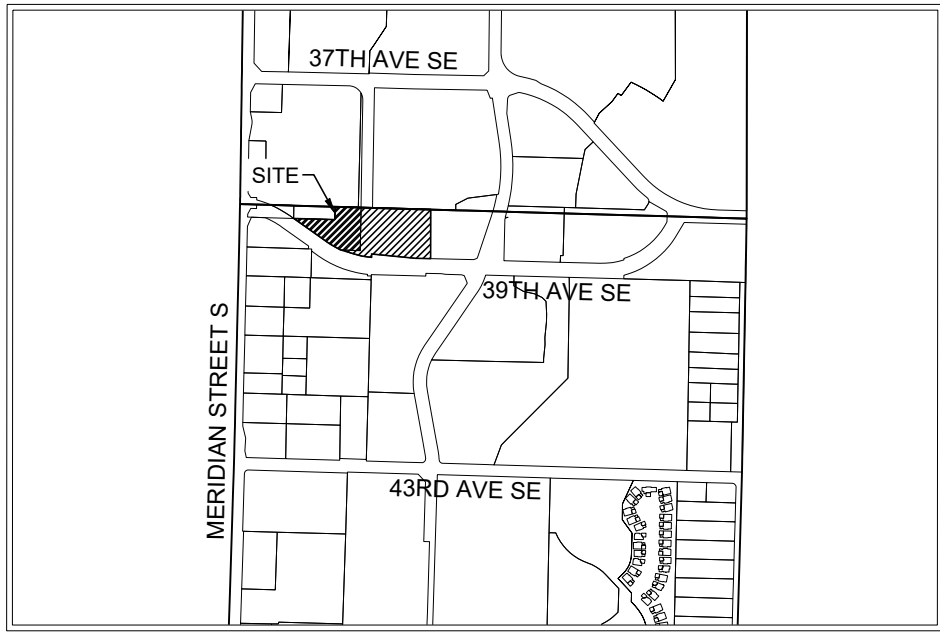


K:\data\12886\AutoCAD\dwg\01_ENGINEERING\12886-Preliminary Plans\Lot D.dwg LAST EDITED: 04/03/24 11:30AM BY: zhang



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

EXISTING	PROPOSED
	UTILITY POLE
	SIGN POST
	POROUS CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE SURFACE
	PERVIOUS ASPHALT
	PERVIOUS PAVERS
	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

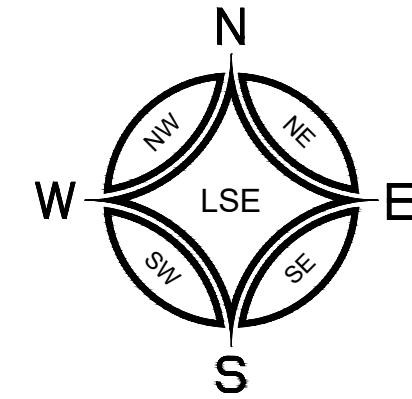
303 39TH AVE SE
PUYALLUP, WA 98373

PARCEL

0419106026 AND 0419102107

PROPERTY OWNER

PUYALLUP MF LAND LLC
9885 NOVARA LN
CYPRESS, CA 90630



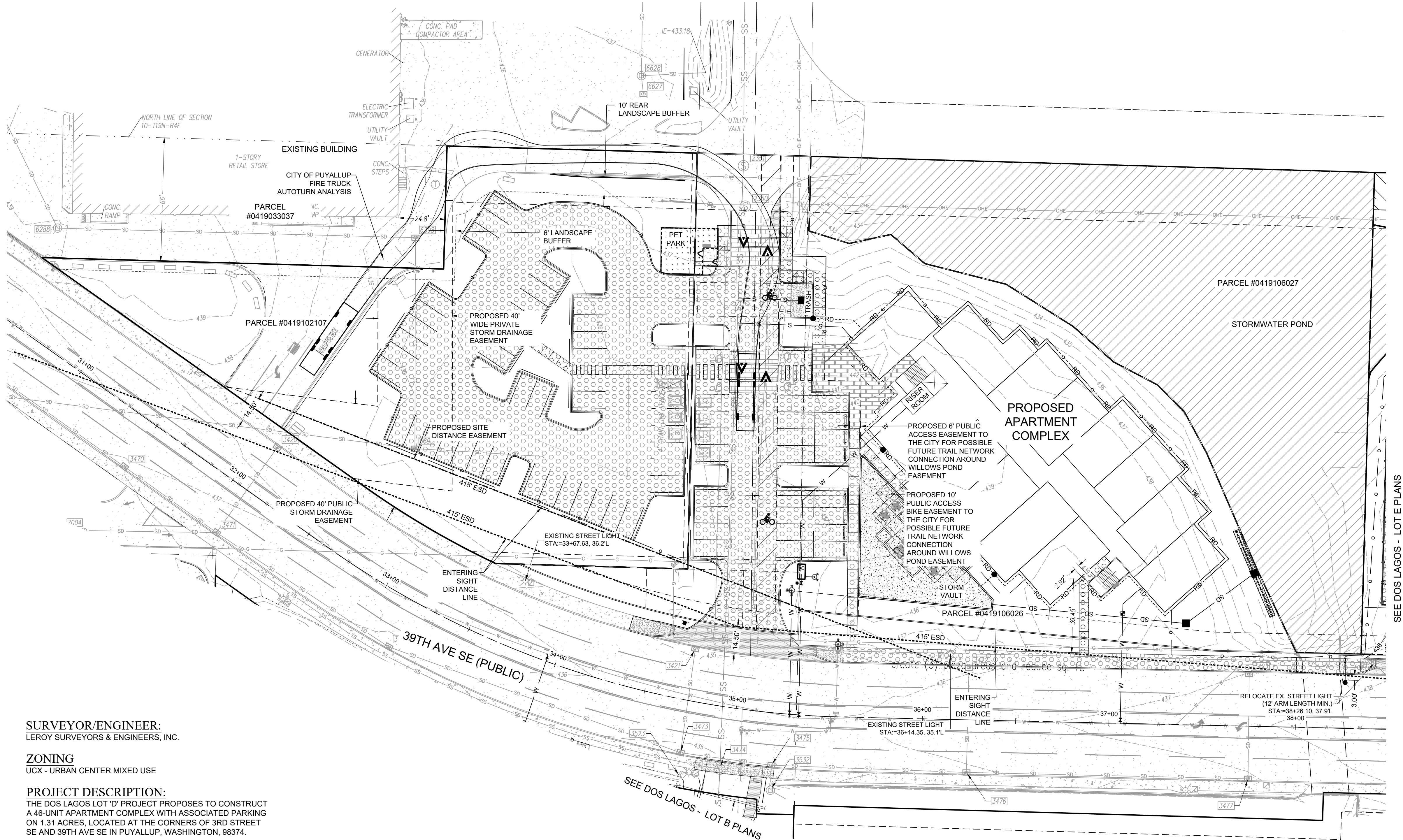
GRAPHIC SCALE

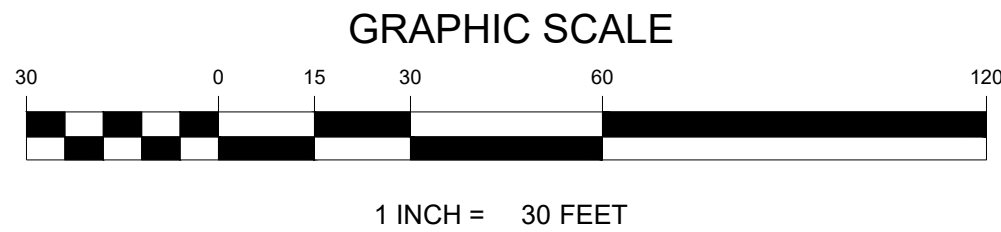
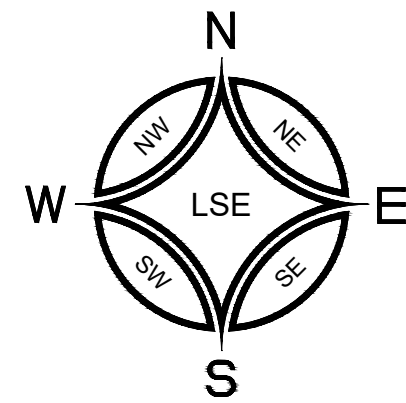
1 INCH = 30 FEET

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

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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JOB NO.	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
12896	04/03/2024	WG	WG	DD

SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING



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

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:
(B) 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: 801120241
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) 01-18-013:
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]

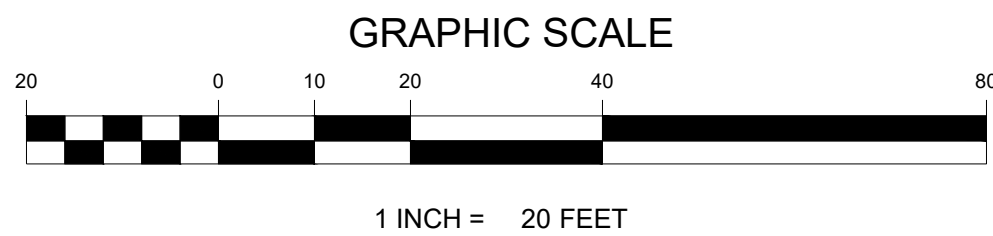
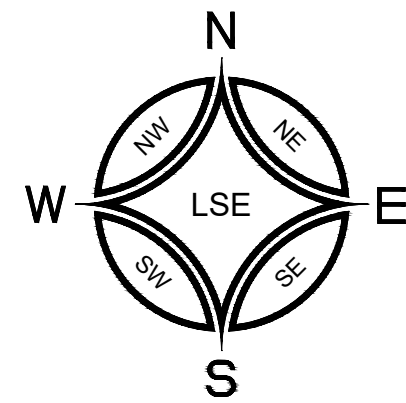
56. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JANUARY 15, 1985
RECORDING INFORMATION: 8501150183
IN FAVOR OF: FRUITLAND MUTUAL WATER COMPANY
FOR: WATERLINE
AFFECTS: PARCEL D
[DOES AFFECT - AS SHOWN]

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

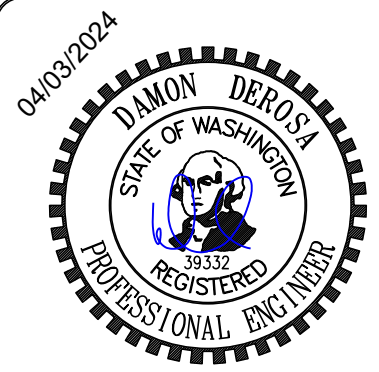
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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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JOB NO.	DATE	DESIGNED BY	WGS	CHECKED BY	WGS	APPROVED BY	DD
12896	04/03/2024	WG		DD			

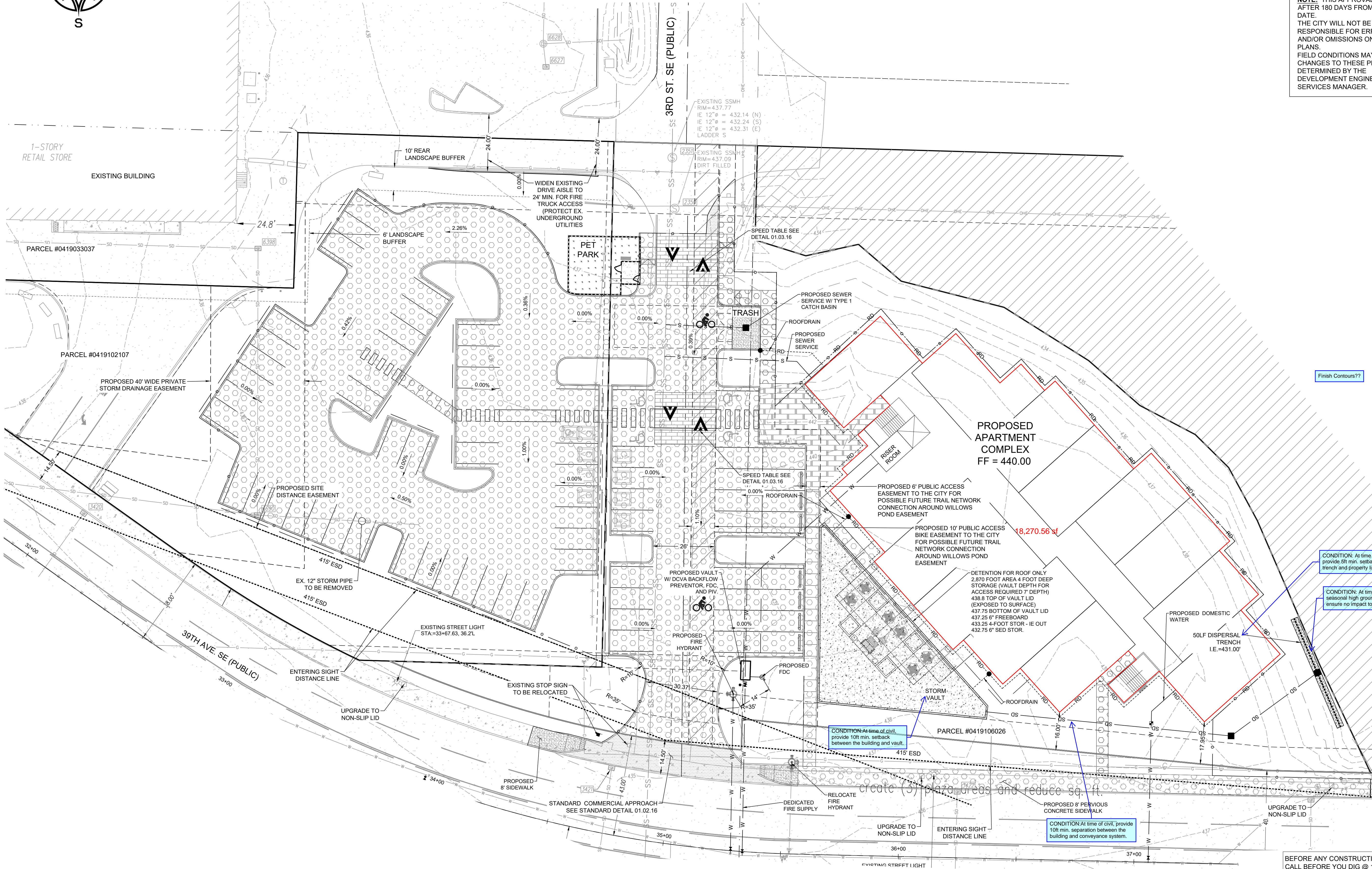
LEROI
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

LEROI SURVEYORS & ENGINEERS
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

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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