

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
	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.

SHEET INDEX:

C4.0 COVER
C4.1 SURVEY
C4.2 PRELIMINARY STORM AND UTILITIES

SITE ADDRESS

405 39TH AVE SE
PUYALLUP, WA 98373

PARCEL #
0419106028

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 'E' PROJECT RPOPOSES TOP
CONSTRUCT A 46-UNIT APARTMENT COMPLEX WITH
ASSOCIATED PARKING ON 1.89 ACRES, LOCATED AT THE
CORNER PF 5TH ST SE AND 39TH AVE SE IN PUYALLUP,
WASHINGTON 98374.

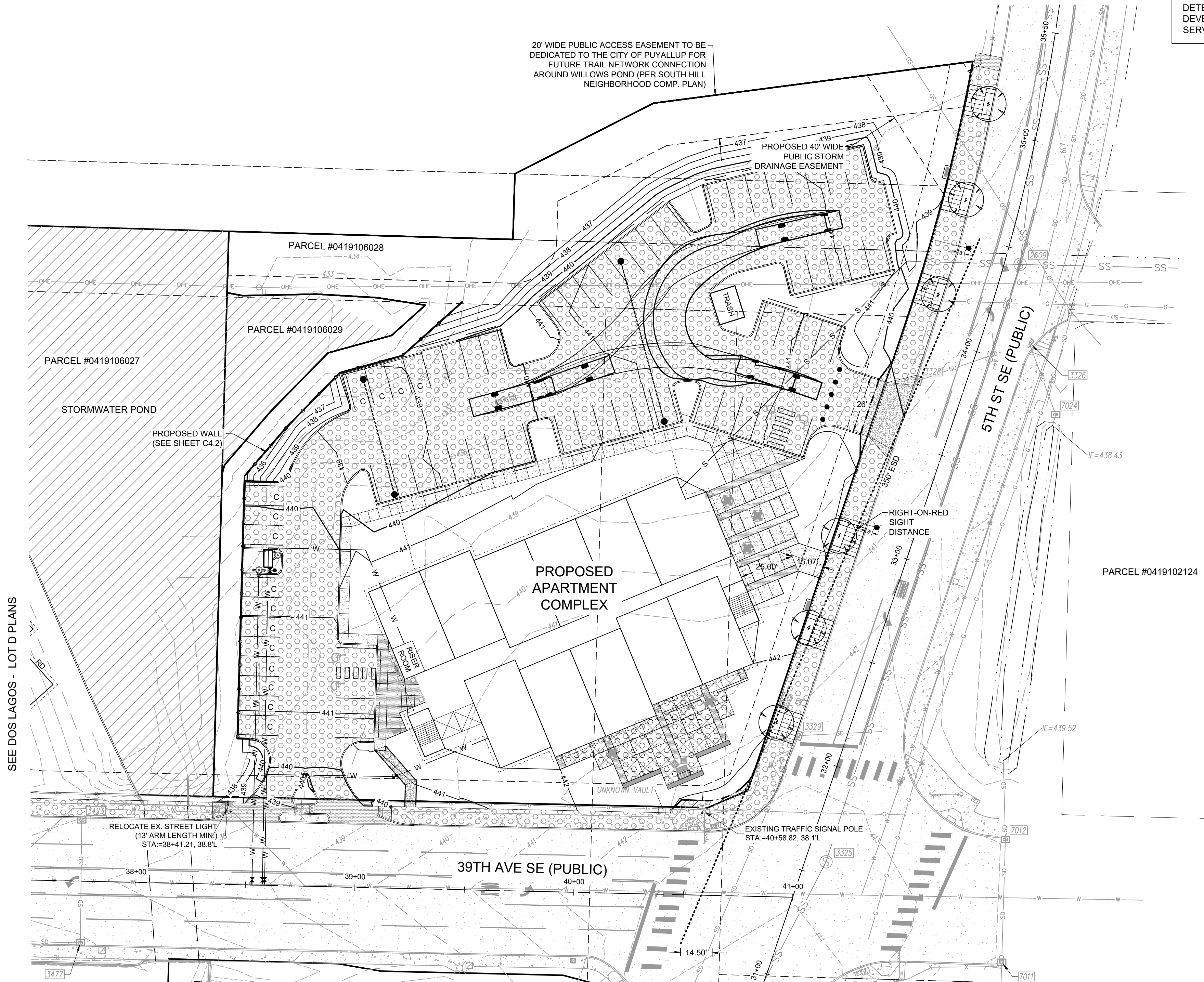
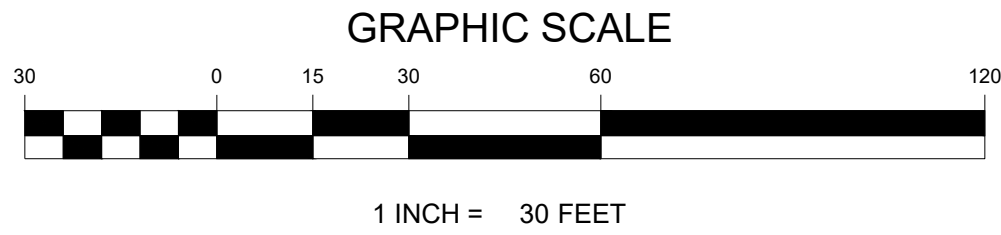
SHEET NOTE:

CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING
UTILITIES PRIOR TO CONSTRUCTION.

DOS LAGOS - LOT E

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



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

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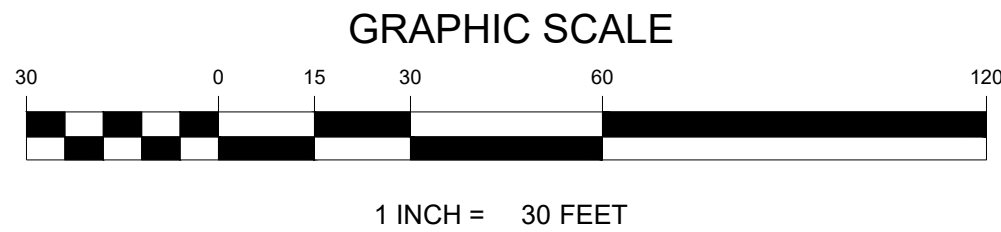
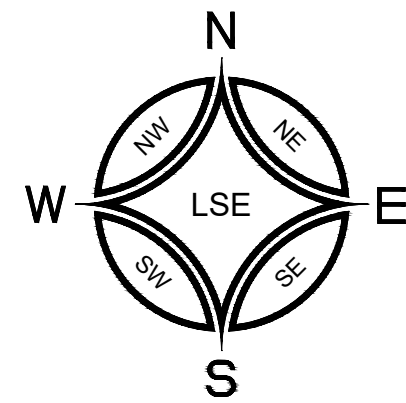
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DOS LAGOS - LOT E

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

EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY.

EXCEPTIONS 9-13 ARE EXCEPTIONS NOT RELATED TO THE SURVEY.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 12, 1980
RECORDING INFORMATION: 8011120241
IN FAVOR OF: FRUITLAND MUTUAL WATER COMPANY, INC.
FOR: WATER LINES
AFFECTS: PARCELS A AND E
[DOES AFFECT - AS SHOWN]

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERMINATION OF EASEMENT" RECORDED MAY 04, 2017 AS RECORDING NO. 201705040573 OF OFFICIAL RECORDS.
[DOES NOT AFFECT SUBJECT PROPERTY]

19. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PIERCE CO. LARGE LOT DIVISION NO. RECORDED MARCH 25, 1981 AS RECORDING NO. 8103250125, IN PIERCE COUNTY, WASHINGTON. [DOES AFFECT - AS SHOWN]

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 20, 1981 AS 8111200245 OF OFFICIAL RECORDS.
[DOES AFFECT - AS SHOWN]
(AFFECTS PARCELS A AND C)

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]

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 - LOT B
CITY OF PUYALLUP SHORT PLAT NO. P-18-0173 - A.F.
#201912305003 - LOT D
CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 - A.F.
#201912305004 - LOT E
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015 - A.F. #201307315004 - LOTS D & E
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0072 - A.F. #201511175002 - LOTS EAST OF 5TH ST.
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 201612215007 - A.F. #201612215007 - LOT D

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-18-0174, RECORDED UNDER RECORDING NO. 201912305004, IN PIERCE COUNTY, WASHINGTON.

EASEMENT NOTE:
⑧ 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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DATE	REVISION
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JOB NO.	DATE	DESIGNED BY	MODIFIED BY	CHECKED BY	APPROVED BY
12896	08/16/2023	MOD	MOD	STN	STN

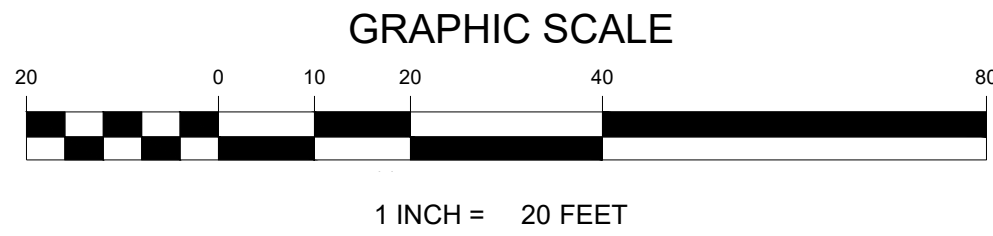
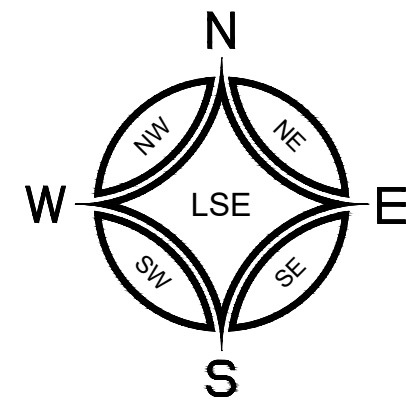


Survey

DOS LAGOS - LOT E
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
C4.1
SHEET 02
OF 03

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



DOS LAGOS - LOT E

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



20' WIDE PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PUYALLUP FOR FUTURE TRAIL NETWORK CONNECTION AROUND WILLOWS POND (PER SOUTH HILL NEIGHBORHOOD COMP. PLAN)

Per previous comments, proposed trash enclosure location will cause sight distance obstructions for vehicle navigating parking lot. Must be relocated to a different location on-site. [Site Plan E, C4.2]

During civil submittal, streetlight design will assume 12ft arms for streetlights. Position foundations accordingly [Site Plan E, C4.2]

Clarify pipes under driving surfaces require 3ft min cover (1ft for ductile). Does not appear that there is adequate space in the pavement section to meet both the cover and stormwater separation and reqts using perforated pipes [Plans-Lot E, Sht C4.2]

Per AMR, tree cutouts shall be at back of curb. A separate AMR application/review is necessary if cutouts are placed as shown. Prior to resubmittal, I would recommend a quick meeting with Engineering/Planning to discuss tree species or alternative shrubs in this area. [Site Plan E, C4.2]

For 26ft wide EV access, use drop approach standard detail 01.02.18

Per previous comments, EV gate would need to be electronic/opticom to meet Fire standards. Gate to be setback 45ft from edge road to provide adequate queuing for Fire Apparatus. During Civil review, gate will be required to have adequate signage/reflectivity. Bollards are not allowed, see additional comments from FIRE. [Site Plan E, C4.2]

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DATE	REVISION

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

LEROI
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

LEROI SURVEYORS & ENGINEERS
P.O. Box 740, Puyallup, Washington 98371
(253) 846-6608 Fax: (253) 840-4140
www.lseinc.com

Preliminary Storm and Utilities

DOS LAGOS - LOT E
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

C4.2
SHEET 03
OF 03

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