

## 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

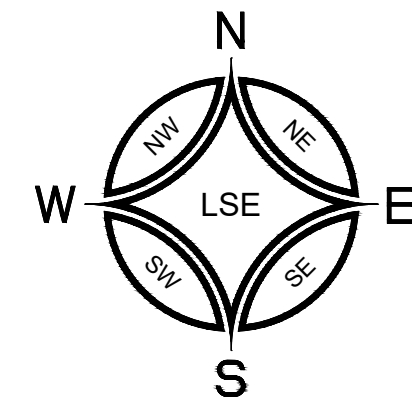
REFERENCE ALTA  
PREPARED BY LS&E  
WITH DATE OF  
SIGNATURE OF  
08/05/2020 & DATE OF  
SURVEY JUNE 10, 11, 12,  
15 & 18, 2020.

**SHEET INDEX:**  
C3.0 COVER  
C3.1 SURVEY  
C3.2 PRELIMINARY GRADING, STORM, AND UTILITIES

**SITE ADDRESS**  
303 39TH AVE SE  
PUYALLUP, WA 98373

**PARCEL #**  
**0419106026 AND 0419102107**

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



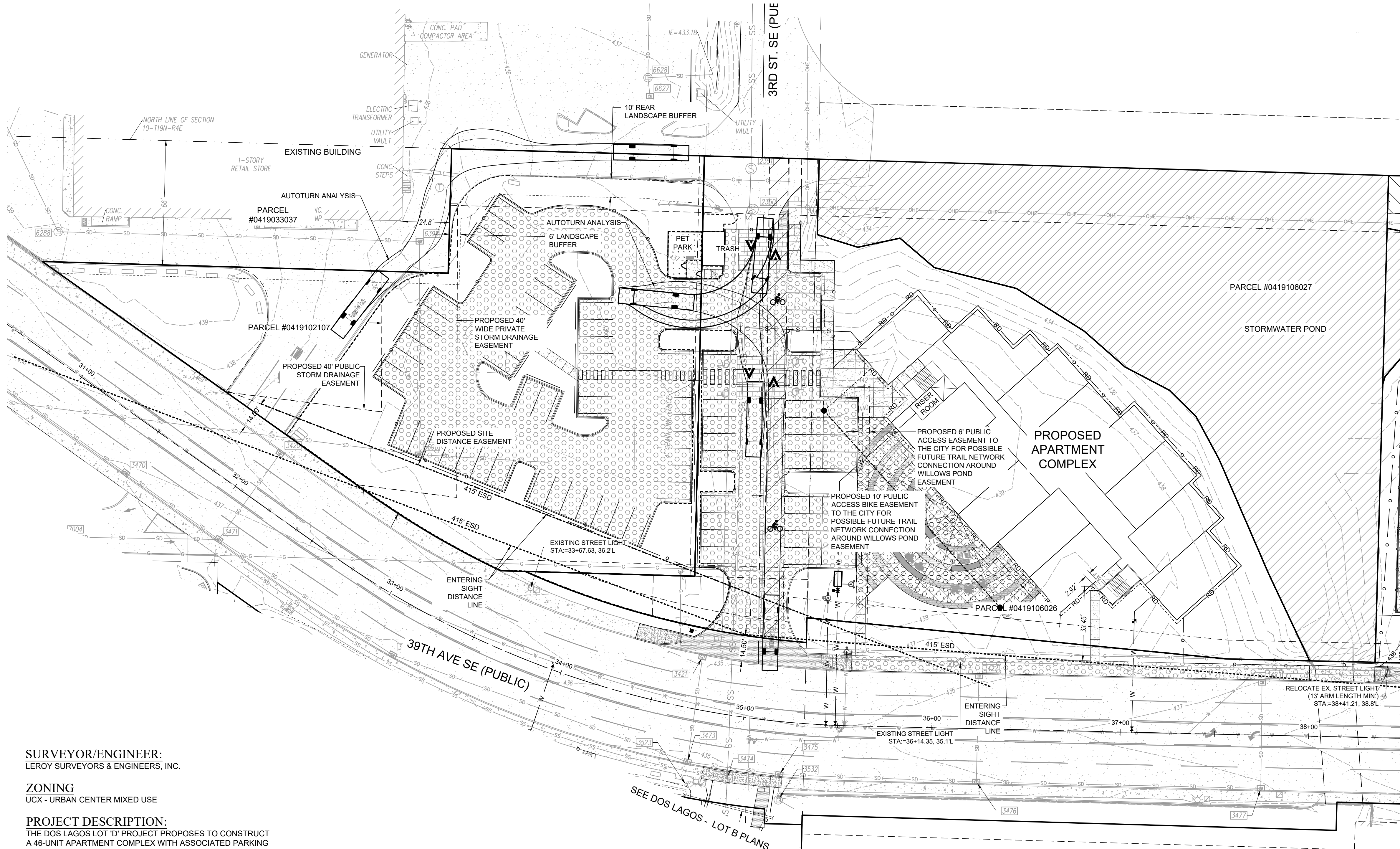
GRAPHIC SCALE

1 INCH = 30 FEET

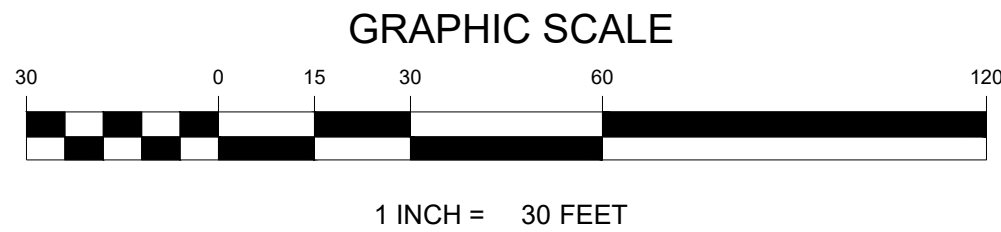
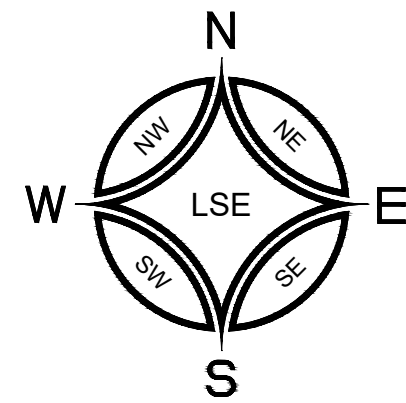
# DOS LAGOS - LOT D

## 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







# DOS LAGOS - LOT D

## 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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**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 (LOT D & E)  
CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0072 - A.F. #201511175002 (LOT 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-18-0173, RECORDED UNDER RECORDING NO. 201912305003, IN PIERCE COUNTY, WASHINGTON.

**EASEMENT NOTE:**  
(1) 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 & 02/23/2021 & DATE OF SURVEY JUNE 10, 11, 12, 15 & 18, 2020 & 2020-08-01 & 2021-02-18

### 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]

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]

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING STREET VACATION" RECORDED JULY 26, 2001 AS INSTRUMENT NO. 200107260120 OF OFFICIAL RECORDS. BY AND BETWEEN CITY OF PUYALLUP AND WILLOWS FOUR LLC AND NIC (US) CORPORATION  
(AFFECTS PARCELS A, C, D, E AND F)  
[DOES AFFECT - THE PORTION THAT DOES NOT FALL WITH IN PUBLIC RIGHT OF WAY - 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]

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]

30. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: MARCH 11, 2003  
RECORDING NO. 200303101111  
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]

56. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING DATE: JANUARY 15, 1985  
RECORDING INFORMATION: 8501150183  
IN FAVOR OF: FRUITLAND MUTUAL WATER COMPANY  
FOR: WATERLINE  
AFFECTS: PARCEL D  
[DOES AFFECT - AS SHOWN]

66. 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-18-0173 RECORDED DECEMBER 30, 2019 AS 201912305003, IN PIERCE COUNTY, WASHINGTON.  
(AFFECTS PARCEL D)  
[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]

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

Survey

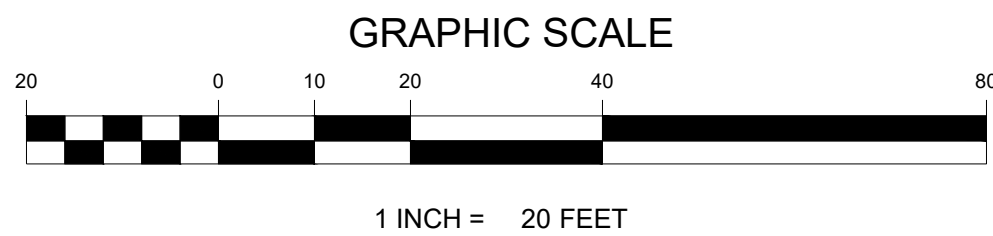
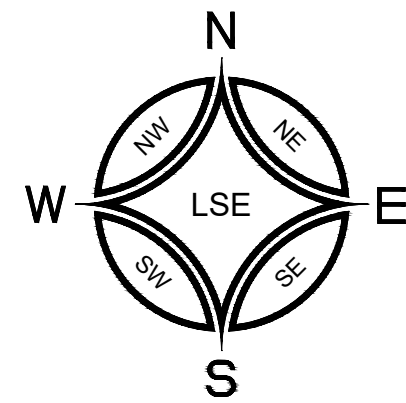
DOS LAGOS - LOT D  
PRELIMINARY STORM, SEWER, & WATER PLANS

Dos Lagos Asset, LLC / Bryan & Alex Kang  
810 E. Pico Blvd. Unit B24  
Los Angeles, CA 90021  
Phone: (213) 614-8887

DRAWING

**C3.1**  
SHEET 02  
OF 03





# DOS LAGOS - LOT D

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

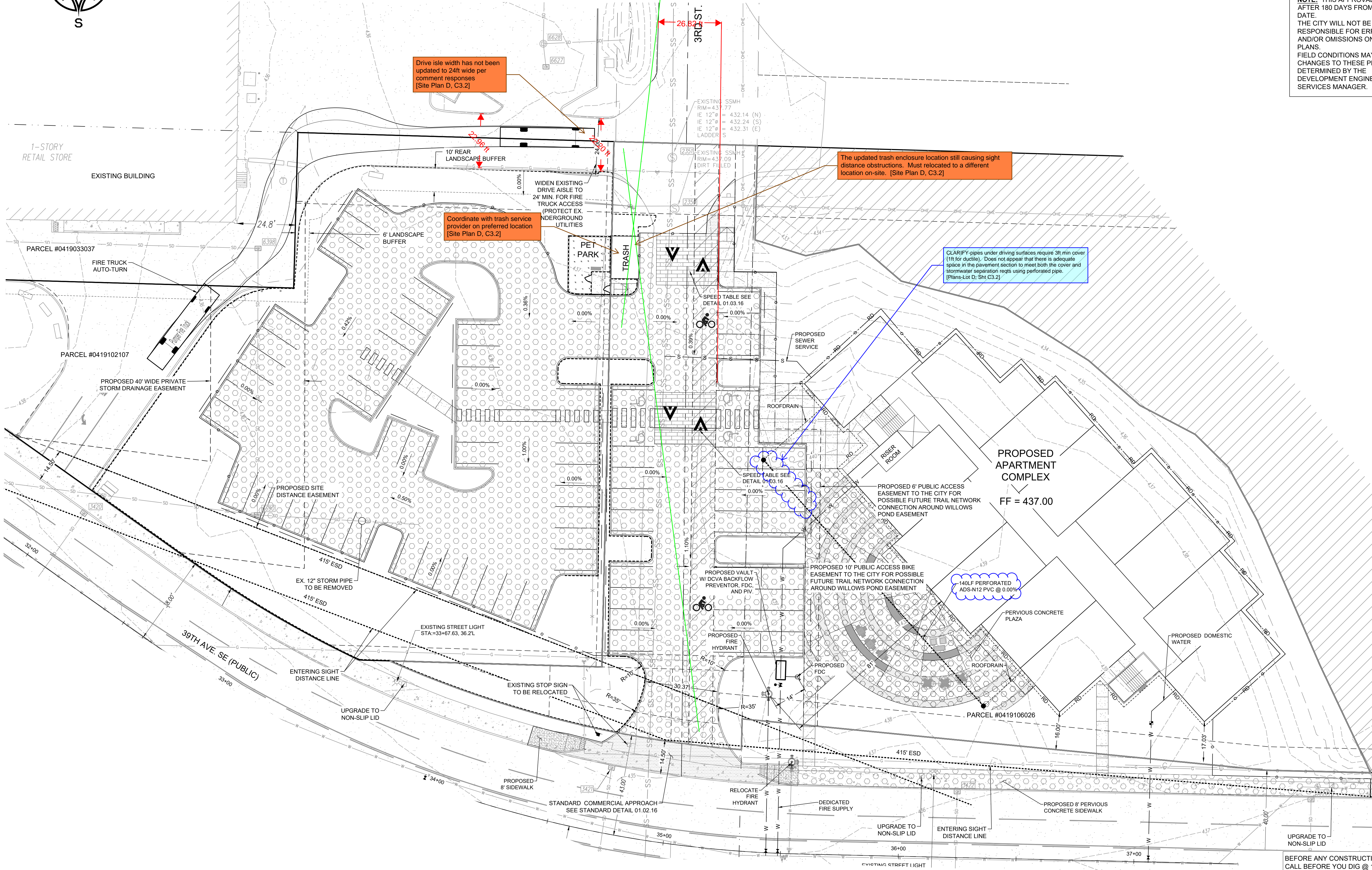


Preliminary Grading, Storm, and Utilities

**DOS LAGOS - LOT D**  
**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  
**C3.2**  
SHEET 03  
OF 03

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K:\data\2086\AutoCAD\dwg\01\_ENGINEERING\12896-Preliminary Plans\Lot D.dwg LAST EDITED: 08/15/23 7:50AM BY: vegetation