

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

4th Review
P21-0100
July 2024

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.



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:
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

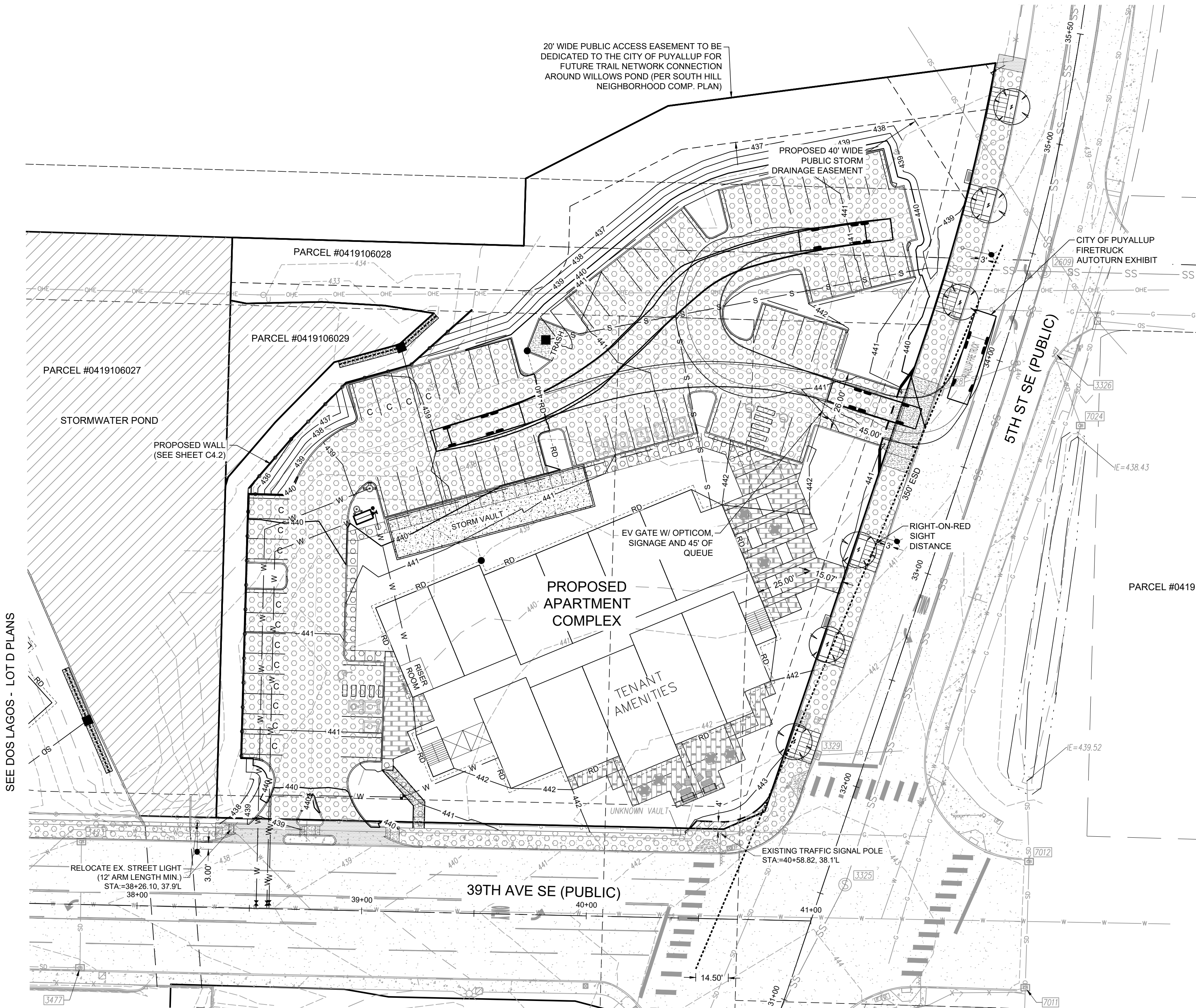
SURVEYOR/ENGINEER:
LEROY SURVEYORS & ENGINEERS, INC.

ZONING
UCX - URBAN CENTER MIXED USE

PROJECT DESCRIPTION:
THE DOS LAGOS LOT 'E' PROJECT PROPOSES TO 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



SEE DOS LAGOS - LOT D PLANS

DATE	REVISION

DATE	DESIGNED BY	CHECKED BY	APPROVED BY
04/03/2024	WG	DS	DD

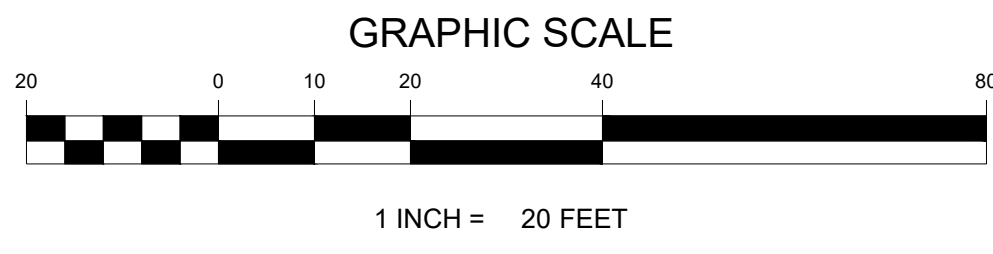
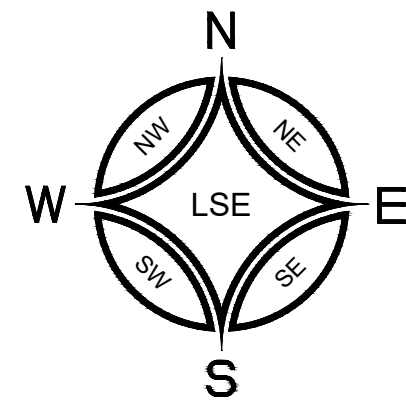
LEROY SURVEYORS & ENGINEERS
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

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
C4.0
SHEET 01
OF 03

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

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Preliminary Storm and Utilities

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DRAWING
C4.2
SHEET 03
OF 03

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)

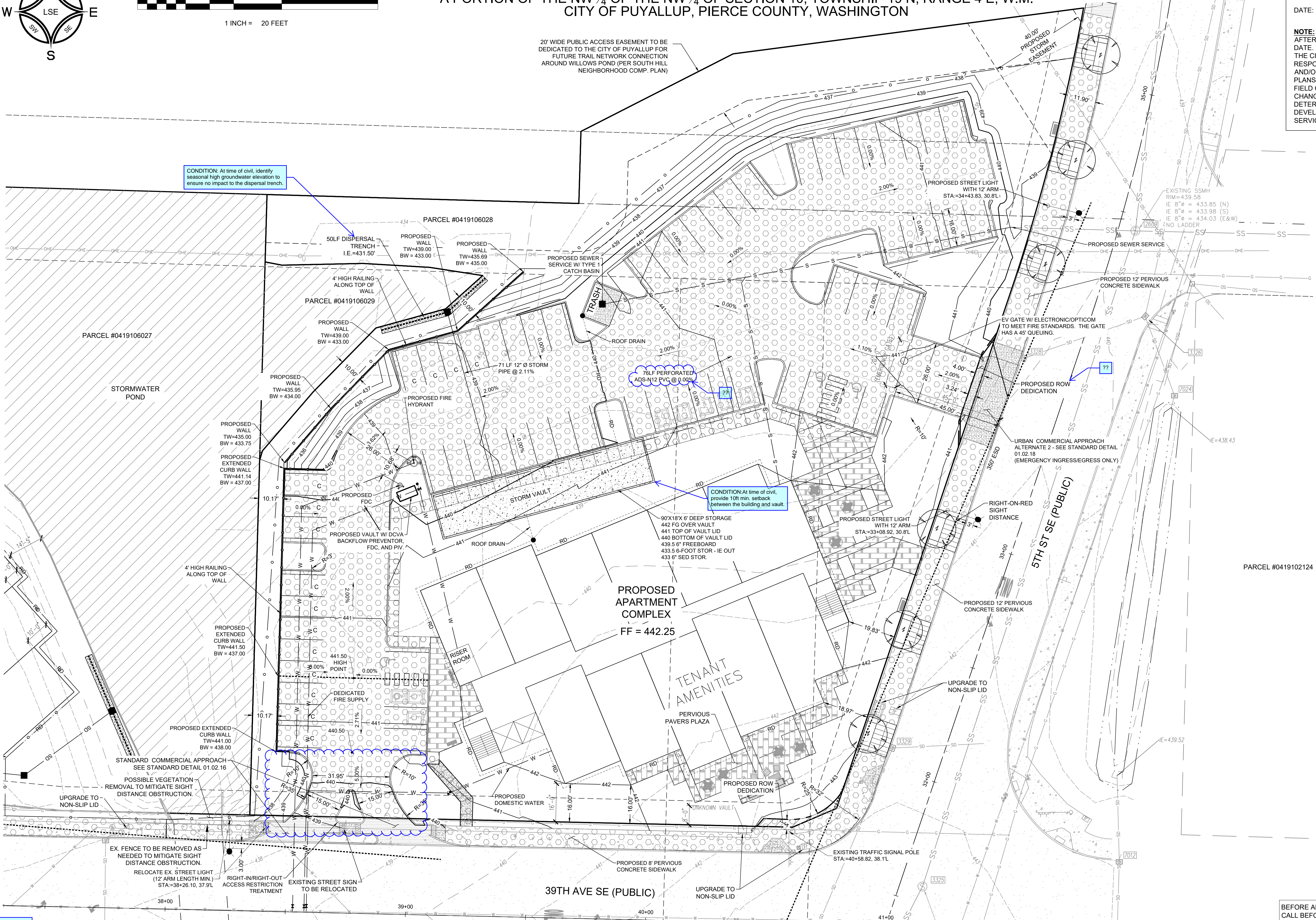
CONDITION: At time of civil, identify seasonal high groundwater elevation to ensure no impact to the dispersal trench.

CONDITION: At time of civil, provide 10ft min. setback between the building and vault.

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SEE DOS LAGOS - LOT D PLANS

CONDITION: At time of civil application, provide overflow protection at the row & point of the permeable pavement section. Overflow shall be collected and conveyed to the downstream system.



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