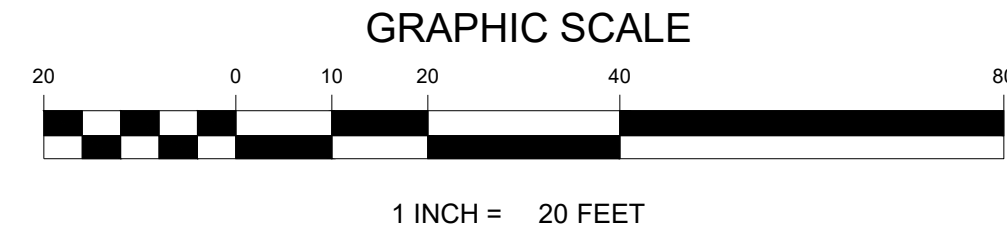
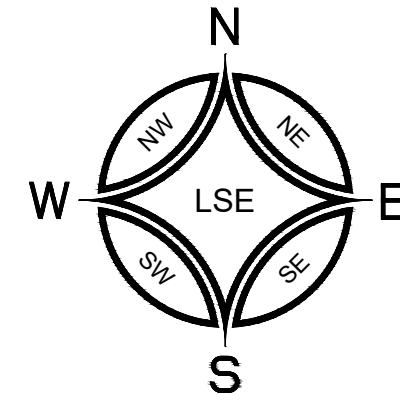


VICINITY MAP
SCALE: 1" = 1000'



DOS LAGOS - LOT B

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

SHEET INDEX:
C1.0 COVER
C1.1 SURVEY
C1.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS
212 39TH AVE SE
PUYALLUP, WA 98373

PARCEL #
0419106024 (8,817 S.F. (0.20 AC))
0419106025 (11,415 S.F. (0.26 AC))

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 'B' PROJECT PROPOSES TO CONSTRUCT AN ELECTRIC VEHICLE (EV) PARKING AREA CONSISTING OF 6 SPACES AND WIDENING OF 3RD STREET SE WHICH IS A PRIVATE ROAD. THE IMPROVEMENTS ARE ON A TOTAL OF 0.46 ACRES, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 3RD STREET SE AND 39TH AVE SE IN PUYALLUP, WASHINGTON, 98374.

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

APPROVED

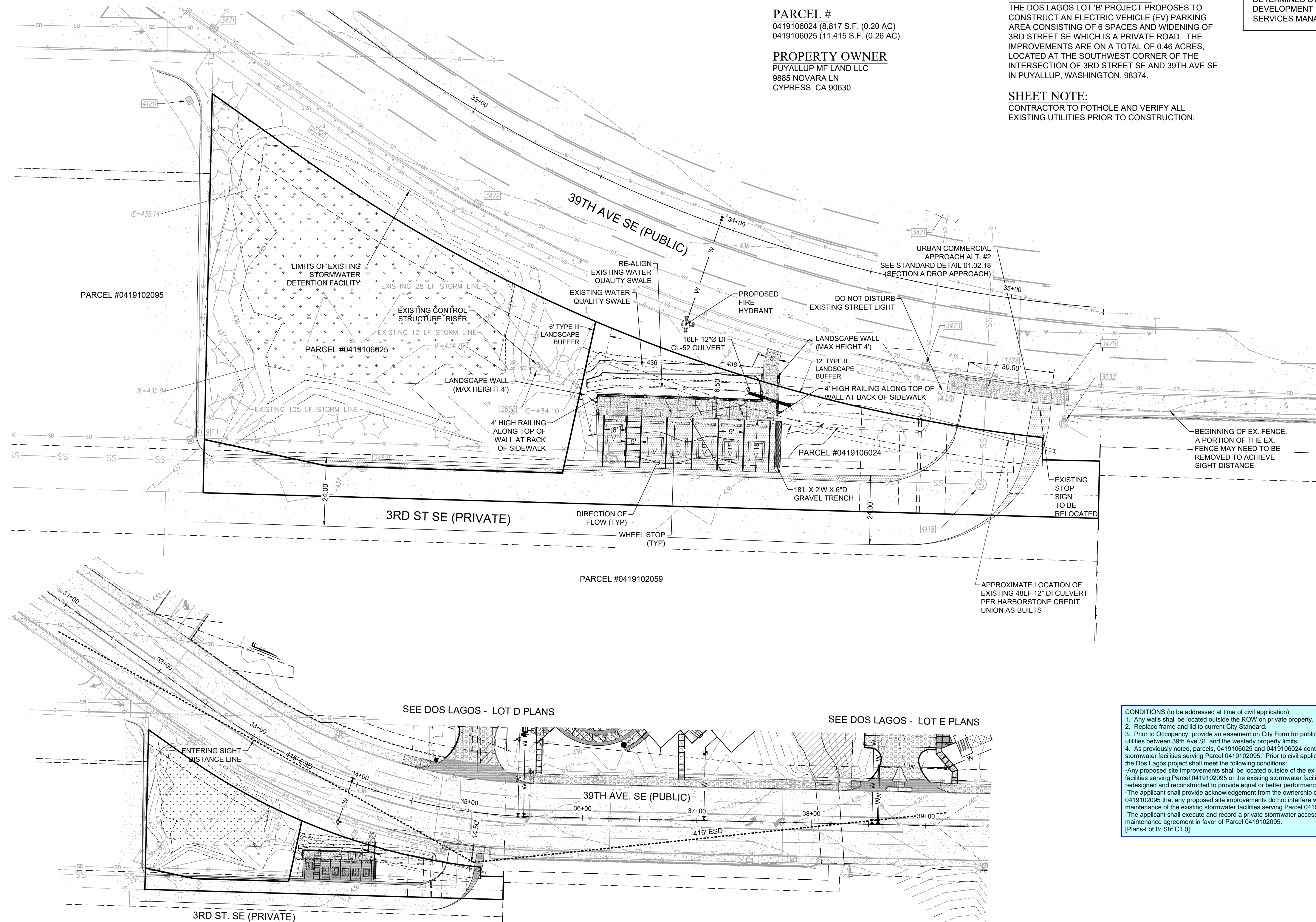
BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

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.



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
	STREET LIGHT
	TREE
	WALL
	REFERENCE ALTA PREPARED BY LS&E WITH DATE OF SIGNATURE OF 08/05/2020 & DATE OF SURVEY JUNE 10, 11, 12, 15 & 18, 2020.



SIGHT DISTANCE LINE EXHIBIT
SCALE: 1" = 50'

CONDITIONS (to be addressed at time of civil application):

- Any walls shall be located outside the ROW on private property.
- Replace frame and lid to current City Standard.
- Prior to Occupancy, provide an easement on City Form for public access and utilities between 39th Ave SE and the westerly property limits.
- As previously noted, parcels, 0419106025 and 0419106024 contain existing stormwater facilities serving Parcel 0419102095. Prior to civil application approval, the Dos Lagos project shall meet the following conditions:
 - Any proposed site improvements shall be located outside of the existing stormwater facilities serving Parcel 0419102095 or the existing stormwater facilities shall be redesigned and reconstructed to provide equal or better performance.
 - The applicant shall provide acknowledgement from the ownership of Parcel 0419102095 that any proposed site improvements do not interfere with the use and maintenance of the existing stormwater facilities serving Parcel 0419102095.
 - The applicant shall execute and record a private stormwater access and maintenance agreement in favor of Parcel 0419102095.

[Plans-Lot B: Sht C1.0]

DATE	REVISION

DATE	DESIGNED BY	MOD	CHECKED BY	STN	APPROVED BY	STN
08/23/2023						

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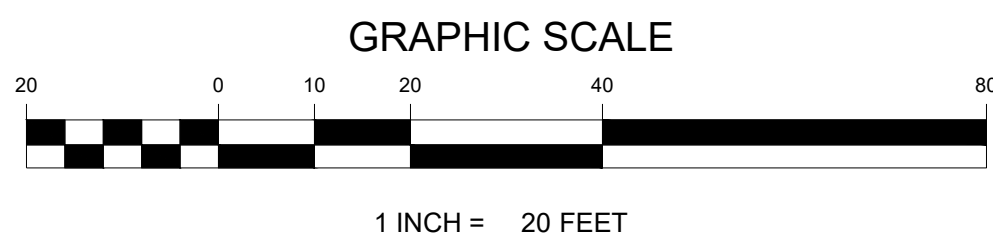
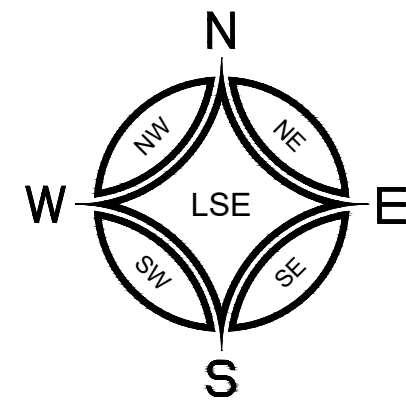
Cover Sheet

DOS LAGOS - LOT B
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
C1.0
SHEET 01
OF 03

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

K:\Users\12896\AutoCAD\dwg\01_ENGINEERING\12896-Preliminary Plans\Lot B.dwg LAST EDITED: 08/23/2023 1:32PM BY: vgrignon



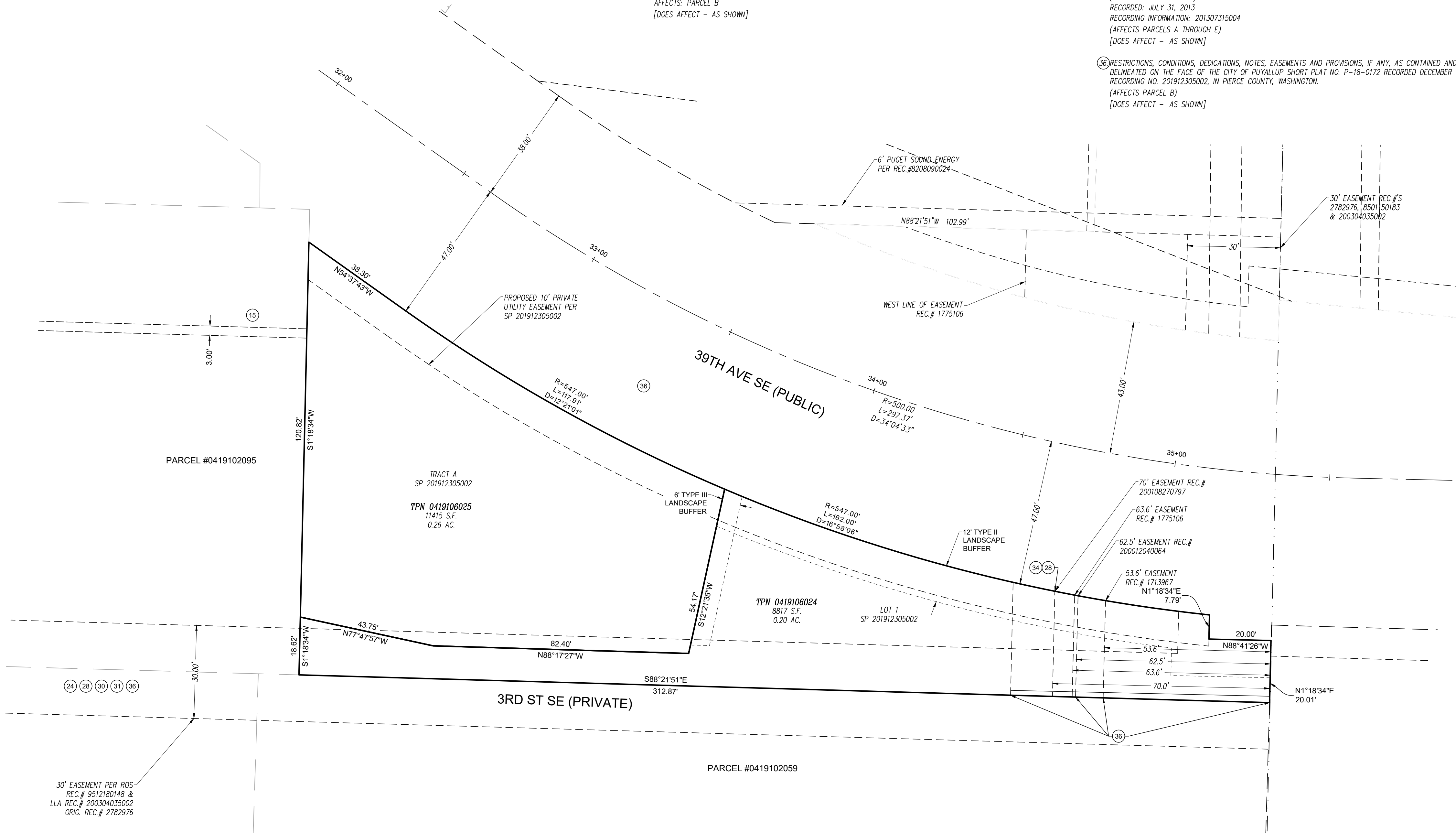
DOS LAGOS - LOT B

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

Notes Corresponding to Schedule B

- (15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 17, 1955
UNDER RECORDING NO. 1713967
FOR: PIPELINE
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]
- (24) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED DECEMBER 18, 1995 UNDER RECORDING NO. 9512180148 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL NO. B AND D)
[DOES AFFECT - AS SHOWN]
- (28) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 27, 2001
RECORDING INFORMATION: 200108270797
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]
- (30) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 11, 2003
RECORDING NO. 200303110111
FOR: A PERPETUAL NON-EXCLUSIVE EASEMENT, FOR DRAINAGE FACILITIES
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]
- THIS EASEMENT IS BEING RECORDED TO SUPERCEDE THAT EASEMENT RECORDED FEBRUARY 12, 2003 UNDER AUDITOR FEE NO. 200302120789. [DOES AFFECT - AS SHOWN]
- (31) TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 01-81-013:
RECORDED: APRIL 3, 2003
RECORDING INFORMATION: 200304035002
(AFFECTS PARCEL NO. B AND D)
[DOES AFFECT - AS SHOWN]
- (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]
- (36) 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-18-0172 RECORDED DECEMBER 30, 2019 AS RECORDING NO. 201912305002, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL B)
[DOES AFFECT - AS SHOWN]



APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING SERVICES MANAGER.



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JOB NO.	DATE	DESIGNED BY	MOD.	CHECKED BY	STN	APPROVED BY	STN
	08/23/2023						

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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:
LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0173, RECORDED UNDER RECORDING NO. 201912305003, IN PIERCE COUNTY, WASHINGTON.

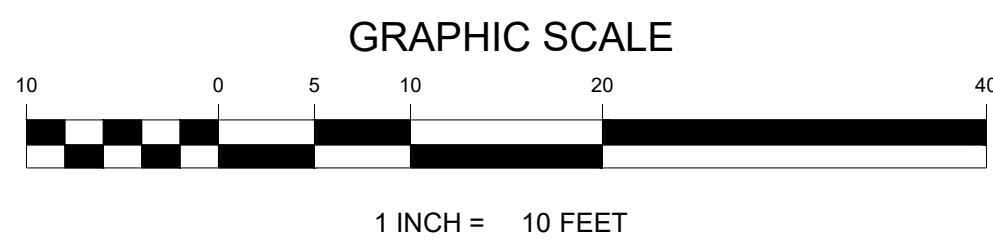
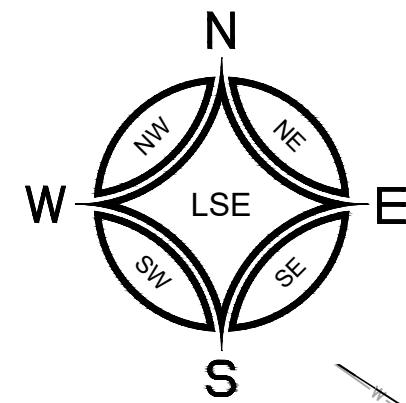
EASEMENT NOTE:
(#) SEE NOTES CORRESPONDING TO SCHEDULE B THIS SHEET REFERENCED FROM THE ALTA SURVEY PREPARED BY LS&E WITH DATE OF SIGNATURE OF 08/05/2020 & DATE OF SURVEY JUNE 10, 11, 12, 15 & 18, 2020.

Survey

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

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C1.1
SHEET 02
OF 03

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



DOS LAGOS - LOT B

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APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

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JOB NO. 12886	DATE: 08/23/2023
DESIGNED BY: MOD	CHECKED BY: STN
APPROVED BY: STN	

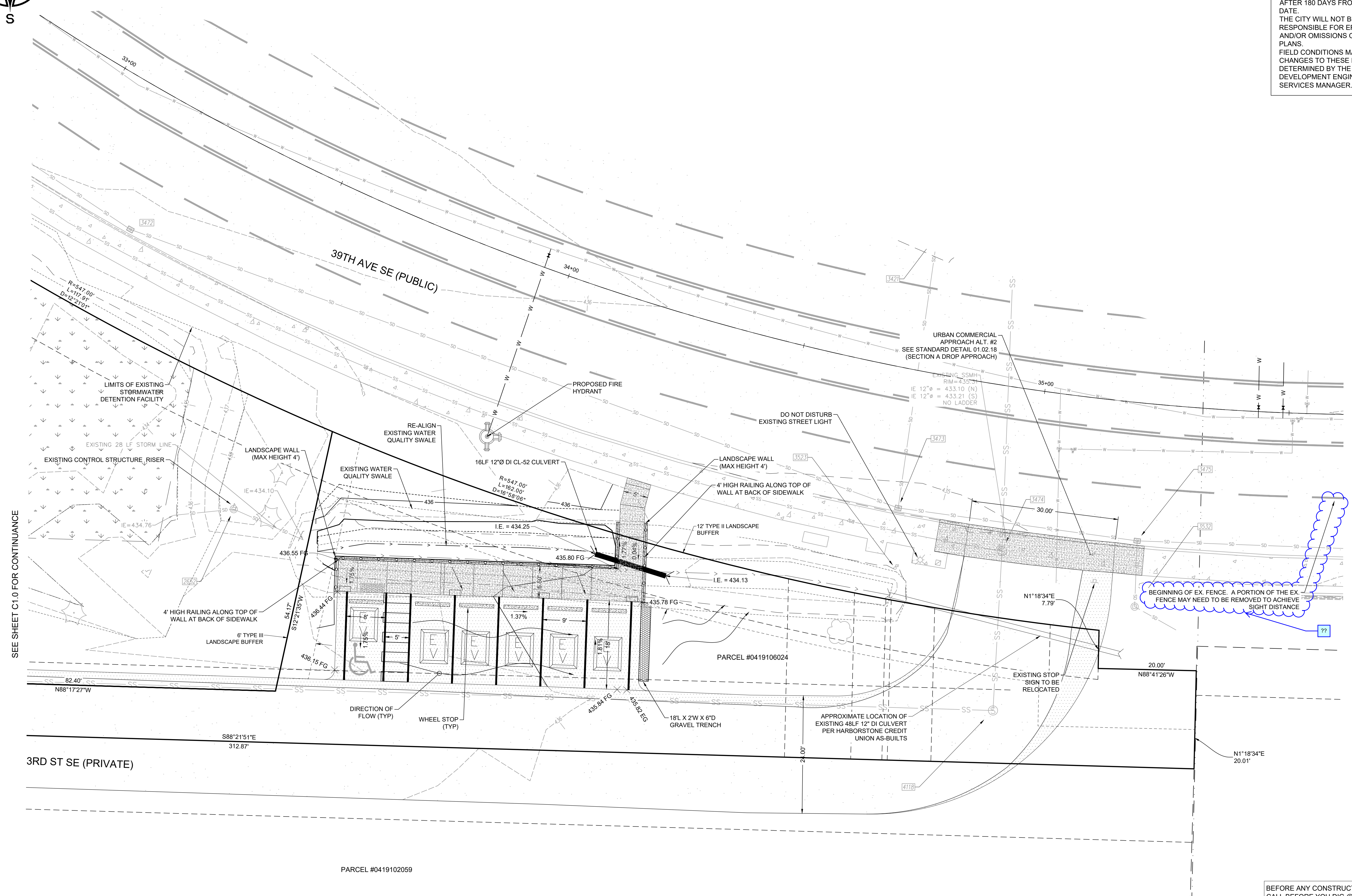
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Phone: (213) 614-8887

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C1.2
SHEET 03
OF 03



SEE SHEET C1.0 FOR CONTINUANCE

BEGINNING OF EX. FENCE. A PORTION OF THE EX. FENCE MAY NEED TO BE REMOVED TO ACHIEVE SIGHT DISTANCE

PARCEL #0419102059

PARCEL #0419106024

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