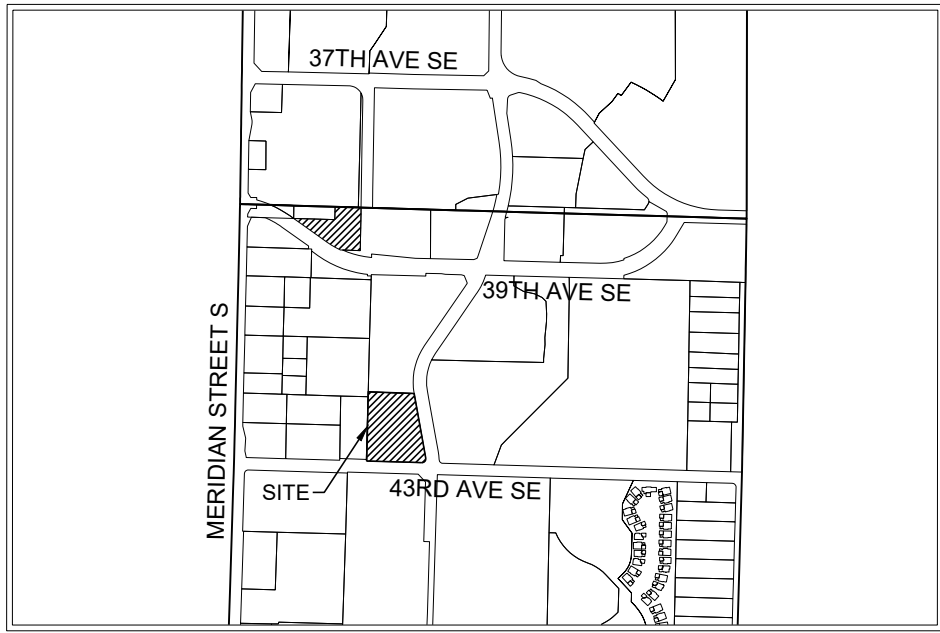
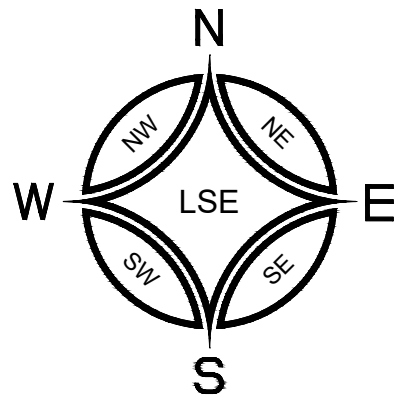
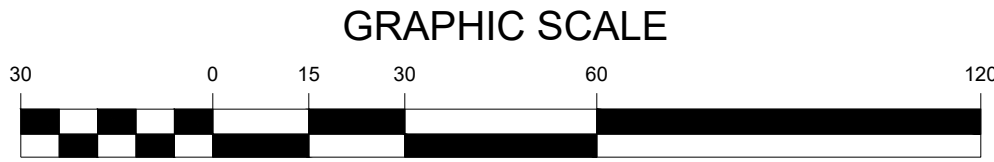


K:\data\2006\AutoCAD\dwg\01_ENGINEERING\8986-Preliminary Plans\Lot C.dwg LAST EDITED: 08/15/2023 7:47AM BY: jgarmon



VICINITY MAP
SCALE: 1" = 1000'



DOS LAGOS - LOT C
PRELIMINARY STORM, SEWER, & WATER PLANS
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

MATCHLINE (THIS SHEET)

LEGEND

EXISTING	PROPOSED
	UTILITY POLE
	SIGN POST
	POROUS CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE SURFACE
	PERVIOUS ASPHALT
	SEWER MAIN
	SEWER MANHOLE
	STORM LINE
	CATCH BASIN
	WATER MAIN
	FIRE HYDRANT
	FDC
	WATER METER
	WATER VALVE
	BOUNDARY
	RIGHT-OF-WAY
	PROPERTY LINES
	MAJOR CONTOUR
	MINOR CONTOUR
	FENCE
	GAS LINE
	OVERHEAD POWER LINE
	ROAD CENTERLINE
	BUILDING
	EASEMENT

REFERENCE ALTA
PREPARED BY LS&E
WITH DATE OF
SIGNATURE OF
08/05/2020 & DATE OF
SURVEY JUNE 10, 11, 12,
15

Per previous comments, remove trees here. Will interfere with SB visibility of signal heads & impact EB right turn on red sight distance.
PSP and landscaping plan still showing trees in this area
[LOT C Preliminary Plans C2.0]

Use AutoTurn to size RIRO channelization device appropriately that will allow an ambulance to complete an outbound left turn without driving over the curb.
[LOT C Preliminary Plans C2.0]

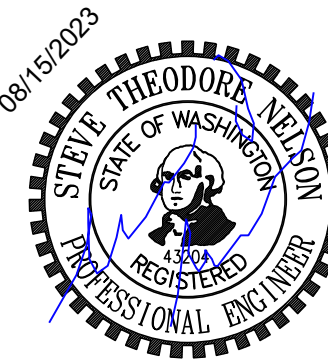
3rd Review
P21-0099
Oct 2023

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING SERVICES MANAGER.



DATE	REVISION

JOB NO. 12896
DATE: 08/15/2023
DESIGNED BY: MOD
CHECKED BY: MOD
DRAWN BY: STN
APPROVED BY: STN

LEROY
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING
LEROY SURVEYORS & ENGINEERS
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

DOS LAGOS - LOT C
PRELIMINARY STORM, SEWER, & WATER PLANS
Dos Lagos Asset, LLC / Bryan & Alex Kang
810 E. Pico Blvd. Unit B24
Los Angeles, CA 90021
Phone: (213) 614-8887

Cover Sheet

DRAWING
C2.0
SHEET 01
OF 03

SHEET INDEX:
C2.0 COVER
C2.1 SURVEY
C2.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS
4202 5TH ST SE
PUYALLUP, WA 98373

PARCEL #
0419106030 AND 0419106031

PROPERTY OWNER
PUYALLUP MF LAND LLC
9885 NOVARA LN
CYPRESS, CA 90630

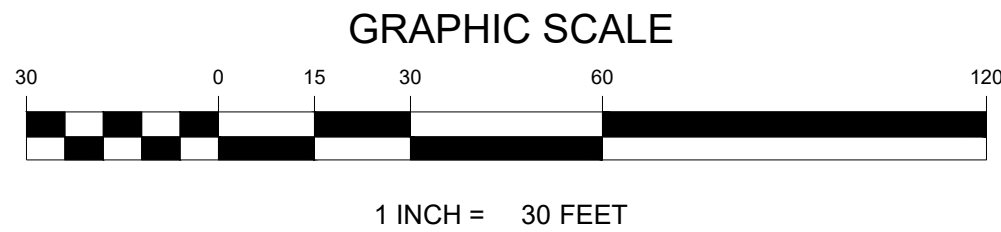
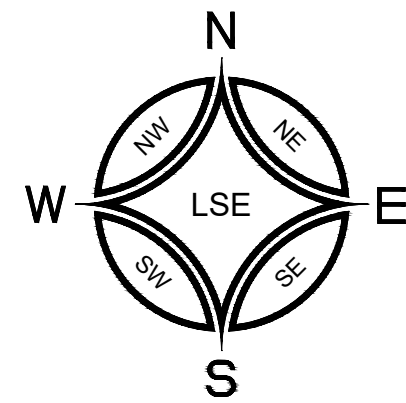
SURVEYOR/ENGINEER:
LEROY SURVEYORS & ENGINEERS, INC.

ZONING
UCX - URBAN CENTER MIXED USE

PROJECT DESCRIPTION:
THE DOS LAGOS LOT 'C' PROJECT PROPOSES TO CONSTRUCT A 50-UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING IN 1.34 ACRES, LOCATED AT THE CORNER OF 5TH STREET SE AND 43RD AVE SE IN PUYALLUP, WASHINGTON 98374.

SHEET NOTE:
CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

BEFORE ANY CONSTRUCTION CONTACT:
CALL BEFORE YOU DIG @ 1-800-424-5555



DOS LAGOS - LOT C

PRELIMINARY STORM, SEWER, & WATER PLANS

A PORTION OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

Notes Corresponding to Schedule B

29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 27, 2001
RECORDING INFORMATION: 200108270798
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS
AFFECTS: PARCELS A, C, D AND E
[DOES AFFECT - AS SHOWN]

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF EASEMENT" RECORDED OCTOBER 29, 2018 AS RECORDING NO. 201810290662 OF OFFICIAL RECORDS. [DOES NOT AFFECT SUBJECT PARCELS]

34. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) P-13-0015 :
RECORDED: JULY 31, 2013
RECORDING INFORMATION: 201307315004
(AFFECTS PARCELS A THROUGH E)
[DOES AFFECT - AS SHOWN]

35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 04, 2009 AS RECORDING NO. 200905040082 OF OFFICIAL RECORDS.

A MEMORANDUM OF SAID DEVELOPMENT AGREEMENT WAS RECORDED FEBRUARY 27, 2009 UNDER RECORDING NO. 200902270059.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DEVELOPMENT AGREEMENT AND STREET VACATION AGREEMENT" RECORDED NOVEMBER 10, 2014 AS RECORDING NO. 201411100755 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)
[DOES AFFECT - AS SHOWN]

67. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 RECORDED DECEMBER 30, 2019 AS 201912305004, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL E)
[DOES AFFECT - AS SHOWN]

BASIS OF BEARING:

MONUMENTED NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-T19N-R4E

DATUM:

VERTICAL DATUM - NAVD 88
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

HORIZONTAL DATUM - NAD 83/91 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

REFERENCE MATERIAL:

CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 - A.F. #201912305002
CITY OF PUYALLUP SHORT PLAT NO. P-18-0173 - A.F. #201912305003
CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 - A.F. #201912305004
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015 - A.F. #201307315004
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0072 - A.F. #201511175002
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 201612215007 - A.F. #201612215007

METHODOLOGY:

THIS SURVEY WAS PERFORMED VIE CONVENTIONAL AND RADIAL SURVEY METHODS AND MEET OF EXCEED THE ACCURACY REQUIREMENTS AS SET FORTH BY WAC 332.130.090

EQUIPMENT USED:

TRIMBLE S7 2 SECOND TOTAL STATION
GEOMAX ZOOM 90 2 SECOND ROBOTIC TOTAL STATION
TOPCON HYPER V GPS RECEIVER

TOPOGRAPHY:

CONTOUR INTERVAL = 1'

LEGAL DESCRIPTION:

TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0175, RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

EASEMENT NOTE:

④ SEE NOTES CORRESPONDING TO SCHEDULE B THIS SHEET REFERENCED FROM THE ALTA SURVEY PREPARED BY LS&E WITH DATE OF SIGNATURE OF 08/05/2020 & DATE OF SURVEY JUNE 10, 11, 12, 15 & 18, 2020.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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REVISION	DATE
1	
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JOB NO.	DATE	DESIGNED BY	MODIFIED BY	CHECKED BY	APPROVED BY
12896	08/15/2023	MOD	MOD	STN	STN



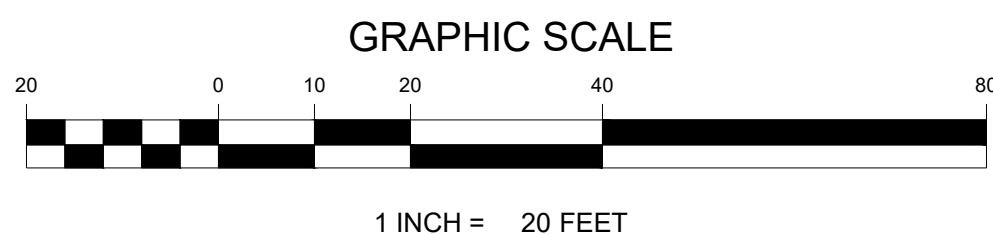
Survey and Existing Conditions

DOS LAGOS - LOT C
PRELIMINARY STORM, SEWER, & WATER PLANS
Dos Lagos Asset, LLC / Bryan & Alex Kang
810 E. Pico Blvd. Unit B24
Los Angeles, CA 90021
Phone: (213) 614-8887

DRAWING

C2.1
SHEET 02
OF 03

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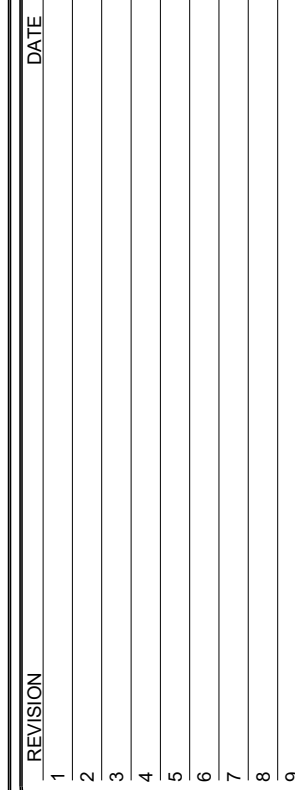


APPROVED

BY _____

CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE:



JOB NO:	12896
DATE:	08/15/2023
DESIGNED BY:	MDD
DRAWN BY:	MDD
CHECKED BY:	STN
APPROVED BY:	STN

**SURVEYING
ENGINEERING
GEOLOGY
OPTIC DESIGN
GPS
GIS MAPPING**



DOS LAGOS - LOT C
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DRAWING

C2.2

SHEET 03

OF 03

