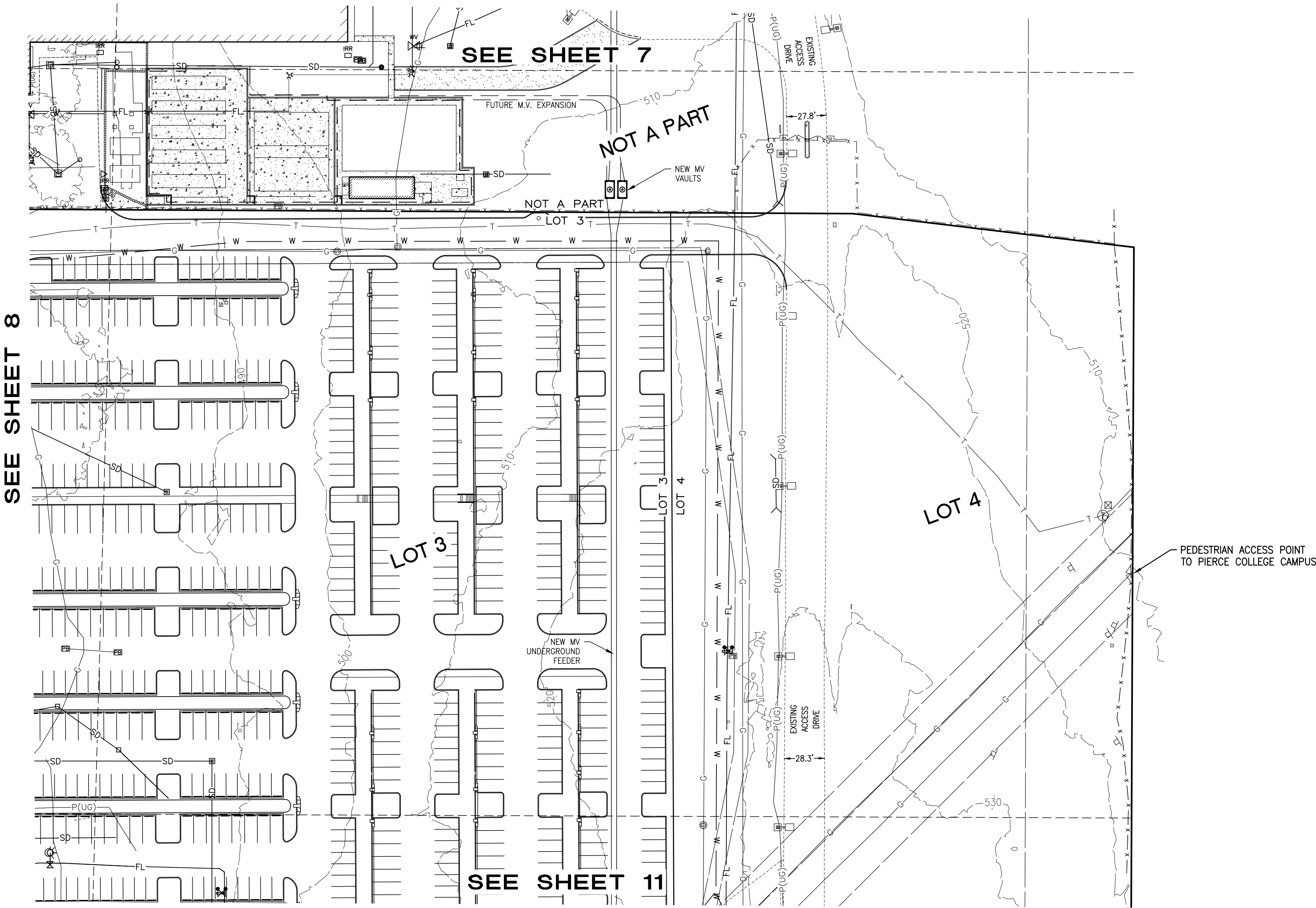
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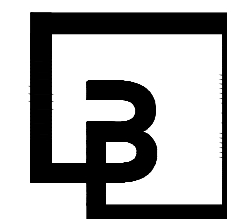
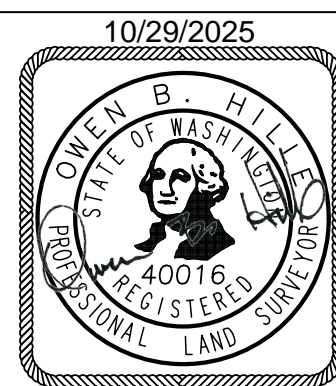
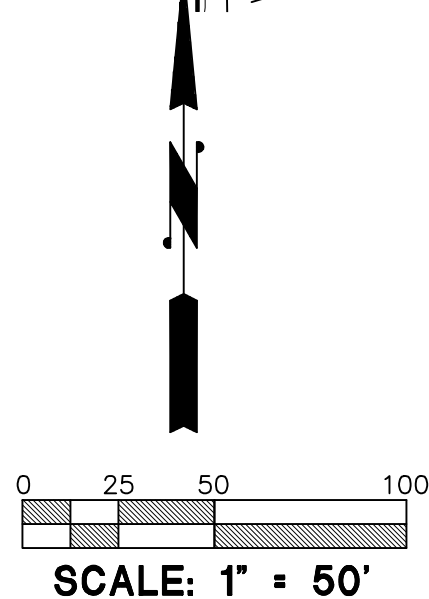
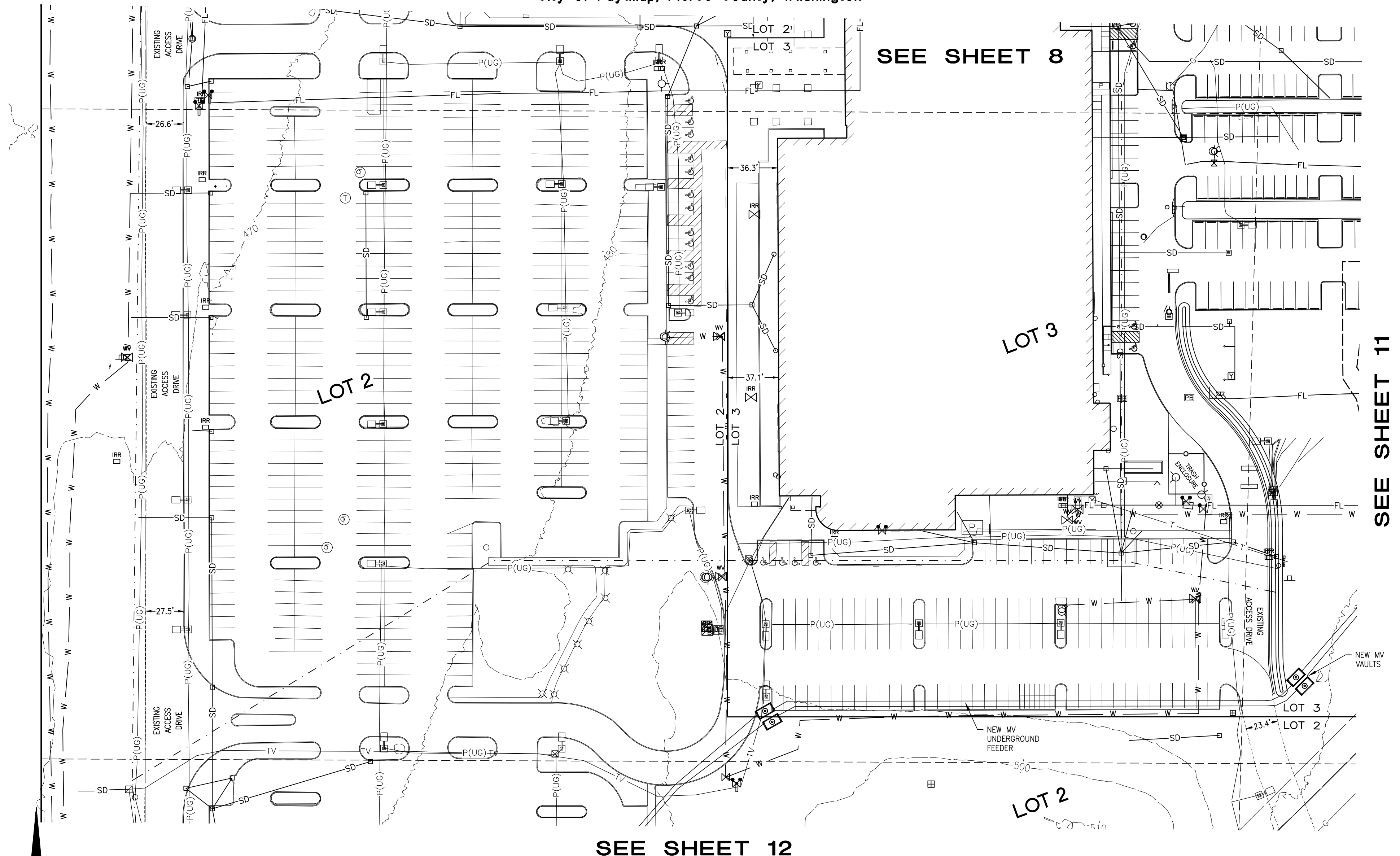
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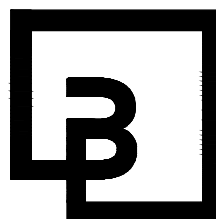
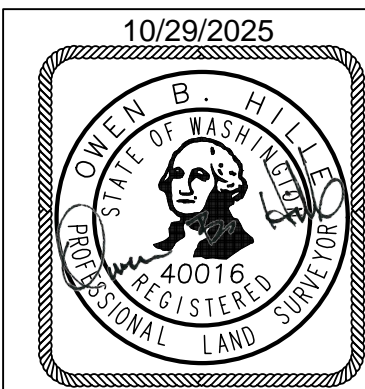
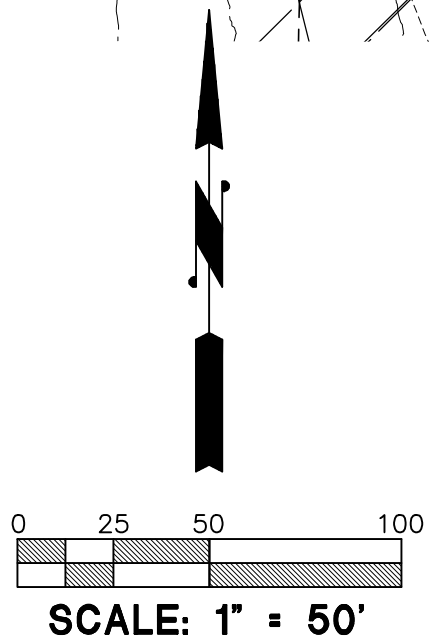
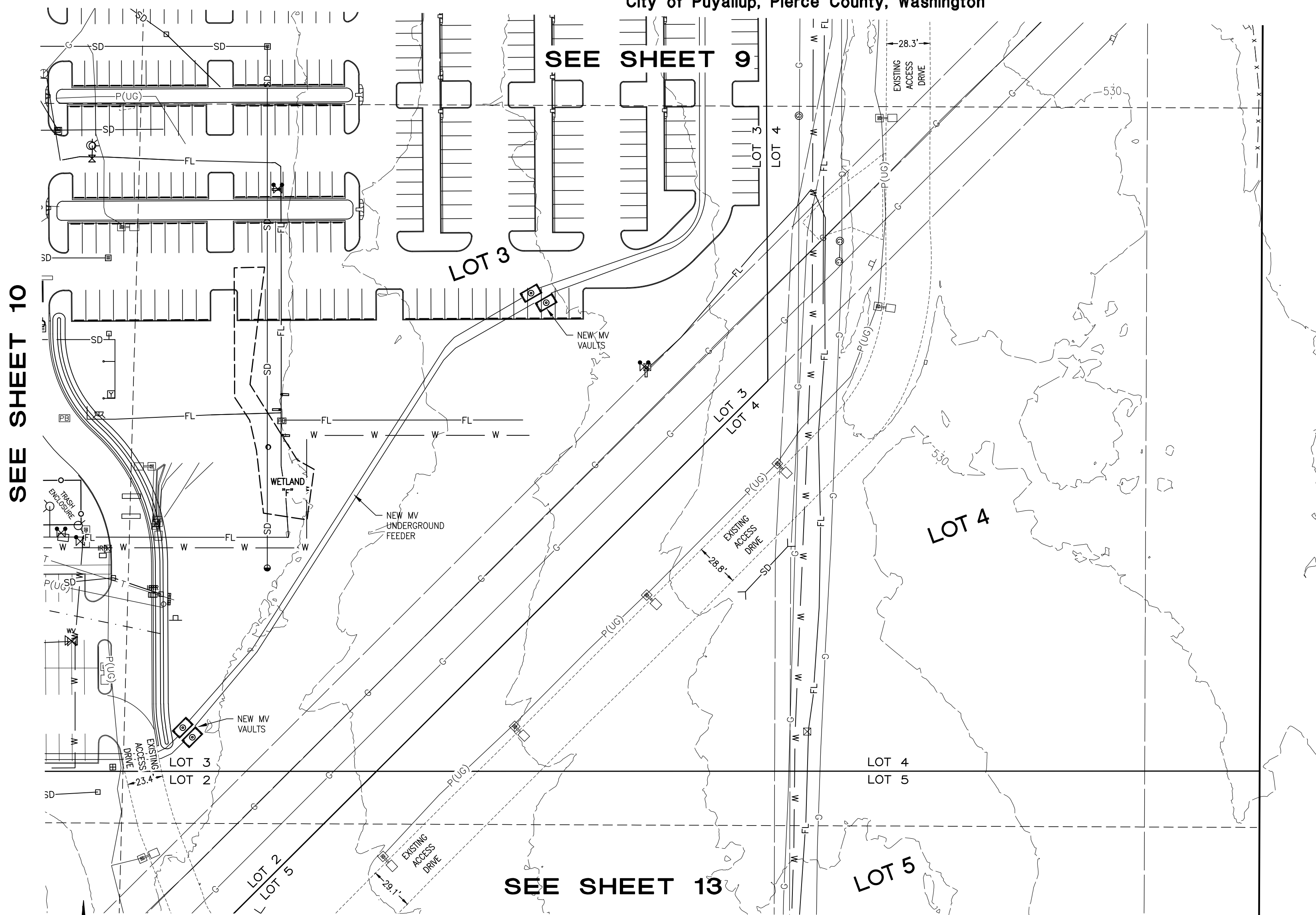
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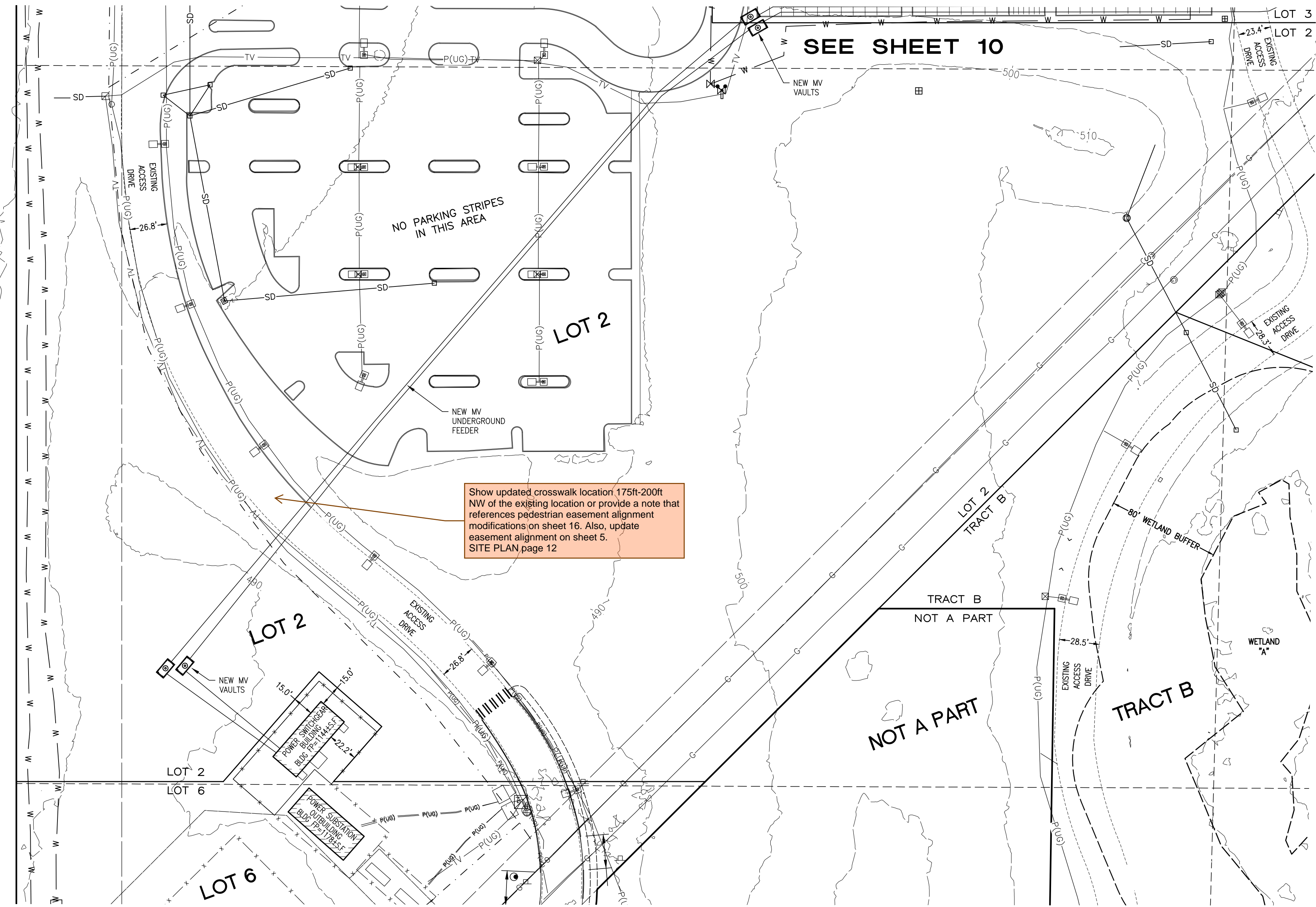
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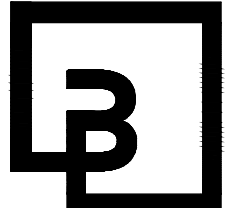
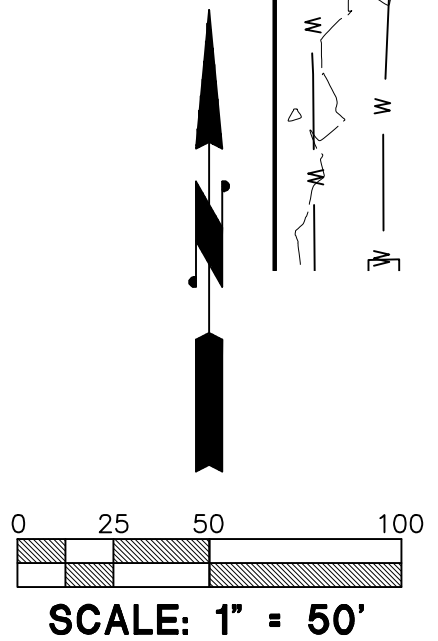
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SEE SHEET 10

SEE SHEET 13

SEE SHEET 14



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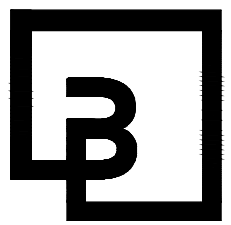
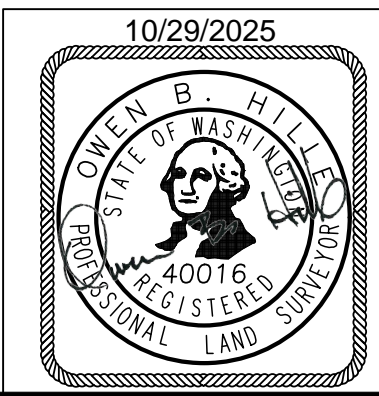
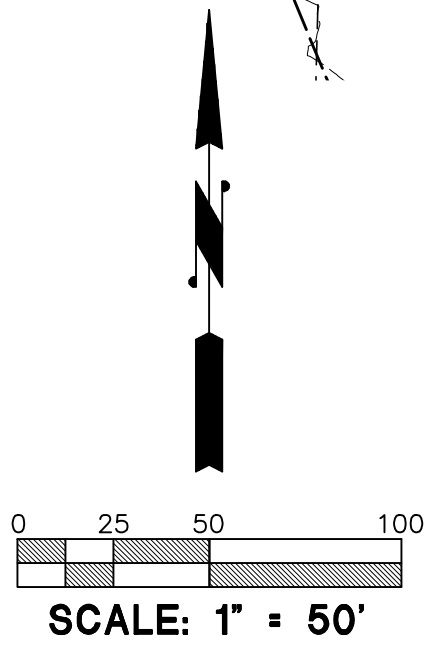
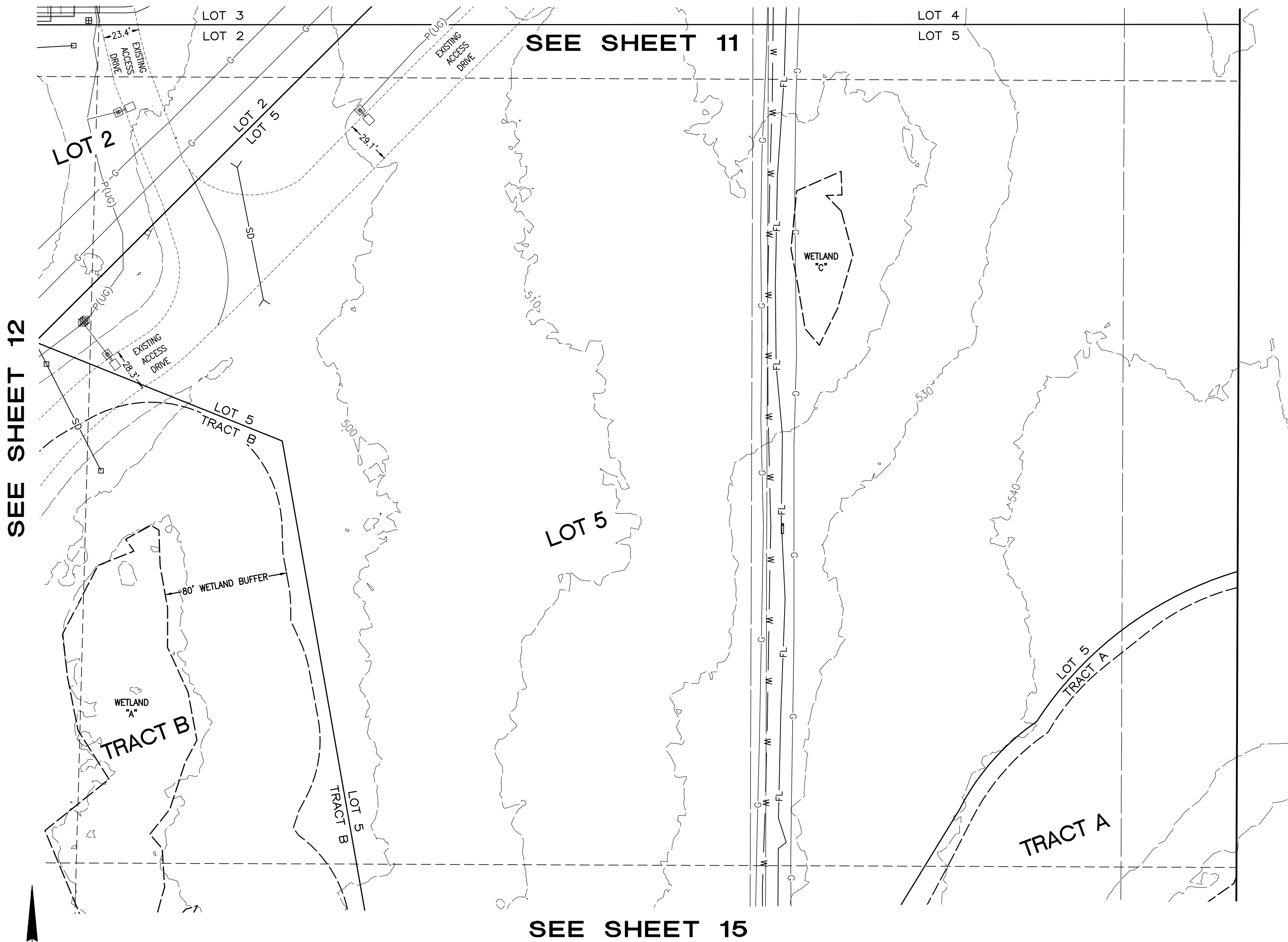
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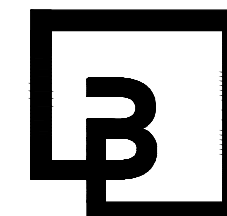
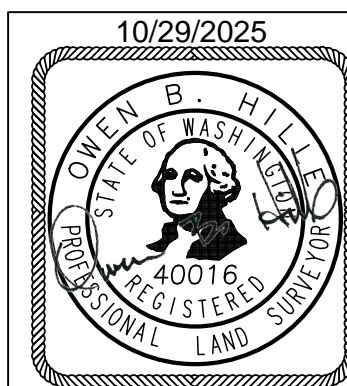
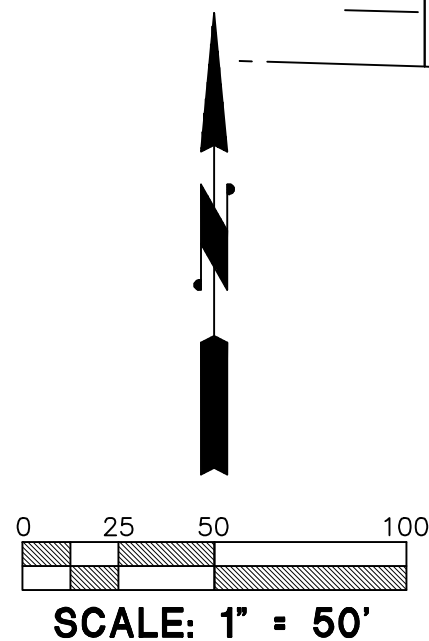
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[illegible]

SEE SHEET 15



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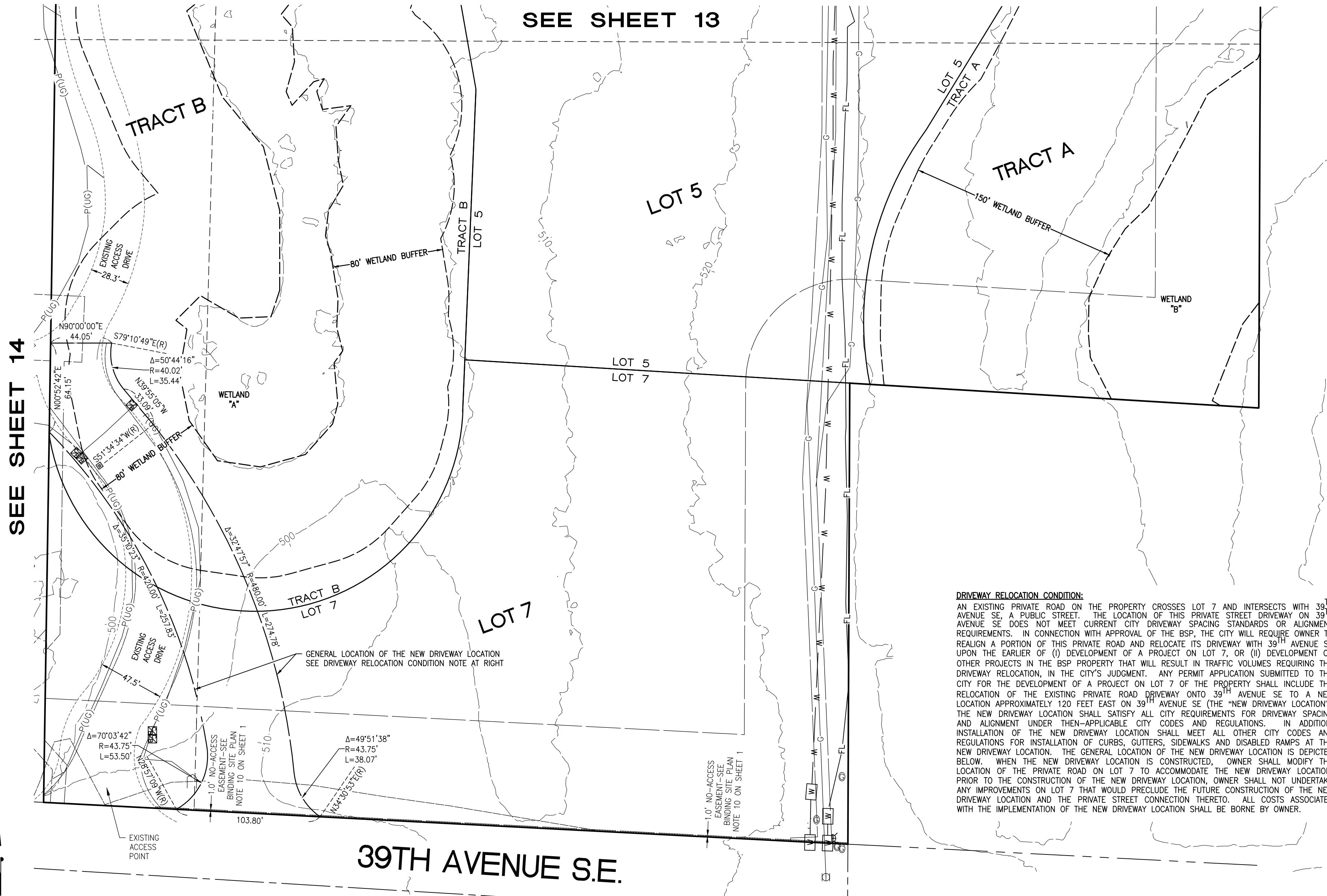
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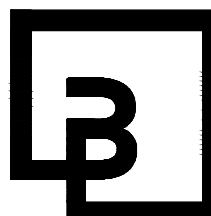
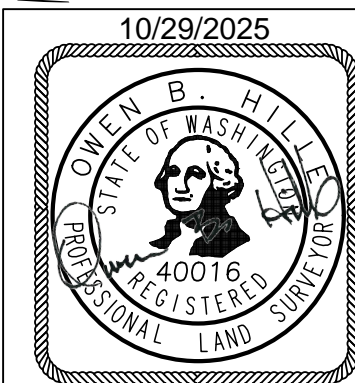
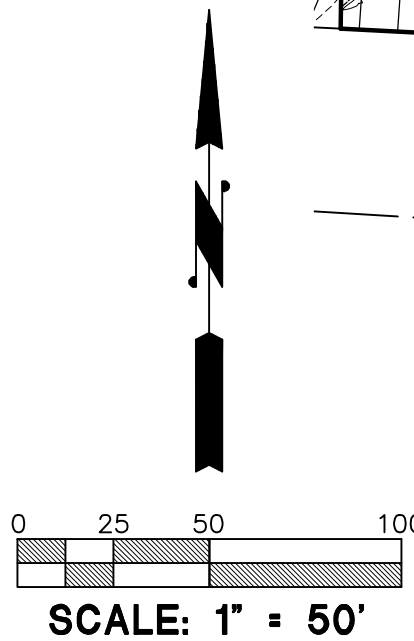


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**DRIVEWAY RELOCATION CONDITION:**  
AN EXISTING PRIVATE ROAD ON THE PROPERTY CROSSES LOT 7 AND INTERSECTS WITH 39<sup>TH</sup> AVENUE SE, A PUBLIC STREET. THE LOCATION OF THIS PRIVATE STREET DRIVEWAY ON 39<sup>TH</sup> AVENUE SE DOES NOT MEET CURRENT CITY DRIVEWAY SPACING STANDARDS OR ALIGNMENT REQUIREMENTS. IN CONNECTION WITH APPROVAL OF THE BSP, THE CITY WILL REQUIRE OWNER TO REALIGN A PORTION OF THIS PRIVATE ROAD AND RELOCATE ITS DRIVEWAY WITH 39<sup>TH</sup> AVENUE SE UPON THE EARLIER OF (I) DEVELOPMENT OF A PROJECT ON LOT 7, OR (II) DEVELOPMENT OF OTHER PROJECTS IN THE BSP PROPERTY THAT WILL RESULT IN TRAFFIC VOLUMES REQUIRING THE DRIVEWAY RELOCATION, IN THE CITY'S JUDGMENT. ANY PERMIT APPLICATION SUBMITTED TO THE CITY FOR THE DEVELOPMENT OF A PROJECT ON LOT 7 OF THE PROPERTY SHALL INCLUDE THE RELOCATION OF THE EXISTING PRIVATE ROAD DRIVEWAY ONTO 39<sup>TH</sup> AVENUE SE TO A NEW LOCATION APPROXIMATELY 120 FEET EAST ON 39<sup>TH</sup> AVENUE SE (THE "NEW DRIVEWAY LOCATION"). THE NEW DRIVEWAY LOCATION SHALL SATISFY ALL CITY REQUIREMENTS FOR DRIVEWAY SPACING AND ALIGNMENT UNDER THEN-APPLICABLE CITY CODES AND REGULATIONS. IN ADDITION, INSTALLATION OF THE NEW DRIVEWAY LOCATION SHALL MEET ALL OTHER CITY CODES AND REGULATIONS FOR INSTALLATION OF CURBS, GUTTERS, SIDEWALKS AND DISABLED RAMPS AT THE NEW DRIVEWAY LOCATION. THE GENERAL LOCATION OF THE NEW DRIVEWAY LOCATION IS DEPICTED BELOW. WHEN THE NEW DRIVEWAY LOCATION IS CONSTRUCTED, OWNER SHALL MODIFY THE LOCATION OF THE PRIVATE ROAD ON LOT 7 TO ACCOMMODATE THE NEW DRIVEWAY LOCATION. PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAY LOCATION, OWNER SHALL NOT UNDERTAKE ANY IMPROVEMENTS ON LOT 7 THAT WOULD PRECLUDE THE FUTURE CONSTRUCTION OF THE NEW DRIVEWAY LOCATION AND THE PRIVATE STREET CONNECTION THERETO. ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF THE NEW DRIVEWAY LOCATION SHALL BE BORNE BY OWNER.



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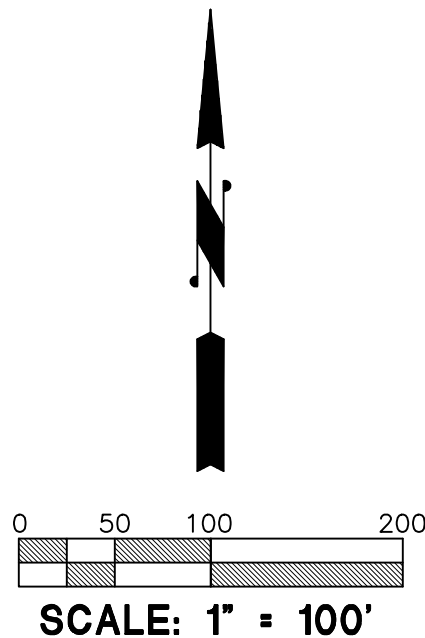
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APN  
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L1  
C1  
C2  
L2  
C3  
L3  
C4

5' PUBLIC  
PEDESTRIAN  
EASEMENT

LOT 2



Line Table		
Line #	Length	Direction
L1	2.76'	S82°06'32"E
L2	2.12'	N89°16'53"E
L3	3.97'	N80°11'17"E
L4	568.06'	S00°12'59"W
L5	64.89'	N01°46'17"W
L6	29.47'	N51°16'18"W
L7	26.78'	S36°34'47"W
L8	21.29'	N41°08'09"W
L9	65.45'	N34°44'04"E
L10	101.98'	S45°04'35"W
L11	35.02'	S03°27'46"W

GRANT OF PUBLIC PEDESTRIAN EASEMENT

A. GRANT OF TRAIL EASEMENT. OWNER AND THE SOUTH HILL BUSINESS AND TECHNOLOGY CENTER OWNER'S ASSOCIATION (THE "ASSOCIATION") HEREBY GRANT, DEDICATE AND CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS A COVENANT RUNNING WITH THE LAND, A NON-EXCLUSIVE EASEMENT (THE "TRAIL EASEMENT"), SUBJECT TO THE TERMS AND CONDITIONS SET FORTH BELOW, ON, OVER, ACROSS AND ABOVE THE SURFACE OF THAT PORTION OF THE PROPERTY LEGALLY DESCRIBED BELOW (THE "EASEMENT AREA").

B. PEDESTRIAN ACCESS. SUBJECT TO THE CONDITIONS SET FORTH HEREIN, THE TRAIL EASEMENT IS GRANTED SOLELY FOR PEDESTRIAN ACCESS. PRIOR TO COMPLETION OF THE EASEMENT AREA IMPROVEMENTS BY THE OWNER, ACCESS TO THE EASEMENT AREA SHALL BE LIMITED TO OWNER, AND ITS AGENTS, EMPLOYEES, CONSULTANTS AND CONTRACTORS. FURTHER, FOLLOWING COMPLETION OF THE EASEMENT AREA IMPROVEMENTS, THE RIGHT OF THE GENERAL PUBLIC TO USE EASEMENT AREA SHALL BE LIMITED AS REASONABLY REQUIRED FOR THE SAFE EXERCISE OF OWNER'S REPAIR, RECONSTRUCTION OR REDEVELOPMENT RIGHTS. AFTER THE EASEMENT AREA IMPROVEMENTS ARE COMPLETED BY THE OWNER, AND EXCEPT WHEN THE EASEMENT AREA MAY BE CLOSED TO PUBLIC USE AS PROVIDED HEREIN, THE EASEMENT AREA WILL OPEN TO THE GENERAL PUBLIC DURING DAYLIGHT HOURS, WITHOUT CHARGE, DURING REASONABLE AND PREDICTABLE HOURS, FOR A MINIMUM OF TEN (10) HOURS EACH DAY OF THE YEAR BETWEEN OCTOBER AND APRIL AND TWELVE (12) HOURS EACH DAY OF THE YEAR BETWEEN MAY AND SEPTEMBER ("PUBLIC ACCESS HOURS"). USE OF THE EASEMENT AREA BY THE GENERAL PUBLIC DURING PUBLIC ACCESS HOURS SHALL AT ALL TIMES BE LIMITED TO PEDESTRIAN PASSAGE, WITHOUT RIGHT TO ACCESS TO ANY OF THE PROPERTY BORDERING THE EASEMENT AREA, AND SHALL BE SUBJECT TO SUCH REASONABLE RULES AND REGULATIONS AS MAY BE ADOPTED BY THE OWNER OR BY THE ASSOCIATION (THE "TRAIL REGULATIONS"). OWNER, ON BEHALF OF ITSELF AND THE ASSOCIATION, RESERVES THE RIGHT TO TAKE SUCH ACTION AS OWNER OR THE ASSOCIATION DEEMS NECESSARY OR ADVISABLE UNDER THE CIRCUMSTANCES TO PREVENT, RESPOND TO OR TERMINATE ANY ACTIVITY PROHIBITED UNDER THE TRAIL REGULATIONS, INCLUDING WITHOUT LIMITATION THE EVICTION OF INDIVIDUALS FROM THE EASEMENT AREA OR THE TEMPORARY CLOSURE OF THE EASEMENT AREA. THE CITY OF PUYYALLUP SHALL HAVE NO OBLIGATION TO ENFORCE THE TRAIL REGULATIONS.

C. OWNER'S RESERVED USE OF THE EASEMENT AREA. OWNER RESERVES FOR ITSELF AND ITS SUCCESSORS (A) THE USE OF THE AIRSPACE IN AND ABOVE THE EASEMENT AREA FOR THE PURPOSE OF CRANE SWING AND FOR OTHER PURPOSES ASSOCIATED WITH THE CONSTRUCTION AND OPERATION OF BUILDINGS AND USES ON THE PROPERTY, AND, FURTHER RESERVES FOR ITSELF, ITS SUCCESSORS AND THE ASSOCIATION (B) THE USE OF THE SURFACE AND SUBSURFACE OF THE EASEMENT AREA AS REQUIRED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND REDEVELOPMENT OF THE PROPERTY. PARTIAL OR COMPLETE TEMPORARY CLOSURE OF THE EASEMENT AREA BY THE OWNER OR SUCH SUCCESSORS MAY BE REASONABLY REQUIRED FOR OWNER OR SUCCESSORS TO COMPLETE ANY WORK PERMITTED HEREUNDER OR BY THE ASSOCIATION FOR MAINTENANCE AND/OR REPAIR. SUCH PERIOD OF CLOSURE SHALL BE LIMITED TO THE PERIOD REASONABLY NECESSARY TO COMPLETE THE REQUIRED WORK.

D. MAINTENANCE AND REPAIR. FOLLOWING COMPLETION OF THE EASEMENT AREA IMPROVEMENTS, THE ASSOCIATION SHALL ASSUME FROM OWNER AND PROVIDE, AS A COMMON EXPENSE UNDER THE CC&RS, ALL MAINTENANCE AND REPAIR SERVICES FOR THE EASEMENT AREA IMPROVEMENTS. THE EASEMENT AREA AND EASEMENT AREA IMPROVEMENTS SHALL BE MAINTAINED IN A CLEAN, ATTRACTIVE AND SAFE CONDITION, SUBSTANTIALLY SIMILAR TO THE CONDITION OF THE ORIGINAL INSTALLATION, WITH ALLOWANCE FOR REASONABLE WEAR AND TEAR PRIOR TO REPLACEMENT OF THE EASEMENT AREA IMPROVEMENTS. ALL REPAIRS TO AND REPLACEMENT OF THE EASEMENT AREA IMPROVEMENTS SHALL BE CONDUCTED PROMPTLY AND WITH MATERIALS OF LIKE KIND AND QUALITY TO THE ORIGINAL. FOLLOWING AMENDMENT OF THE CC&RS TO ASSUME THE OBLIGATIONS CONTAINED HEREIN, OWNER SHALL BE RELEASED FROM ALL SUCH OBLIGATIONS UNDER THIS EASEMENT AGREEMENT.

E. NO CONSTRUCTION BY CITY IN THE EASEMENT AREA. NOTHING HEREIN SHALL AUTHORIZE THE CITY TO UNDERTAKE ANY CONSTRUCTION OR MODIFICATION OF THE EASEMENT AREA OR INSTALL ANY FIXTURES, LANDSCAPING OR IMPROVEMENTS IN THE EASEMENT AREA.

F. EASEMENT AREA IMPROVEMENTS. AS A CONDITION TO THE NEXT BUILDING PERMIT FOR A NEW BUILDING ON THE PROPERTY FOLLOWING RECORDING OF THIS BINDING SITE PLAN, OWNER WILL COMPLETE CERTAIN IMPROVEMENTS TO THE EASEMENT AREA ("EASEMENT AREA IMPROVEMENTS") AS GENERALLY DESCRIBED BELOW, AT OWNER'S COST. THE EASEMENT AREA IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR SUCH NEW BUILDING.

G. THE OBLIGATIONS OF OWNER UNDER THIS EASEMENT AGREEMENT SHALL BE ENFORCEABLE EXCLUSIVELY BY THE CITY, AND THE CITY SHALL HAVE, IN ADDITION TO ALL AVAILABLE REMEDIES, RIGHTS OF ACCESS TO THE EASEMENT AREA FOR PURPOSES OF ENFORCING THE RIGHTS OF THE PUBLIC GRANTED HEREIN.

H. RECREATIONAL USE. THE USE OF THE EASEMENT AREA BY THE PUBLIC AS PERMITTED HEREIN IS INTENDED FOR THE RECREATIONAL USE OF THE PUBLIC, SHALL NOT BE SUBJECT TO A FEE, AND SHALL BE SUBJECT TO RCW 4.24.210.

No improvements described.

Note "F" needs to include specific language describing what improvements are required. Paved pedestrian path, relocated marked crosswalk, MUTCD complaint signage, etc.

Comment responses state that the pedestrian path will be a paved surface and MUTCD complaint signage will be provided at the relocated crosswalk.

SITE PLAN page 16

Proposed crossing location shifted only ~125ft vs 175ft-200ft per the previous comment (see below). There is no citation regarding MUTCD compliant signage at this uncontrolled, mid-block marked crosswalk.

Comment responses state the new crosswalk was relocated 175ft.

Previous comment  
The proposed pedestrian path alignment is using the existing internal marked crosswalk @ segment L8 (see below). Based on the existing internal road geometry, the crossing should be relocated ~175-200ft farther north to improve sight distance. Additionally, this new crossing location would avoid the shaded area within the curved segment. MUTCD complaint signage should be included at uncontrolled crossing.

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APN  
049037014

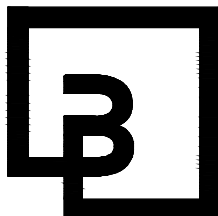
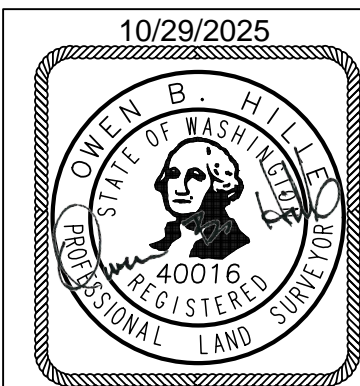
LOT 6

5' PUBLIC  
PEDESTRIAN  
EASEMENT

5' PUBLIC  
PEDESTRIAN  
EASEMENT

S.W. CORNER  
NEW LOT 6

39TH AVENUE S.E.



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

KMA
DATE: 10/29/25
SCALE: 1" = 100'
CHECKED BY: OBH
JOB NO.: 18111

**SOUTH HILL BUSINESS AND TECHNOLOGY CENTER  
BINDING SITE PLAN PLBSP20230028**

INDEX DATA

**A Portion of the NE1/4, SE1/4, NW1/4,  
SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington**

SHT  
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OF  
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