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

FREE CONSENT STATEMENT & DEDICATION

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED IN THIS SITE PLAN AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SITE PLAN.

WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, UNLESS SUCH EASEMENTS ARE SPECIFICALLY IDENTIFIED ON THIS BINDING SITE PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE AND CONVEY SUCH EASEMENTS TO THE PERSON(S) OR ENTITY IDENTIFIED HEREON FOR THE PURPOSE STATED.

THIS BINDING SITE PLAN IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

TS:		
CKNOWLEDGMENT		
TE OF WASHINGTON } SS.		
JNTY OF		
ERTIFY THAT I KNOW OR HAVE SATISFACTO	DRY EVIDENCE THAT	IS THE PERSON
EARED BEFORE ME, AND SAID PERSON A	ACKNOWLEDGED THAT (S)HE SIGNED THIS INST	TRUMENT, ON OATH STATED (S)HE
	AND ACKNOWLEDGED IT AS THE	
ITAL COMPANY, LLC. TO BE THE FREE A INSTRUMENT.	AND VOLUNTARY ACT OF SUCH PARTY FOR TH	IE USES AND PURPOSES MENTIONEI
ED THIS DAY OF	, 2025.	
ED THIS DAY OF	, 2025.	
INSTRUMENT.		E OSES AND FOR OSES MENTA

BINDING SITE PLAN NOTES

- 1. THE PURPOSE OF THIS BINDING SITE PLAN IS TO DIVIDE FOR SALE OR LEASE PURPOSES OF THE LOTS SHOWN.
- 2. SEPARATE APPROVALS WILL BE REQUIRED BY THE CITY OF PUYALLUP FOR:
 - A) BUILDING PERMITS B) SITE DEVELOPMENT PERMITS

PRINTED NAME ___

3. AT THE TIME OF BUILDING PERMIT APPLICATION EACH LOT IS REQUIRED TO MEET THE MOST CURRENT FIRE FLOW AND EMERGENCY VEHICLE ACCESS STANDARDS OF THE CITY OF PUYALLUP FIRE MARSHAL'S OFFICE.

4. THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS OF THE LOTS OF THIS BINDING SITE PLAN SHALL BE BOUND BY THE STORMWATER FACILITIES MAINTENANCE AGREEMENT PER AFN 201001210587.

5. EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS BINDING SITE PLAN. NO ENCRÓACHMENTS WILL BE PLACED WITHIN THE EASEMENTS SHOWN WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS ESTABLISHED BY THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS RECORDED UNDER AFN

6. THE OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER SYSTEM LOCATED ON PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE BINDING SITE PLAN OWNERSHIP UNLESS OTHERWISE SPECIFICALLY AGREED TO BY THE CITY OF

7. THE SITE IS WITHIN A HIGH SUSCEPTIBILITY/CRITICAL AQUIFER RECHARGE AREA. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE XI). ACTIVITIES THAT DO NOT CAUSE DEGRADATION OF GROUND WATER QUALITY AND WILL NOT ADVERSELY AFFECT THE RECHARGING OF THE AQUIFER MAY BE PERMITTED IN A CRITICAL AQUIFER RECHARGE AREA AND DO NOT REQUIRE PREPARATION OF A CRITICAL AREA REPORT; PROVIDED, THAT THEY COMPLY WITH THE CITY STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL

8. TRACTS "A" AND "B" CONTAIN A WETLAND AND/OR WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS A PERMANENTLY, SEMI—PERMANENTLY, OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOSYSTEM BASED ON HYDROLOGY, HYDRIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN WATER SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. SINCE THE 1780S, WASHINGTON HAS LOST 31 PERCENT OF ITS WETLAND AREAS, FROM 1.35 MILLION ACRES TO 938,000 ACRES, CONTRIBUTING TO LOSS OF FLOOD STORAGE AND HABITAT AREAS. WETLANDS ARE CRITICAL TO THE OVERALL HEALTH OF WATERSHEDS AND PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATE'S REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

TRACTS "A" AND "B" CONTAIN A FISH AND WILDLIFE HABITAT AREA THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. THESE AREAS SERVE A CRITICAL ROLE IN SUSTAINING NEEDED HABITATS AND SPECIES FOR THE FUNCTIONAL INTEGRITY OF THE ECOSYSTEM, AND WHICH, IF ALTERED, MAY REDUCE THE LIKELIHOOD THAT THE SPECIES WILL PERSIST OVER THE LONG TERM. PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATE'S REMAINING HABITAT AREAS. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED

10. A ONE-FOOT NO-ACCESS EASEMENT HAS BEEN ESTABLISHED ALONG 39TH AVE. SE. ALL VEHICLES MUST ACCESS FROM EXISTING DRIVEWAY LOCATIONS ON 39TH AVE. SE.

11. TRACTS "A" AND "B" SHALL BE RETAINED BY THE PROPERTY OWNER, BENAROYA CAPITAL COMPANY, LLC.

12. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE PURCHASERS OF THE LOTS HEREIN, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR ACCESS, INGRESS AND EGRESS OF THE PUBLIC, OVER SIDEWALKS, DRIVEWAYS, WALKWAYS, PARKING AREAS, LANDSCAPE AREAS, AND TRACTS, SOLELY FOR THE PURPOSE OF ACCESS TO INDIVIDUAL PLACES OF BUSINESS FOR EMPLOYER OF THE PURPOSE THE RIGHT TO ENTER UPON THE ABOVE STATED AREAS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

BINDING SITE PLAN STATEMENT

THE USE AND DEVELOPMENT OF THIS PROPERTY MUST BE IN ACCORDANCE WITH THE PLAN AS REPRESENTED HEREIN OR AS HEREAFTER AMENDED, ACCORDING TO THE PROVISIONS OF THE BINDING SITE PLAN REGULATIONS OF THE CITY OF PUYALLUP; AND THE ROADS AND UTILITIES SHOWN ON THIS PLAN NEED NOT HAVE BEEN CONSTRUCTED AND/OR INSTALLED AT THE TIME THAT THE PROPERTY SUBJECT TO THIS PLAN IS DIVIDED. NO PERMIT REQUIRED TO BUILD PERMANENT STRUCTURES UPON ANY PORTION OF THIS PROPERTY, OTHER THAN FOR SITE PREPARATION (INCLUDING GRADING AND INFRASTRUCTURE INSTALLATIONS), SHALL BE ISSUED UNTIL THE ROADS AND UTILITIES NECESSARY TO SERVE THAT PORTION OF THIS PROPERTY HAVE BEEN CONSTRUCTED AND INSTALLED OR UNTIL ARRANGEMENTS ACCEPTABLE TO THE CITY OF PUYALLUP HAVE BEEN MADE TO ENSURE THAT THE CONSTRUCTION AND INSTALLATION OF SUCH ROADS AND UTILITIES WILL BE ACCOMPLISHED.

LEGAL DESCRIPTION (APN 041903-4036 & 041903-4038)

LOTS 1 AND 3, CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-0138, RECORDED MARCH 22, 2022 UNDER RECORDING NO. 202203225003, IN PIERCE COUNTY, WASHINGTON.

INDEX TO SHEETS

SHEET 1: LEGAL DESCRIPTION, CONSENT, CODE DATA & APPROVALS SHEET 2: TITLE NOTES SHEET 3: SURVEY CONTROL & EXISTING LOT LINES SHEET 4: NEW LOT LINES

SHEET 5: EXISTING EASEMENTS SHEETS 6-15: 50 SCALE SITE PLAN

SHEET 16: PUBLIC PEDESTRIAN EASEMENT DETAIL & NOTE

DEVELOPER

BENAROYA CAPITAL COMPANY, LLC. 3600 136TH PL. SE BELLEVUE. WA 98006

EXISTING SITE ADDRESSES

APN 041903-4036: 1019 TO 1021 39TH AVE. SE APN 041903-4038: 1015 39TH AVE. SE

CODE DATA

ZONING DISTRICT: MP - BUSINESS PARK TOTAL SITE AREA: 3,122,703 SQ. FT. (71.69 ACRES) TOTAL BUILDING AREA: 182,465 SQ. FT. (STRUCTURES) PERCENT OF BUILDING AND IMPERMEABLE SITE COVERAGE: 0.28% NUMBER OF UNITS PROPOSED: N/A TOTAL NUMBER OF PARKING STALLS (INCLUDING HANDICAPPED): 582 TOTAL PARKING AND MANEUVERING AREA: 656,093 SQ. FT. REQUIRED LANDSCAPING: (PER PMC 20.35.035) 30' WIDE ALONG PUBLIC STREET FRONTAGES 35' WIDE ALONG COMMON LINES WITH RS, RM AND/OR PDR ZONES PERCENT OF LOT IN OPEN SPACE: NONE PROPOSED

TYPE OF CONSTRUCTION: METAL FRAME, MASONRY SPRINKLED/NON-SPRINKLED: SPRINKLED OCCUPANCY CLASSIFICATION: LIGHT INDUSTRIAL DESCRIPTION OF PROPOSED USES: MISC. MANUFACTURING

EXISTING LOT AREAS

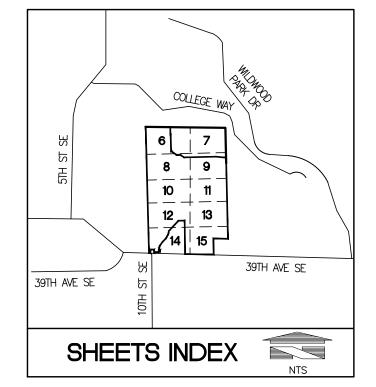
2,687,152 SQ. FT. 435,551 SQ. FT. LOT 3: 3,122,703 SQ. FT. TOTAL:

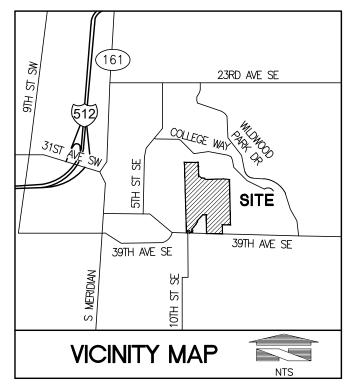
NEW LOT & TRACT AREAS

EXSITING USES

LOT 1:	184,119 SQ. FT.	LOT 1:	VACANT
LOT 2:	960,752 SQ. FT.	LOT 2:	OFFICE BUILDING
LOT 3:	616,537 SQ. FT.	LOT 3:	OFFICE BUILDING
LOT 4:	307,890 SQ. FT.	LOT 4:	VACANT
LOT 5:	399,097 SQ. FT.	LOT 5:	VACANT
LOT 6:	162,875 SQ. FT.	LOT 6:	VACANT
LOT 7:	146,282 SQ. FT.	LOT 7:	VACANT
LOT 8:	51,115 SQ. FT.	LOT 8:	STORM POND
TRACT A:	90,669 SQ. FT.	TRACT A:	WETLAND
TRACT B:	203,367 SQ. FT.	TRACT B:	WETLAND

	LOT IMPERVIOUS AREAS			
LOT #	LOT AREA		EXISTING IMPERVIOUS AREA OF DRIVES/WALKS	TOTAL EXISTING IMPERVIOUS AREA
LOT 1	184,119 SF	N/A	22,115 SF	22,115 SF
LOT 2	960,752 SF	89,877 SF	334,019 SF	423,896 SF
LOT 3	616,537 SF	90,129 SF	273,250 SF	363,379 SF
LOT 4	307,890 SF	N/A	31,461 SF	31,461 SF
LOT 5	399,097 SF	N/A	12,336 SF	12,336 SF
LOT 6	162,875 SF	2,554 SF	19,946 SF	22,500 SF
LOT 7	146,282 SF	N/A	8,736 SF	8,736 SF
LOT 8	51,115 SF	N/A	N/A	-0-
SITE T	SITE TOTAL IMPERVIOUS AREA = 884,423 SF			





DEVELOPMENT ENGINEERING DIVISION

			DIVIDIOI
EXAMINED	AND APPROVED THIS	DAY_OF	, 2025.
 DEVELOPN	MENT ENGINEERING MANAGEI	₹	
	INING DIVIGIO	.N.I	
PLAN	INING DIVISIO	'IN	
EXAMINED	AND APPROVED THIS	DAY_OF	, 2025.
PLANNING	MANAGER		
FIRE	PREVENTION	DIVISION	
FXAMINED	AND APPROVED THIS	DAY OF	2025
L/V WITH VLD	7.110 7.11 1.01 ED 11110		

COUNTY ASSESSOR-TREASURER

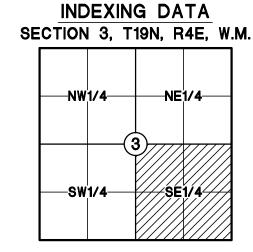
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

DATED THIS DAY OF

FIRE CODE OFFICIAL

PIERCE COUNTY ASSESSOR/TREASURER

TAX ACCOUNT NUMBERS: 041903-4036 AND 041903-4038



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ___ DAY OF _____, 2025, AT ___ MINUTES PAST ____ _.M., AT THE REQUEST OF BARGHAUSEN CONSULTING ENGINEERS, LLC. AUDITOR'S FEE NO.

DEPUTY AUDITOR DATE

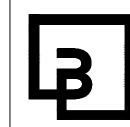
LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BENAROYA CAPITAL COMPANY, LLC. IN OCTOBER,

30 Hillo OWEN B. HILLE, PLS #40016

10/29/2025





Barghausen Consulting Engineers, LLC.

18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com**

OBH

18111

JOB NO.:

DRAWN BY:	SOUTH HILL BUSINESS AND TECHNOLOGY
KMA	
DATE:	BINDING SITE PLAN PLBSP20230028
10/29/25	INDEX DATA
SCALE:	
N/A	A Portion of the NE1/4, SE1/4
CHECKED BY:	SW1/4 of the SE1/4 of

l, NW1/4, SWITH OF THE SEITH O Section 3, Township 19 North, Range 4 East, W.M. City of Puyallup, Pierce County, Washington

16

CENTER

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

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.

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)

RECORDING DATE: JANUARY 12, 2023 RECORDING NO.: 202301120111

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

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:

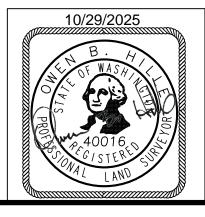
PURPOSE: FIBER OR POWER
RECORDING DATE: JANUARY 12, 2023 RECORDING NO.: 202301120112
AFFECTS: PORTION OF SAID PREMISES (SHOWN)

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)

JOB NO.:

18111

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





Barghausen Consulting Engineers, LLC.

18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com**

	DRAWN BY:	SOUTH HILL BUSINESS AND TECHNOLOGY CENTER		
	KMA			
	DATE:	BINDING SITE PLAN PLBSP20230028		
	10/29/25	INDEX DATA		
ŀ	SCALE:			
	N/A	A Portion of the NE1/4, SE1/4, NW1/4,		
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	OBH	Section 2 Township 10 North Dange 4 East WM		

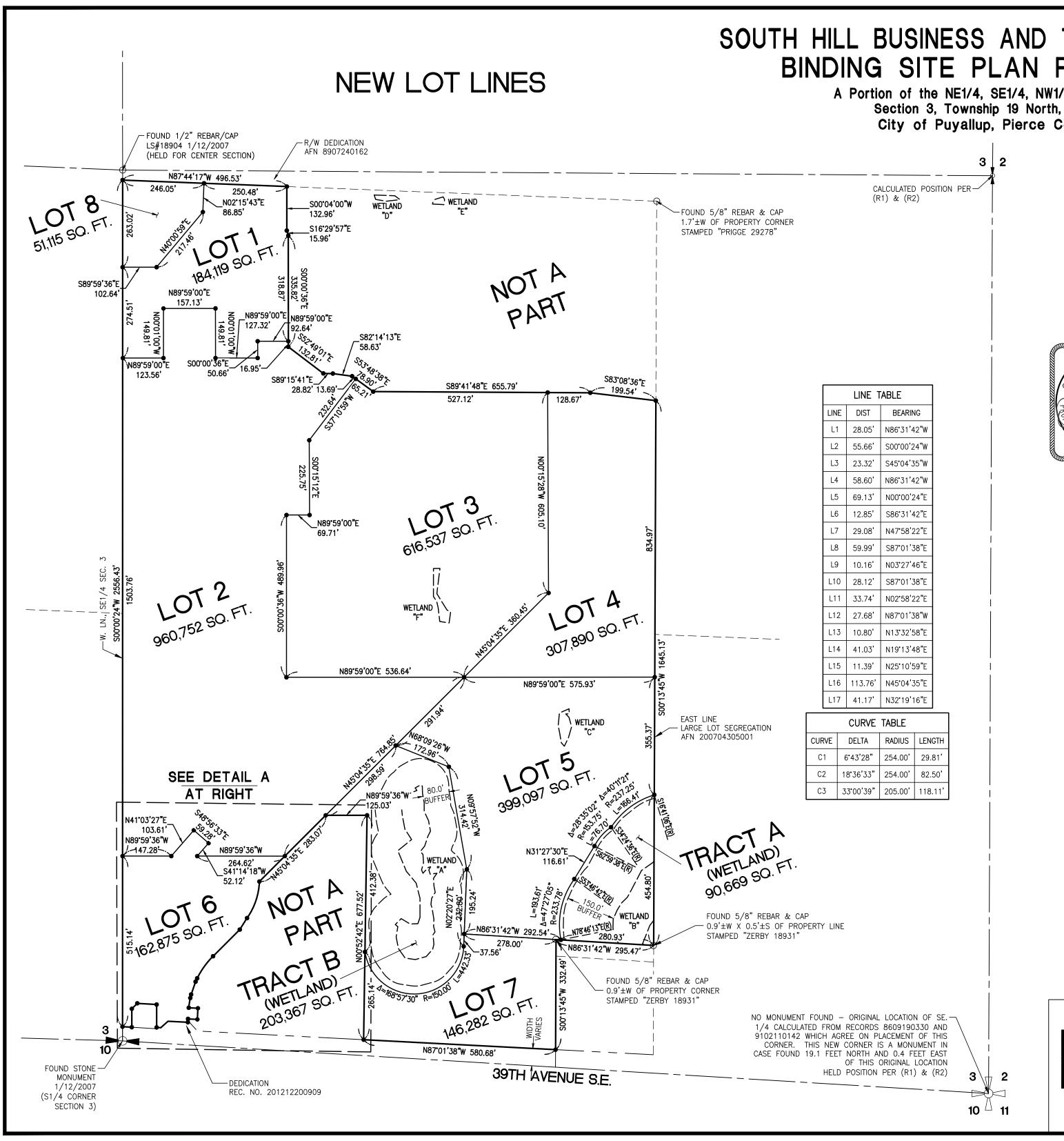
Section 3, Township 19 North, Range 4 East, W.M.

City of Puyallup, Pierce County, Washington

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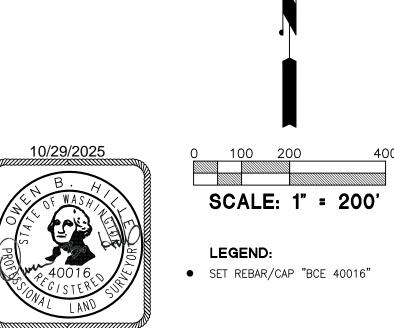
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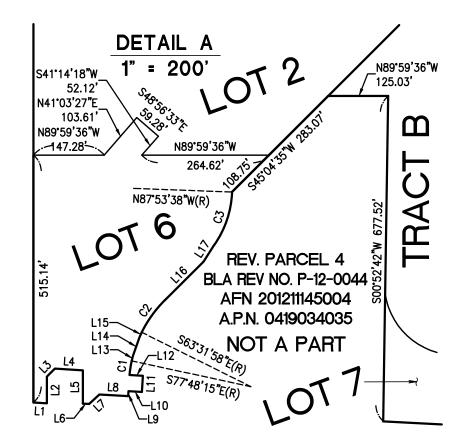
SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028 SURVEY CONTROL AND A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of Section 3, Township 19 North, Range 4 East, W.M. **EXISTING LOT LINES** City of Puyallup, Pierce County, Washington -FOUND 1/2" REBAR/CAP -R/W DEDICATION LS#18904 1/12/2007 (HELD FOR CENTER SECTION) 3 | 2 N87°44'17"W 496.53' SURVEY INFORMATION CITY OF PUYALLUP CALCULATED POSITION PER (R1) & (R2) S00°04'00"W PROCEDURE / NARRATIVE -FOUND 5/8" REBAR & CAP 132.96 A FIELD TRAVERSE USING A TOPCON GT1000 & FOCUS 30 TOTAL STATIONS, DELL 1.7'±W OF PROPERTY CORNER TABLET WITH MAGNET FIELD SOFTWARE SUPPLEMENTED WITH FIELD NOTES WAS _S16°29'57"E STAMPED "PRIGGE 29278" PERFORMED, ESTABLISHING THE ANGULAR, AND DISTANCE RELATIONSHIPS BETWEEN 15.96' THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. LOT 2 THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090. CITY OF PUYALLUP **REFERENCE SURVEYS: BOUNDARY LINE REVISION** DATES OF SURVEYS (R1) PUYALLUP BOUNDARY LINE REVISION FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. WERE CONDUCTED IN NO. P-21-0138 NO. P-12-0044, RECORDED UNDER NOVEMBER 2017. ALL MONUMENTS WERE VISITED ON DATES SHOWN. AFN 202203225003 RECORDING NO. 201211145004 BASIS OF BEARINGS (R2) R.O.S., REC. NO. 200704305001, AND THE BASIS OF BEARINGS IS THE BEARING BETWEEN PIERCE COUNTY MON 2208 AS CORRECTED BY AFFIDAVIT OF MINOR S82'14'13"E (WCCS 660) AND PIERCE COUNTY MON 2128 (WCCS 580), TAKEN AS NORTH CORRECTION UNDER REC. NUMBER 200710260050 58.63' 25°54'26" WEST, BASED UPON NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) -WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. S83°08'36"E S89°15'41"E TOPOGRAPHY NOTE S89'41'48"E 655.79' 28.82 <u>— 199.54'</u> LINE TABLE LIDAR DATA EXTRACTED FROM TILE 11936710, 11936710, 11966710, 11966740, 11996710, AND 11996740 FROM THE PIERCE COUNTY LIDAR PROJECT (2010-2011), BEARING AND PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM L1 28.05' N86°31'42"W 55.66 S00°00'24"W HORIZONTAL DATUM: NAD83 (PER PSLC) VERTICAL DATUM: NGVD29 = NAVD88 - 3.50 L3 23.32 S45°04'35"W 10' MAJOR CONTOURS N86°31'42"W 58.60' L5 | 69.13' N00°00'24"E 12.85 S86°31'42"E LOT 3 N47°58'22"E 29.08 DETAIL A CITY OF PUYALLUP L8 59.99' S87°01'38"E 1" = 200' N89'59'36"W **BOUNDARY LINE REVISION** 10.16 N03°27'46"E 125.03 NO. P-21-0138 S87°01'38"E L10 28.12' AFN 202203225003 L11 33.74' N02*58'22"E L12 27.68' N87°01'38"W L13 10.80' N13°32'58"E N87°53'38"W(R) N19°13'48"E L14 41.03' L15 | 11.39' N25°10'59"E L16 | 113.76' | N45°04'35"E L17 | 41.17' | N32*19'16"E LOT 1 CURVE TABLE - LARGE LOT SEGREGATION CITY OF PUYALLUP AFN 200704305001 **BOUNDARY LINE REVISION** CURVE RADIUS LENGTH NO. P-21-0138 6°43'28" 254.00' 29.81 AFN 202203225003 18'36'33" 254.00' 82.50' C3 33'00'39" | 205.00' | 118.11 SEE DETAIL A AT RIGHT NOT A PART 10/29/2025 FOUND 5/8" REBAR & CAP 0.9'±W X 0.5'±S OF PROPERTY LINE **REV. PARCEL 4** STAMPED "ZERBY 18931" N86°31'42"W 295.47'ズ BLA REV NO. P-12-0044 AFN 201211145004 FOUND 5/8" REBAR & CAP SCALE: 1" = 200' A.P.N. 0419034035 - 0.9'±W OF PROPERTY CORNER STAMPED "ZERBY 18931" DRAWN BY: NO MONUMENT FOUND - ORIGINAL LOCATION OF SE. -KMA 0419034024 1/4 CALCULATED FROM RECORDS 8609190330 AND 9102110142 WHICH AGREE ON PLACEMENT OF THIS Barghausen 10/29/25 CORNER. THIS NEW CORNER IS A MONUMENT IN N87'01'38"W 580.68' Consulting Engineers, LLC. CASE FOUND 19.1 FEET NORTH AND 0.4 FEET EAST OF THIS ORIGINAL LOCATION 1" = 200'FOUND STONE 39TH AVENUE S.E. HELD POSITION PER (R1) & (R2) 18215 72nd Avenue South 0419034015 MONUMENT - DEDICATION CHECKED BY: OBH 1/12/2007 Kent, WA 98032 REC. NO. 201212200909 (S1/4 CORNER 425.251.6222 **barghausen.com** SECTION 3) JOB NO.: 18111





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





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.



Consulting Engineers, LLC.

18215 72nd Avenue South 425.251.6222 barghausen.com

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DATE:	SHT
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SCALE:	4
1" = 200'	_
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SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028 EXISTING EASEMENTS 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. -10' PRIVATE STORM DRAINAGE EASEMENT City of Puyallup, Pierce County, Washington REC. NO. 2023112011 -75' BUFFER PER CITY OF PUYALLUP-REC NO. 202301120145 FAIRCHILD CONCOMITANT AGREEMENT -SEE BINDING SITE PLAN NOTE #12 ON SHEET 1 (POND/ LOT 8 10' PRIVATE SEWER EASEMENT REC. NO. 2023112011 · 077 REC NO. 202301120145 SEE BINDING SITE PLAN-10' PRIVATE FIBER NOTE #12 ON SHEET 1 EASEMENT 10' PERMANENT REC. NO. 2023112012 UTILITY ESMT REC. NO. 8212010250 REC NO. 202301120145 FENCE ENCROACHMENT 10' PRIVATE FIBER EASEMENT EASEMENT AGREEMENT REC. NO. 2023112012 REC. NO. 202204070358 REC NO. 202301120145 20' PRIVATE KV POWER EASEMENT 10' GAS ESMT REC. NO. 2023112012 REC. NO.¬ REC NO. 202301120145 201103180520 EASEMENT REC. NO. 2023112012 WATERLINE REC NO. 202301120145 EASEMENT REC. NO. 2023112011 10' PRIVATE -STORM DRAINAGE EASEMENT REC. NO. 2023112011 REC NO. 202301120145 REC NO. 202301120145 10' PRIVATE SEE BINDING SITE PLAN-SEWER EASEMENT REC. NO. 2023112011 NOTE #12 ON SHEET 1 5' PUBLIC PEDESTRIAN-EASEMENT-SEE REC NO. 20230112 DETAIL ON SHEET 16 10' PRIVATE WATERLINE 75' BUFFER PER-EASEMENT CITY OF PUYALLUP-REC. NO. 2023112011 FAIRCHILD CONCOMITANT REC NO. 202301120145 AGREEMENT REC. NO. 8106260306 -20' PRIVATE KV POWER EASEMENT REC. NO. 2023112012 REC NO. 202301120145 PIPELINE EASEMENT REC. NOS. 2407599, 1752879, 1752880, SEE BINDING SITE PLAN-NOTE #12 ON SHEET 1 -5' PUBLIC PEDESTRIAN EASEMENT-SEE 10' PRIVATE TELECOM EASEMENT REC. NO. 200004030110 WATERLINE DETAIL ON SHEET 16 SEE BINDING SITE PLAN EASEMENT -20' PRIVATE KV POWER NOTE #12 ON SHEET 1 REC. NO. 2023112011 REC NO. 202301120145 REC. NO. 2023112012 REC NO. 202301120145 -10' PRIVATE FIBER EASEMENT 10' PRIVATE FIBER REC. NO. 2023112012 EASEMENT REC NO. 202301120145 REC. NO. 2023112012 -10' PRIVATE SCALE: 1" = 200' REC NO. 202301120145 10' GAS ESMT — WATERLINE 25' TEMP UTILITY ESMT REC. NO. 8212010250 —ELECTRICAL REC. NO. EASEMENT / EASEMENT REC. NO. 2023112011 REC NO. 202301120145 10' PERMANENT 8801150187 UTILITY ESMT REC. NO. 8212010250 75' BUFFER PER CITY OF PUYALLUP-EASEMENT FAIRCHILD CONCOMITANT AGREEMENT REC. NO. REC. NO. 8106260306 ELECTRIC EASEMENT 107 6> 200909290651 REC. NOS. 8504220043-AND 8207080063 ACCESS EASEMENT -REC. NO. 201308300562 WATER EASEMENT REC. NO. 201611300412 POWER ESMT-REC. NO. ∠10' GAS ESMT REC. NO. 201103180520 -5' PUBLIC PEDESTRIAN 201202220299 EASEMENT-SEE DETAIL ON SHEET 7 Barghausen Consulting Engineers, LLC. EASEMENT - SLOPE ESMT-REC. NO. - SLOPE ESMT -REC. NO. 8502280220 39TH AVENUE S.E. 18215 72nd Avenue South ACCESS EASEMENT 9710220463 REC. NO. 8502280220 -DEDICATION REC. NO. Kent, WA 98032 REC. NO. 201212200909 201308300562 425.251.6222 **barghausen.com** Verify-Sheet 16?

10/29/2025

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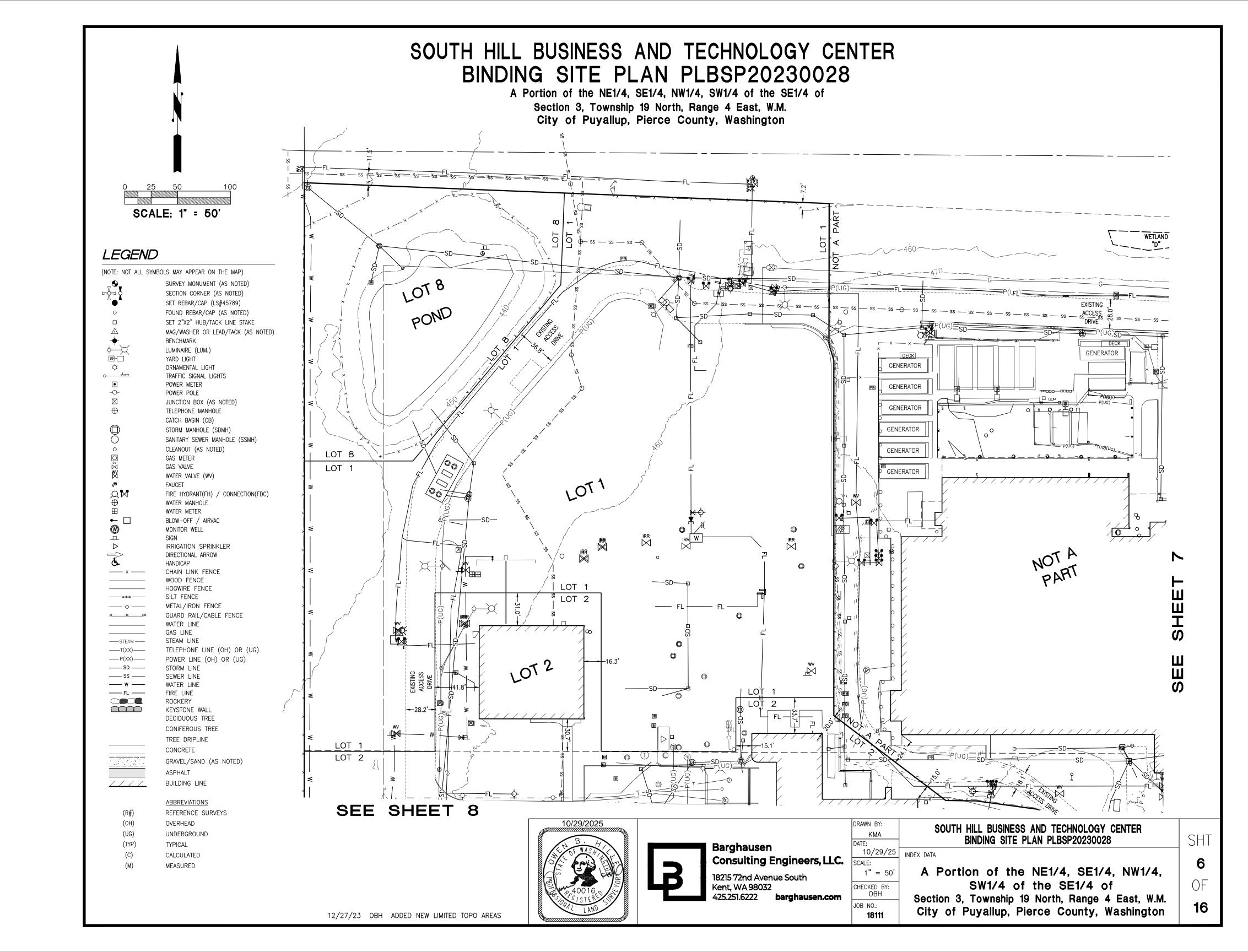
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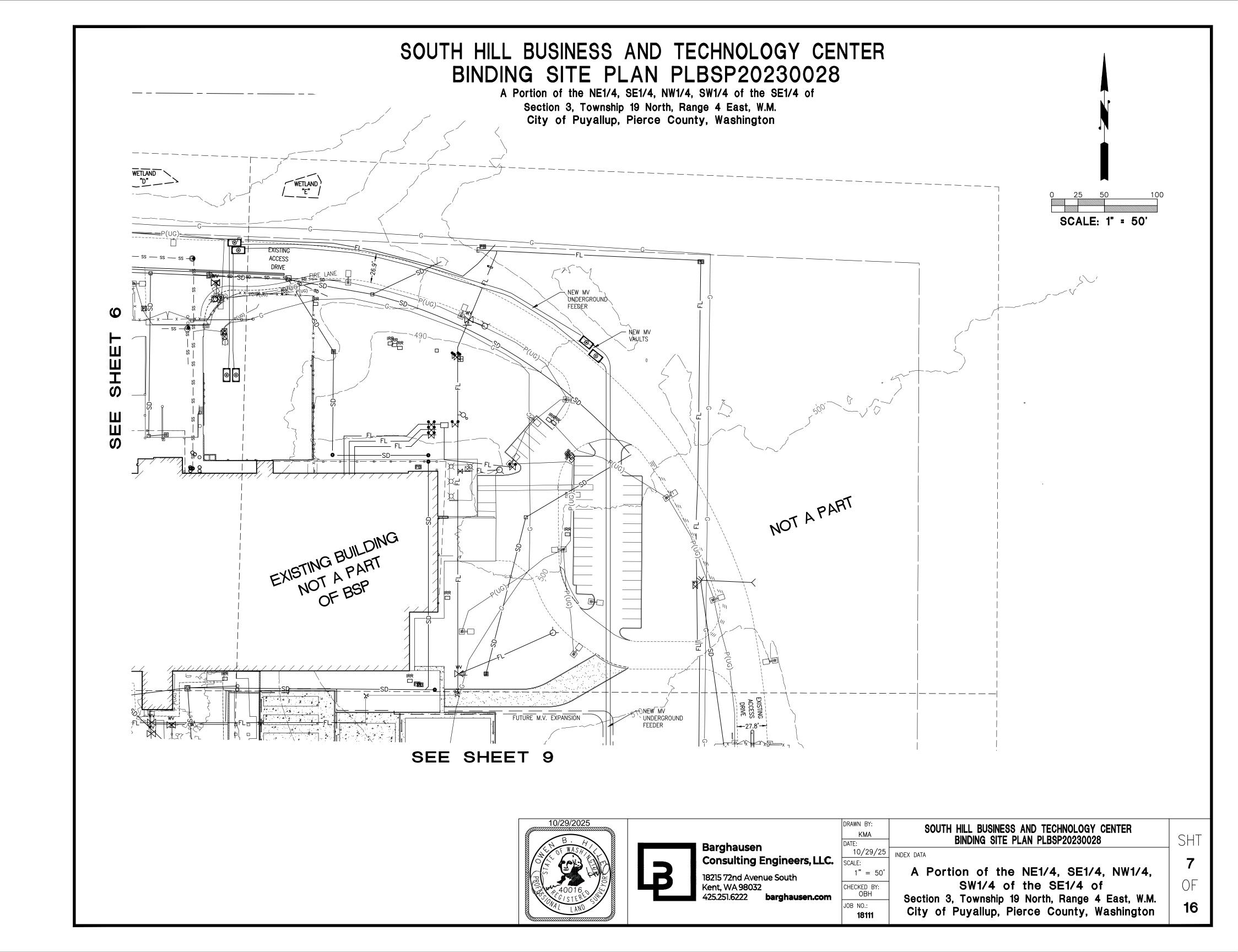
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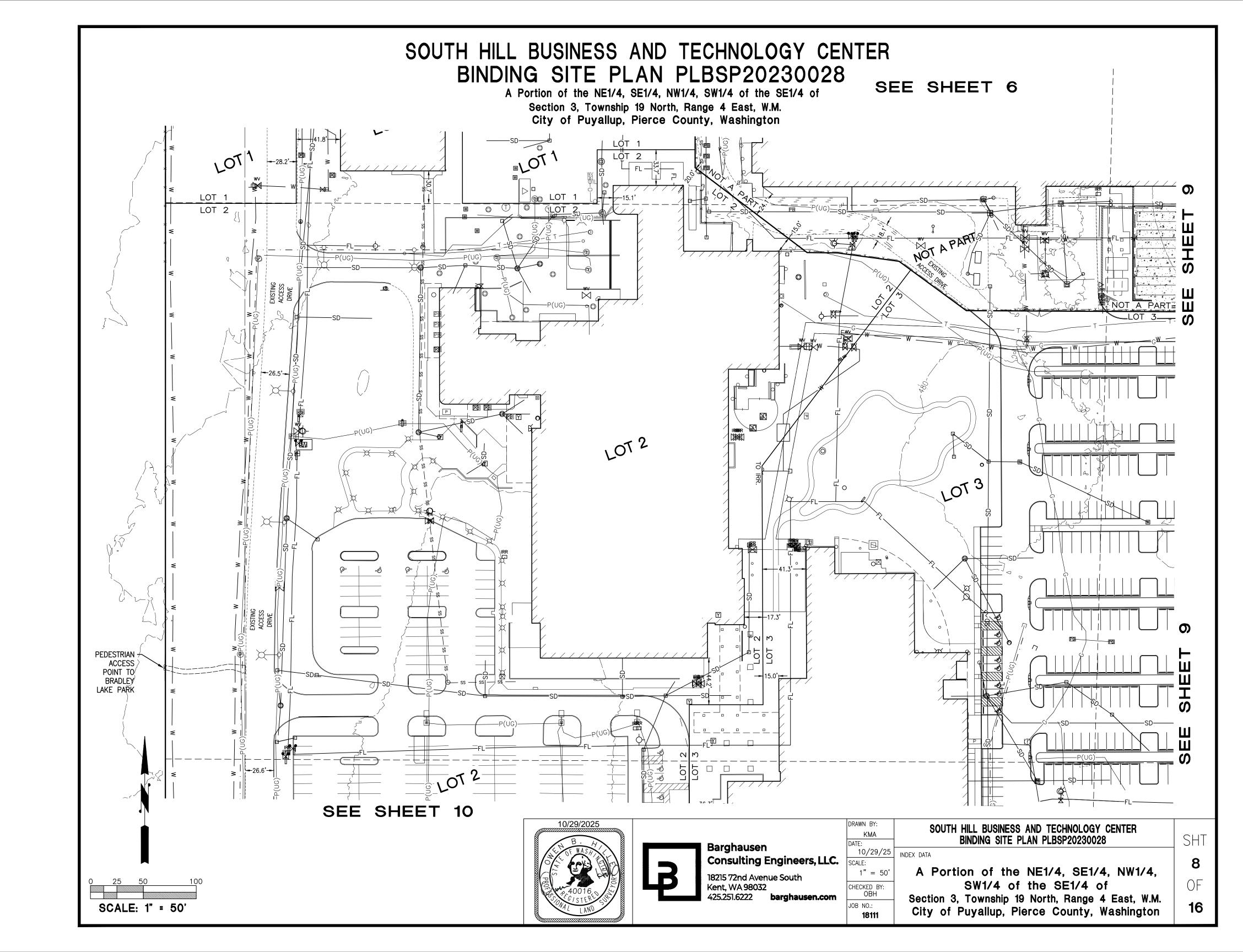
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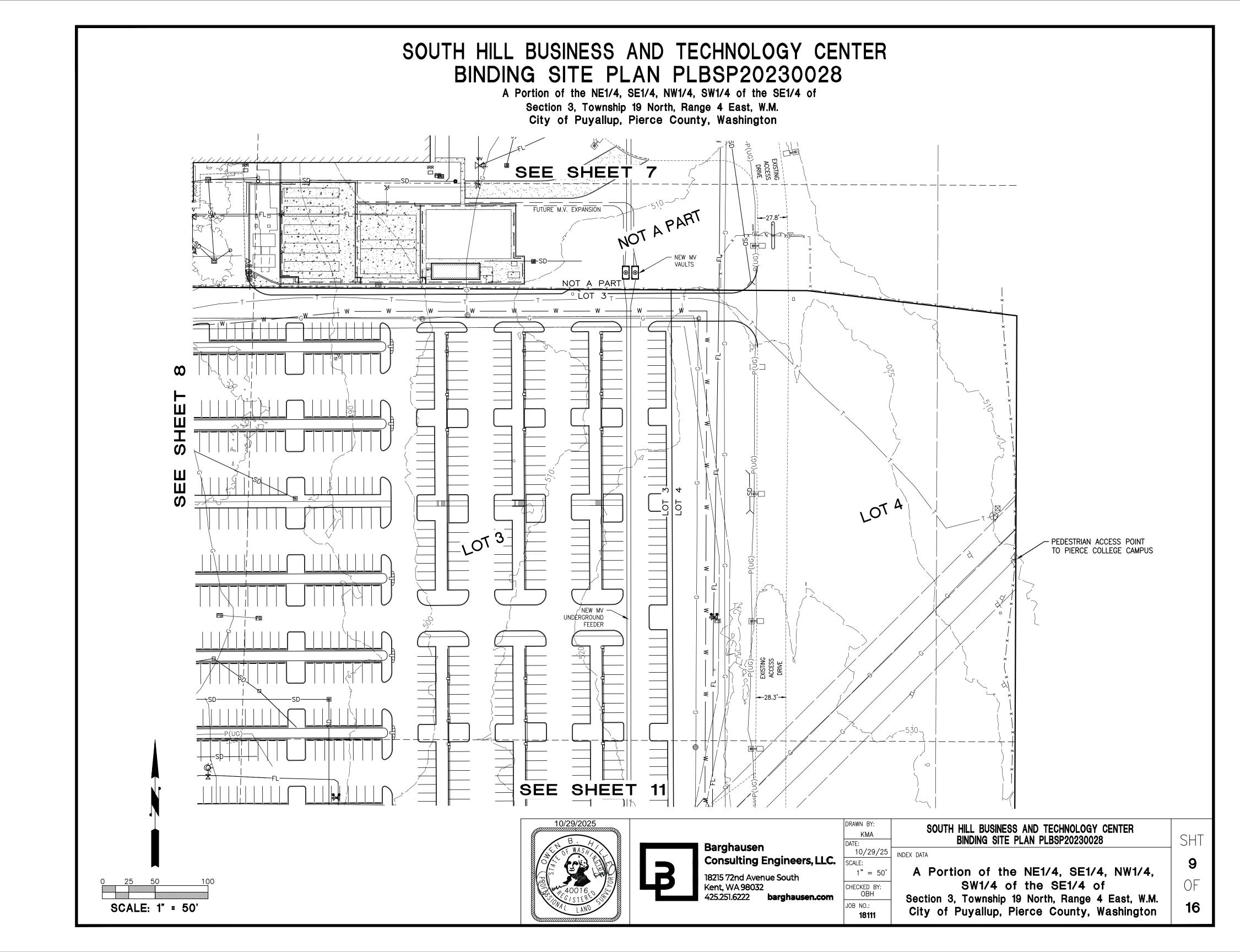
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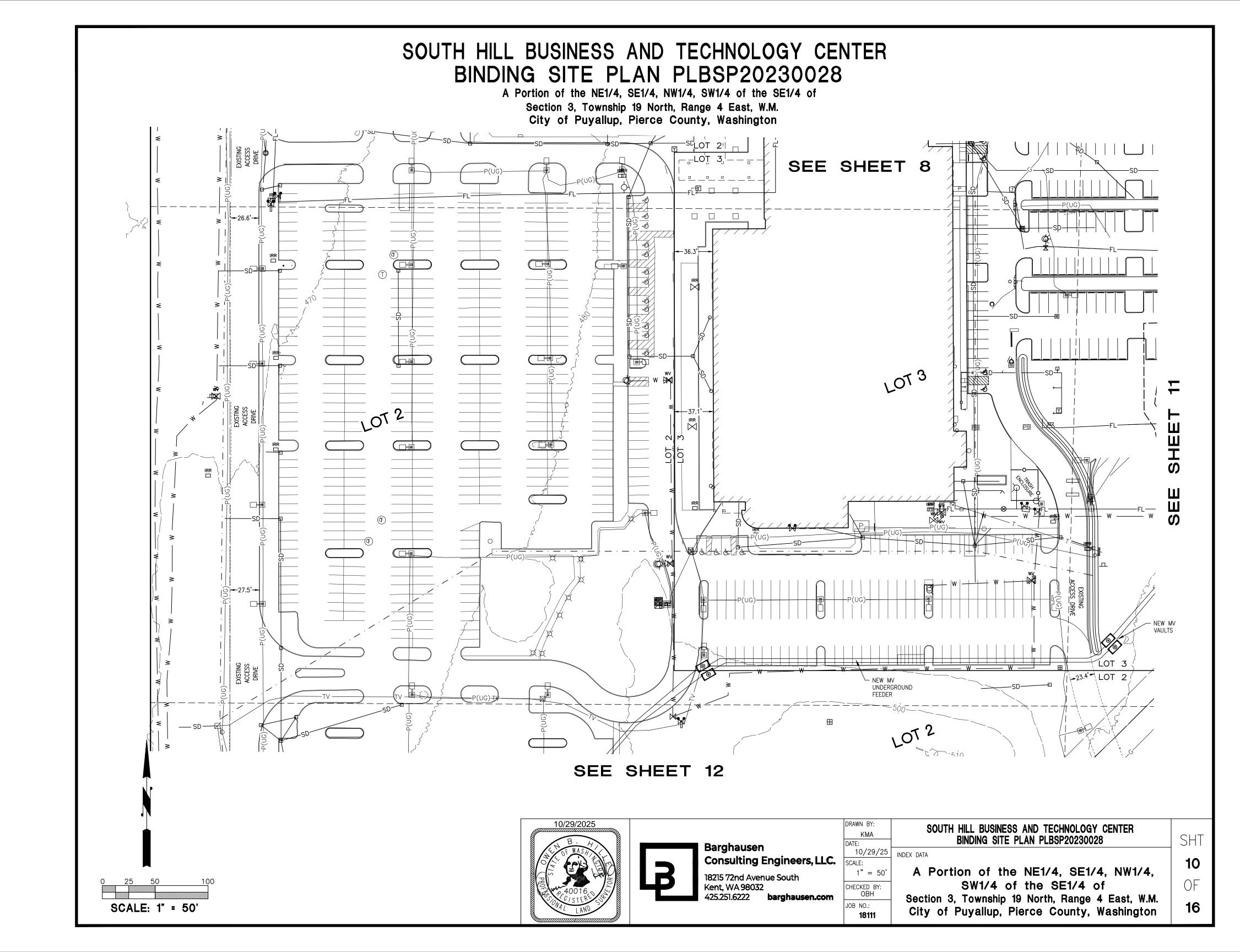
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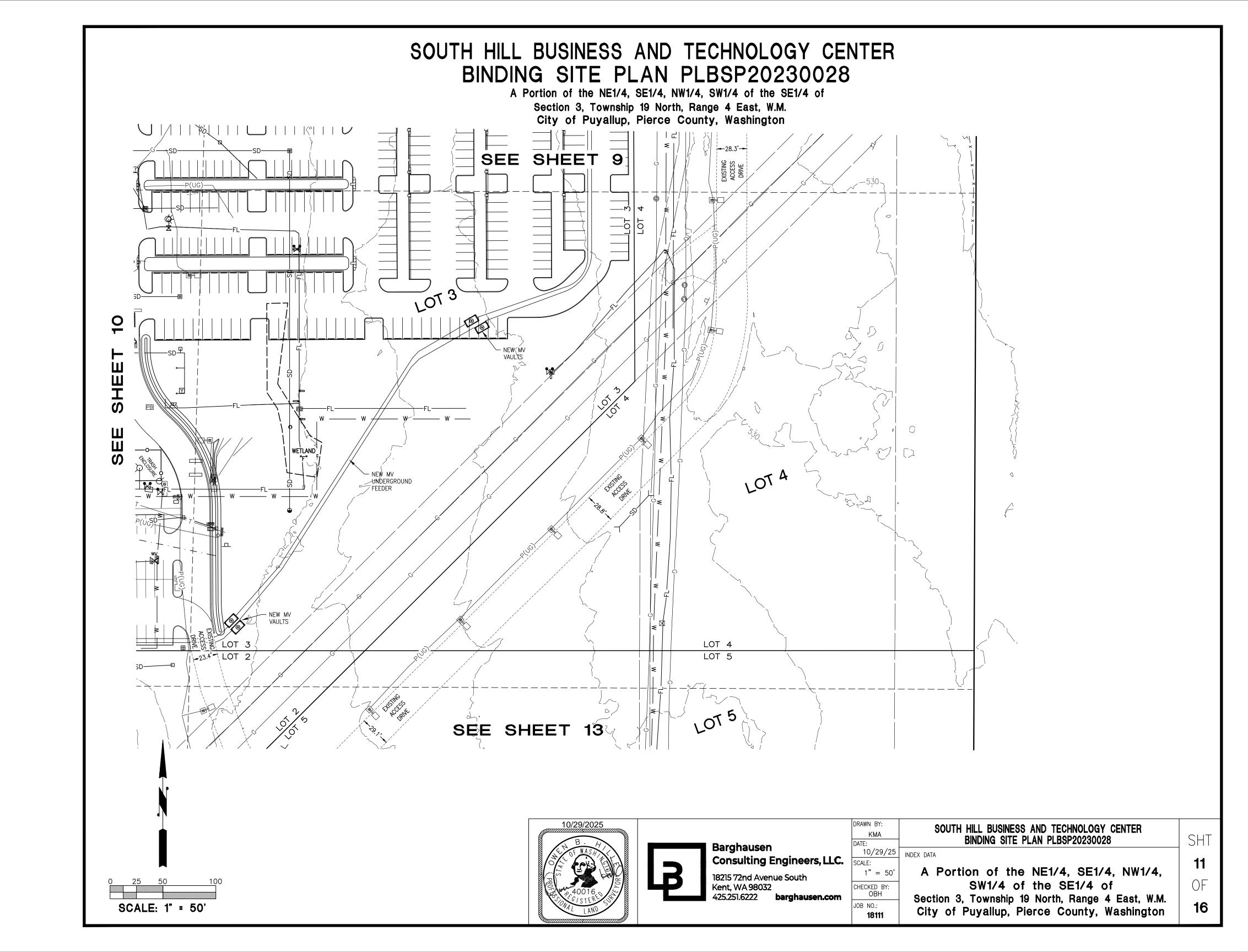






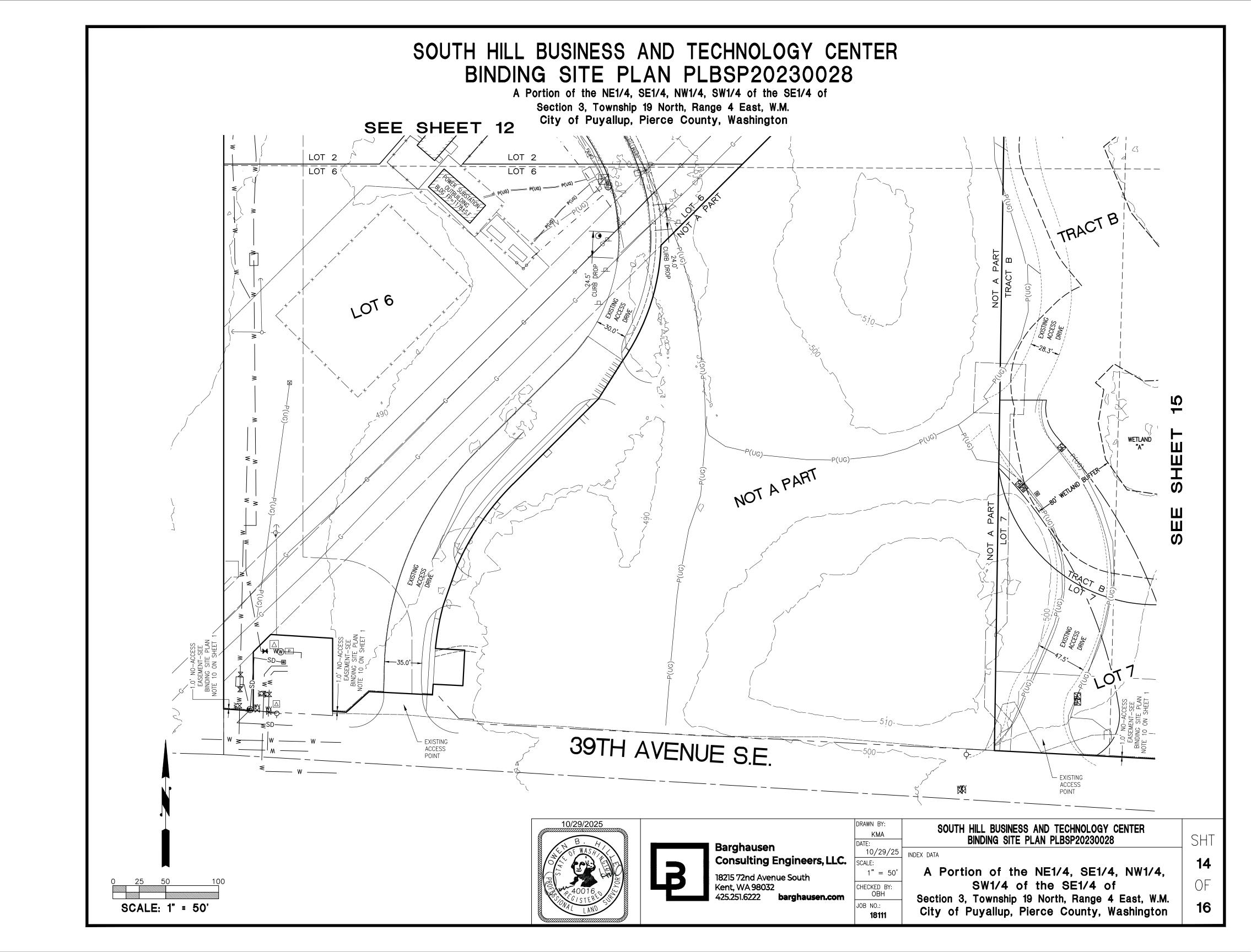






SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028 A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of Section 3, Township 19 North, Range 4 East, W.M. City of Puyallup, Pierce County, Washington -23.4'- LOT 2 SEE SHEET 10 NEW MV VAULTS NO PARKING STRIPES IN THIS AREA 5 LOT 2 UNDERGROUND FEEDER ~(~ Show updated crosswalk location 175ft-200ft NW of the existing location or provide a note that references pedestrian easement alignment modifications on sheet 16. Also, update easement alignment on sheet 5. SITE PLAN page 12 TRACT B 1_OT 2 NOT A PART WETLAND "A" EXISTING ACCESS DRIVE NOT A PART LOŢ 2 LOT 6 LOT 6 10/29/2025 SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028 SEE SHEET 14 KMA SHT DATE: Barghausen 10/29/25 INDEX DATA Consulting Engineers, LLC. 12 SCALE: A Portion of the NE1/4, SE1/4, NW1/4, 18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com** OF SW1/4 of the SE1/4 of CHECKED BY: OBH Section 3, Township 19 North, Range 4 East, W.M. 16 SCALE: 1" = 50' JOB NO.: City of Puyallup, Pierce County, Washington 18111

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 CLOT 3 LOT 4 LOT 2 LOT 5 SEE SHEET 11 WETLAND "C" 12 SHEET LOT 5 WETLAND BUFFER— WETLAND "A" TRACT A SEE SHEET 15 10/29/2025 SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN PLBSP20230028 KMA SHT DATE: Barghausen 10/29/25 INDEX DATA Consulting Engineers, LLC. 13 SCALE: A Portion of the NE1/4, SE1/4, NW1/4, 1" = 50'18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com** OF SW1/4 of the SE1/4 of CHECKED BY: OBH Section 3, Township 19 North, Range 4 East, W.M. 16 SCALE: 1" = 50' JOB NO.: City of Puyallup, Pierce County, Washington 18111



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 SEE SHEET 13 TRACT A .80' WETLAND BUFFER— WETLAND "B" Ń90°00'00"E 44.05' 579.10'49"E(R) Δ=50'44'16" LOT 5 ¦≤ R=40.02' LOT 7 SHEET WETLAND E E **DRIVEWAY RELOCATION CONDITION:** LOT 7 AN EXISTING PRIVATE ROAD ON THE PROPERTY CROSSES LOT 7 AND INTERSECTS WITH 39TH AVENUE SE, A PUBLIC STREET. THE LOCATION OF THIS PRIVATE STREET DRIVEWAY ON 39TH AVENUE SE DOES NOT MEET CURRENT CITY DRIVEWAY SPACING STANDARDS OR ALIGNMENT REQUIREMENTS. IN CONNECTION WITH APPROVAL OF THE BSP, THE CITY WILL REQUIRE TO THE OWNER TO REALIGN A PORTION OF THIS PRIVATE ROAD AND RELOCATE ITS DRIVEWAY WITH 39 IH - GENERAL LOCATION OF THE NEW DRIVEWAY LOCATION SEE DRIVEWAY RELOCATION CONDITION NOTE AT RIGHT 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 39¹¹ AVENUE SE TO A NEW LOCATION APPROXIMATELY 120 FEET EAST ON 39¹¹ 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 ² Δ=70°03'42" Δ=49°51'38" 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 R=43.75'--R=43.75 L=53.50' L=38.07' 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. 39TH AVENUE S.E. ACCESS 10/29/2025 DRAWN BY: SOUTH HILL BUSINESS AND TECHNOLOGY CENTER KMA SHT **BINDING SITE PLAN PLBSP20230028** DATE: Barghausen 10/29/25 INDEX DATA Consulting Engineers, LLC. 15 SCALE: A Portion of the NE1/4, SE1/4, NW1/4, 1" = 50'18215 72nd Avenue South OF SW1/4 of the SE1/4 of CHECKED BY: OBH Kent, WA 98032 425.251.6222 barghausen.com Section 3, Township 19 North, Range 4 East, W.M. 16 JOB NO.: SCALE: 1" = 50' City of Puyallup, Pierce County, Washington 18111

