

# DOS LAGOS - LOT C 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

## Notes Corresponding to Schedule B

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]

35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 04, 2009 AS RECORDING NO. 200905040082 OF OFFICIAL RECORDS.

A MEMORANDUM OF SAID DEVELOPMENT AGREEMENT WAS RECORDED FEBRUARY 27, 2009 UNDER RECORDING NO.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DEVELOPMENT AGREEMENT AND STREET VACATION AGREEMENT" RECORDED NOVEMBER 10, 2014 AS RECORDING NO. 201411100755 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)

[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 CITY OF PUYALLUP SHORT PLAT NO. P-18-0173 - A.F. #201912305003 CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 - A.F. #201912305004 CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015 - A.F. #201307315004 CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0072 - A.F. #201511175002 CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 201612215007 - A.F. #201612215007

### 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:

TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0175, RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

### EASEMENT NOTE:

(#) 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** 

CITY OF PUYALLUP ENGINEERING DEPARTMENT

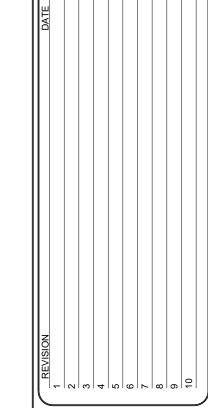
AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS

DEVELOPMENT ENGINEERING

DETERMINED BY THE

SERVICES MANAGER.

NOTE: THIS APPROVAL IS VOID





DRAWING

SHEET 02

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



# 1 INCH = 20 FEET

@ 435.65

BW = 443.50

END PROPOSED WALL

r-PROPOSED WALL → PROPOSED WALL ¬¬¬

┌PROPOSED VAULT

W/ DCVA BACKFLOW

TW=445 87

BW = 439.87

PROPOSED WALL-

PROPOSED WALL-

TW=445.26

√BW = 440.4+/-

PROPOSED SEWER

ROOFDRA:

TW=446.60 Z

<sup>V</sup>RELOCATE

EXISTING SSMH-

 $12"\emptyset = 438.34$  (E)

 $IE 12"\emptyset = 438.24 (W)$ 

RIM = 440.71

→ 🔠 10 LF 12" Ø STORM 🖯

STORM

CROSSING

PIPE @ 0.4%

**EXISTING HYDRANT** 

BW = 442.60

W PROPOSED WALL W TW=446.30

99 LF 12" Ø STORM-

BW = 442.30

TW=444.45

Parking lot island cannot

feet wide min. [planning,

-160 LF 12" Ø STORM

BW = 441.88

RELOCATE J

EXISTING SIGN

-SDCB #5 (TYPE 1) W/

SOLID LOCKING LID

RIM = 440.891 = IE 12"Ø = 436.34

At time of civil application, City

Stds min. 0.5% pipe slope.

PIPE @ 0.43%

BW = 442.50

PROPOSED WALL

PROPOSED WALL

TW=444.12

BW = 439.00

BW = 438.11

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COMMERCIAL

SEE STANDARD

**DETAIL 01.02.16** 

Does not meet 16 ft

-RELOCATE

**EXISTING** 

DEDICATION

- & EX. TRAFFIC LIGHT

(STA:=12+93.02, 29.9'L

EX. STREET LIGHT

JUNCTION BOX

[planning, sheet

min setback

**APPROVED** 

CITY OF PUYALLUP ENGINEERING DEPARTMENT

**NOTE:** THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE **RESPONSIBLE FOR ERRORS** AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE

CHANGES TO THESE PLANS AS DETERMINED BY THE **DEVELOPMENT ENGINEERING** 

SERVICES MANAGER. SEE SHEET C2.0 FOR CONTINUANCE EXISTING STREET LIGHT STA:=25+73.66, 32.3'L EXISTING STREET LIGHT STA:=24+54.32, 32.3'L -4' POROUS **ASPHALT** PATHWAY RELOCATE **EXISTING SIGN** \PARCEL #0419106030 PROPOSED 12' PERVIOUS CONCRETE SIDEWALK PET PARK UPGRADE TO NON-SLIP LID

MATCH LINE (THIS SHEET)

DRAWING

RIM = 441.55

 $2"\phi = 437.58 (E)$ 

 $2"\phi = 437.68 (W)$ 

LADDER SOUTH

MATCH LINE (THIS SHEET)

RIM=444 67

¬SDCB #9 - SINGLE 18" CARTRIDGE PERKFILTER

I.E. IN =441.67 TW=441 50 BW = 441.1+/-PROPOSED WALL~ RIGHT-IN/RIGHT-OUT ACCESS RESTRICTION

10' TYPE III 4' HIGH RAILING ALONG TOP OF LANDSCAPE PROPOSED WALL ¬ TW=445.80 BW = 441.62

-66 LF 12" Ø STORM

RIM=445.61 PROPOSED SEWER SERVICE I.E. IN =441.01 I.E.=441.76 PIPE @ 4.83% UPGRADE TO--I.E.=440.72 ⊢I.E.=440.72

436.62 6" SED STOR.

PIPE @ 23.63% STORM VAULT 1,276 SF AREA 6 FOOT DEEP -SDCB #7 - SINGLE 18" STORAGE (VAULT DEPTH FOR CARTRIDGE PERKFILTER ACCESS REQUIRED 7' DEPTH) RIM=445.61 444.67 TOP OF VAULT LID 443.62 BOTTOM OF VAULT LID 443.12 6" FREEBOARD CDEDICATED \ 437.12 4-FOOT STOR - IE OUT

443.62 BOTTOM OF VAULT LID ✓ 443.12 6" FREEBOARD 437.12 4-FOOT STOR - IE OUT 436.62 6" SED STOR. ←SDCB #2 (CONTROL STRUCTURE) W/ SOLID **PROPOSED APARTMENT** FBEGIN PROPOSED WALL

COMPLEX BW = 446.00FF = 447.00\_33 LF 12" Ø STORM PIPE @ 0.52% -EX. STORM PIPE TO BE REMOVED SDCB #3 (TYPE 1) W/ 5' CHAIN LINE FENCE GRATE LID RIM = 440.08

1,276 SF AREA 6 FOOT DEEP STORAGE (VAULT DEPTH FOR

444.67 TOP OF VAULT LID
443.62 BOTTOM OF VAULT

LID RIM = 446.90

TW=447.00

IE 12"Ø = 436.91

IE 12"Ø (S) = 436.92 IE 12"Ø (N,E,W) = 436.74 [planning, sheet

POWER POLE ~PROPOSED - WITH 12' ARM LENGTH DOMESTIC WATER STA:=11+58.02, 27.0'L -27 LF 12" Ø STORM

\_ EXISTING

CONCRETE SIDEWALK

UPGRADE TO #

PROTECT-

EXISTING '

TRAFFIC SIGNS

NON-SLIP LID

STORM CROSSING

-SDCB #4 (TYPE 1) W/

IE 12"Ø = 436.78

© LEROY SURVEYORS & ENGINEERS 09/23/24

SDCB #6 - SINGLE 18"-

IE 12"Ø = 436.69

15 LF 12" Ø STORM

CARTRIDGE PERKFILTER

PROPOSED WALL 7

BW = 437.70

TW=440.70 BW = 437.70

BW = 442.93 \* IE=434.90~

STAIRS WITH MAN-GATE PROVIDED FOR ACCESS TO PUBLIC

WAL PROPOSED-

PROPOSED 40' PUBLIC-STORM EASEMENT

LANDSCAPE

6' CHAIN LINE FENCE

PROPOSED WALL~

WITH 12' ARM LENGTH

STA:=10+18.07, 27.1'L

PROPOSED STREET LIGHT

MISC. VAULT

TW=442.40

BW = 441.0+/-

BUFFER

TW=443.70 BW = 437.70

PROPOSED WALL-

END PROPOSED WALL-

**BEGIN PROPOSED WALL** 

BW = 438.23

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SHEET 03