337TH AVE SE SITE 39TH AVE SE 43RD AVE SE

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

4th Review P21-0100 July 2024 APPROVED

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.

PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
SERVICES MANAGER.

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

GRAPHIC SCALE

S

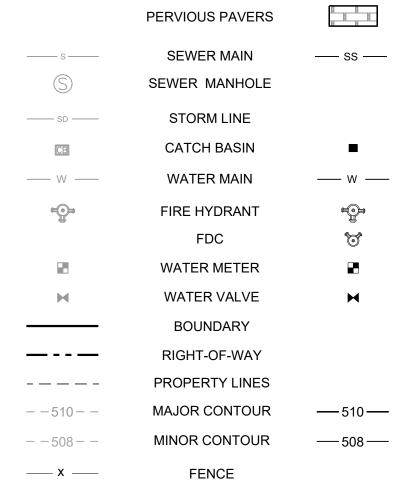
30

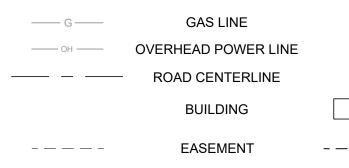
120

120

1 INCH = 30 FEET

EXISTING OUTILITY POLE SIGN POST POROUS CONCRETE PAVEMENT ASPHALT PAVEMENT CONCRETE SURFACE PERVIOUS ASPHALT PERVIOUS PAVERS







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

SHEET INDEX: 15 & 18, 2020.

C4.0 COVER
C4.4 SUPVEY

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

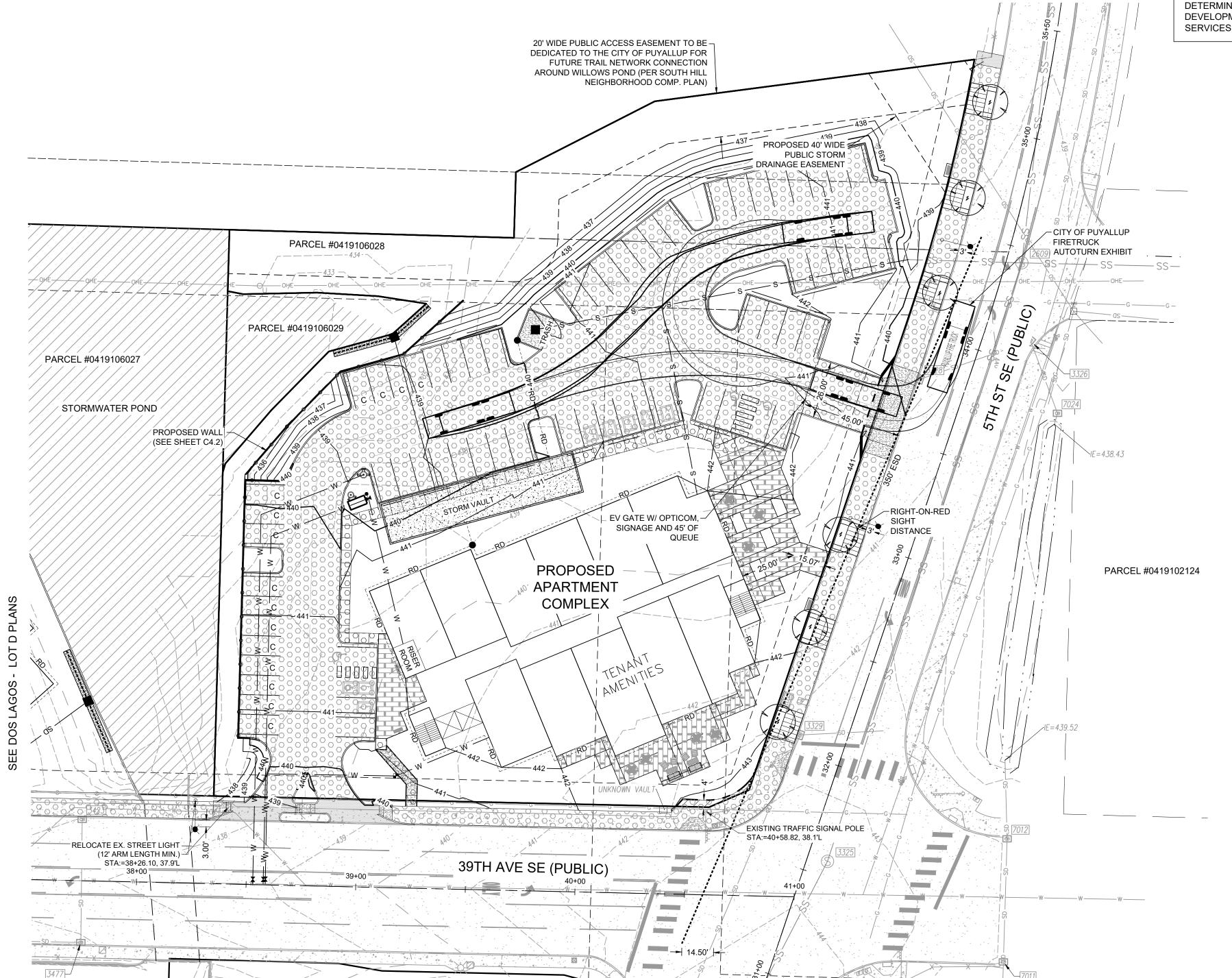
SURVEYOR/ENGINEER: LEROY SURVEYORS & ENGINEERS, INC.

ZONING
UCX - URBAN CENTER MIXED USE

PROJECT DESCRIPTION:
THE DOS LAGOS LOT 'E' PROJECT RPOPOESES 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.

FIRE REVIEW NOTE:
10% MAXIMUM GRADE IN ALL FIRE LANES



CONSTRUCTION CONTACT:

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

© LEROY SURVEYORS & ENGINEERS 04/03/24

AGOS - LOT E
RM, SEWER, &WATER PLANS
set, LLC / Bryan & Alex Kang
Pico Blvd, Unit B24
Angeles, CA 90021

Cover Sheet

DOS LAGOS - I
PRELIMINARY STORM, SEWEF

Dos Lagos Asset, LLC / Bryan
810 E. Pico Blvd. Unit

DRAWING

C4.0 SHEET 01

DOS LAGOS - LOT E PRELIMINARY STORM, SEWER, & WATER PLANS GRAPHIC SCALE 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 1 INCH = 30 FEET 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 SUBLECT 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] N88°21'51"W DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 20, 1981 AS 8111200245 OF OFFICIAL RECORDS. [DOES AFFECT - AS SHOWN] 30' ROAD VACATION PER REC.# 200107260119 (AFFECTS PARCELS A AND C) (CONTAINS UTILITIES) S86°38'11"E__S81°09'36" S88°21'51"E-2639.10' 29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (BASIS OF BEARING) RECORDING DATE: AUGUST 27, 2001 S79°05'09"E RECORDING INFORMATION: 200108270798 TRACT A IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION N36°13'03"E SP 201912305004 FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS 10.62' PROPOSED ROW S48°04'37"W TPN 0419106029 AFFECTS: PARCELS A, C, D AND E [DOES AFFECT - AS SHOWN] 10' PRIVATE UTILITY-THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF EASEMENT" RECORDED — 60.0' EASEMENT -EASEMENT PER REC.# OCTOBER 29, 2018 AS RECORDING NO. 201810290662 OF OFFICIAL RECORDS. [DOES NOT AFFECT SUBJECT PARCELS] (17)(19)(34)29 200108270798 34. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT 26,00' PROPOSED ROW (BOUNDARY LINE REVISION) P-13-0015 . RECORDED: JULY 31, 2013 N0°53'59"E RECORDING INFORMATION: 201307315004 10.68 PROPOSED ROW (AFFECTS PARCELS A THROUGH E) 60' EASEMENT REC.# 8011120241~ [DOES AFFECT - AS SHOWN] 10' PRIVATE UTILITY / (67) TO BE EXTINGUISHED S16°25'13"W | EASEMENT PER AFN 67. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR (34) 2019012305004 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. LOT 1 (AFFECTS PARCEL E) SP 201912305004 [DOES AFFECT - AS SHOWN] TPN 0419106028 82268 S.F. 1.89 AC. 10' PRIVATE UTILITY EASEMENT PER AFN 10' PRIVATE UTILITY 7 (34) 2019012305004 EASEMENT PER REC.# (29) 20010827079"8 S88°42'16"E 8°42'16"E – 78.74' S88°42'16"E 39TH AVE SE (PUBLIC) -----

© LEROY SURVEYORS & ENGINEERS 04/03/24

APPROVED

CITY OF PUYALLUP ENGINEERING DEPARTMENT

AFTER 180 DAYS FROM APPROVAL 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.

NOTE: THIS APPROVAL IS VOID

BASIS OF BEARING:

MONUMENTED NORTH LINE OF THE NORTHWEST 1/4

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 ESTABLISHED USING GPS RTK ROVER CONSTRAINED

TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

REFERENCE MATERIAL:

#201912305003 - LOT D CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 - A.F.

#201912305004 - LOT E

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

TOPOGRAPHY: CONTOUR INTERVAL = 1'

LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0174, RECORDED UNDER RECORDING

(#) 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

OF SECTION 10-T19N-R4E

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.

CITY OF PUYALLUP BOUNDARY LINE REVISION NO.

EQUIPMENT USED:

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

LEGAL DESCRIPTION:

NO. 201912305004, IN PIERCE COUNTY, WASHINGTON.

EASEMENT NOTE:

JUNE 10, 11, 12, 15 & 18, 2020.

12 8 4 2 9 1 5 1 6 1 8 1 6 1

DRAWING

SHEET 02

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

