

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

SOIL LOGS:

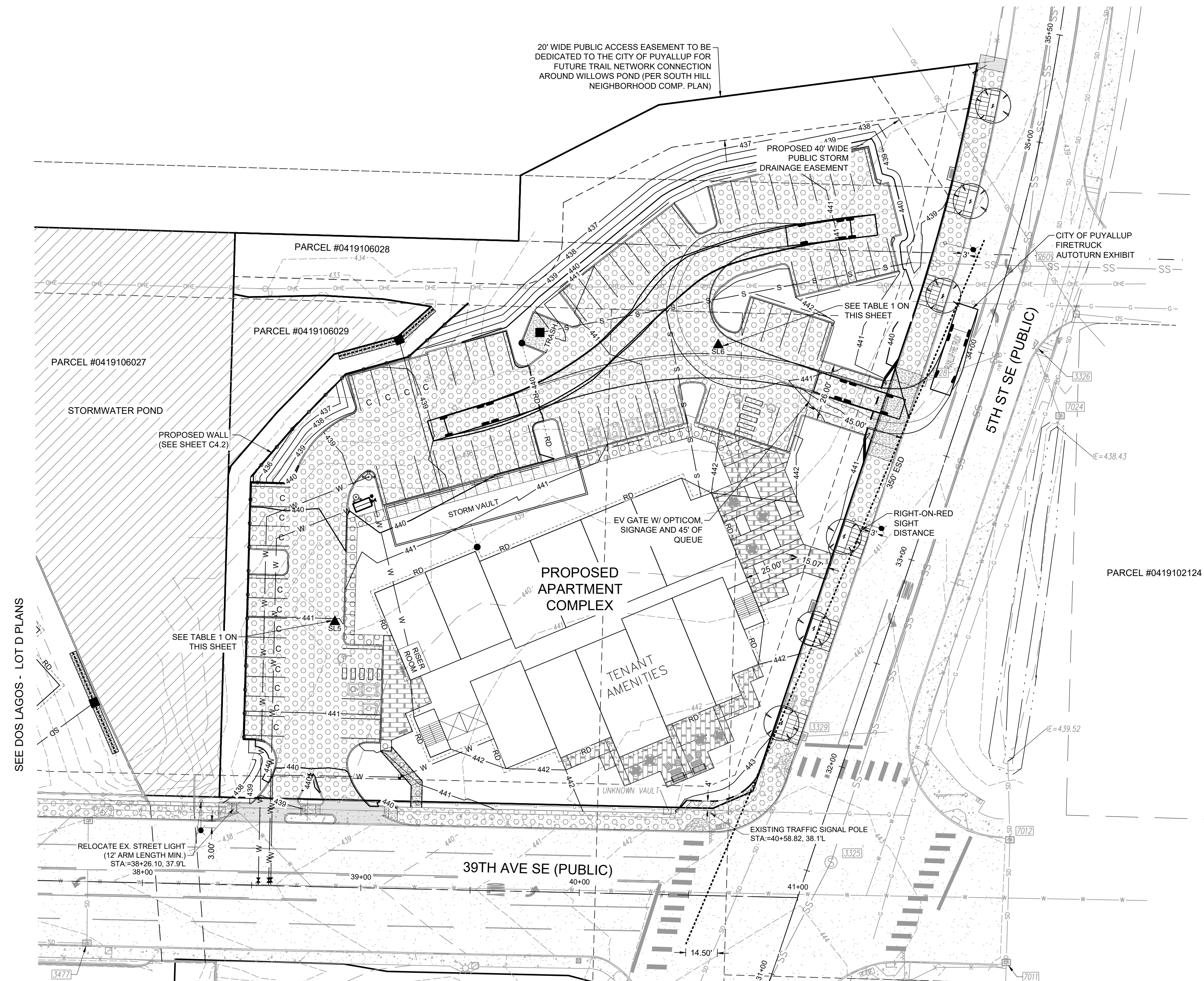
BY: BILL CREVELING, DATE: 3/25/2022

SL#5
0" - 43" SOIL AND ROCK FILL DEBRIS
43" - 52" BRN FINE SAND, W/ GRAVEL, SILT
43" - 62" GRAY FINE-MED. SAND, MOTTLED (SEEP @ 52")

SL#6
0" - 57" BROWN FINE-MED. SAND W/ GRAVEL
57" - 76" DARK BROWN FINE-MED. SAND W/ SILT, ORGANICS
76" - 96" GRAY/BLUE FINE SAND, GRAVEL, SI. DENSE, MOTTLED (SEE @ 76")

TABLE 1

DESCRIPTION	SL#5	SL#6
TOP OF PAVEMENT	ELEV=441.00'	ELEV=441.50'
BOTTOM OF 12" STORAGE RESERVOIR	ELEV=439.33'	ELEV=439.83'
TOP OF SEASONAL GROUND WATER LEVEL	ELEV=434.61'	ELEV=431.03'
REQUIRED 1.5' SEPARATION	4.72'	8.80'



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

DATE	REVISION

DATE: 09/23/2024	DESIGNED BY: MOD
CHECKED BY: STN	APPROVED BY: STN

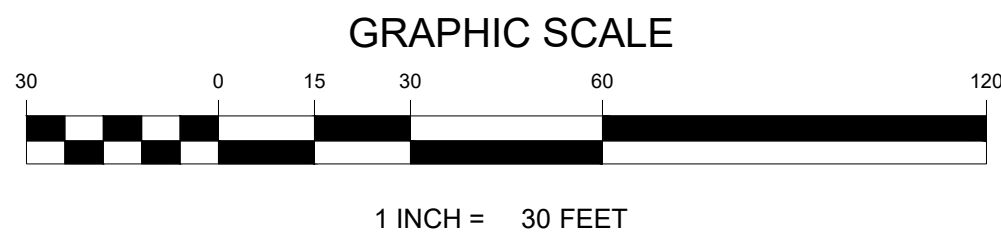
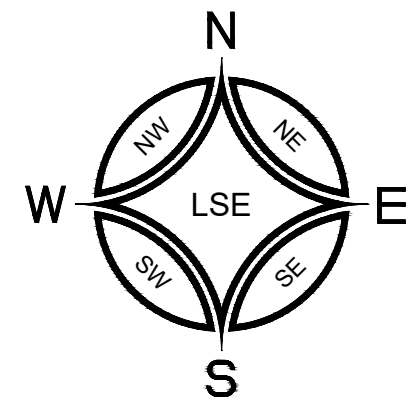
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Los Angeles, CA 90021
Phone: (213) 614-8887

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OF 03

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

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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]

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]

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 20, 1981 AS 8111200245 OF OFFICIAL RECORDS. [DOES AFFECT - AS SHOWN]
(AFFECTS PARCELS A AND C)

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]

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 - 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 - 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

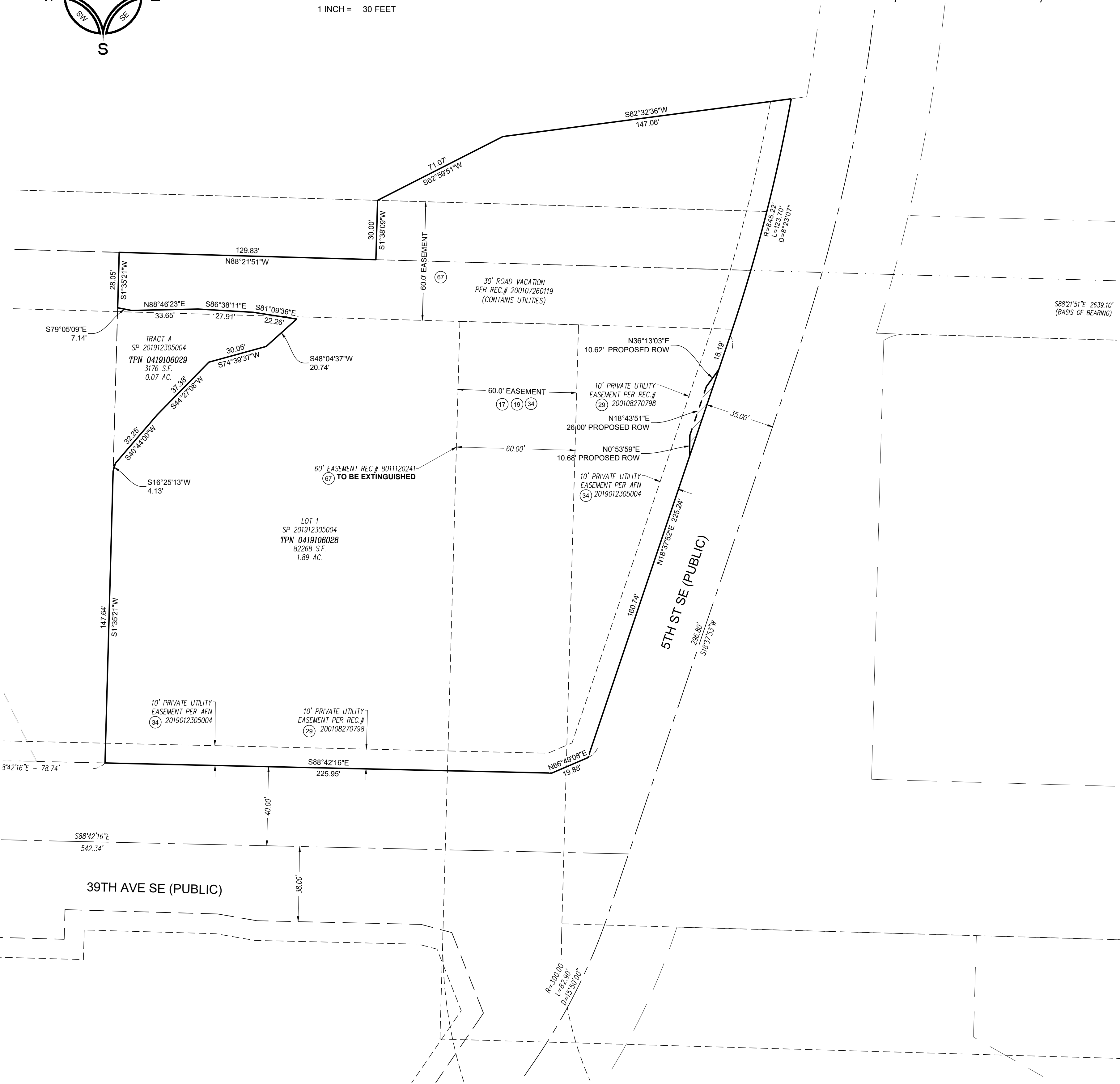
METHODOLOGY:
THIS SURVEY WAS PERFORMED VIE CONVENTIONAL AND RADIAL SURVEY METHODS AND MEET OF EXCEED THE ACCURACY REQUIREMENTS AS SET FORTH BY WAC 332.130.090

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-18-0174, RECORDED UNDER RECORDING NO. 201912305004, 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.



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REVISION	DATE	BY	TO
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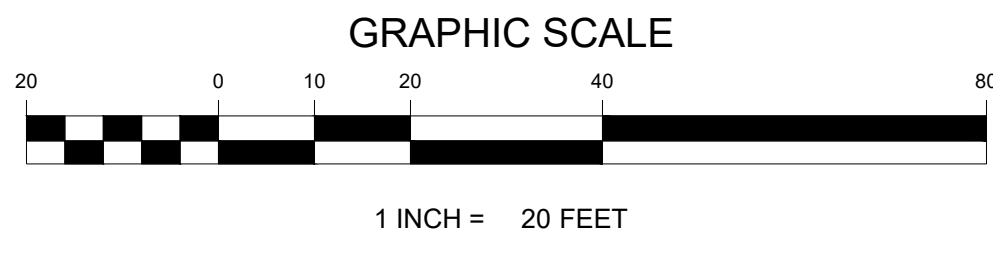
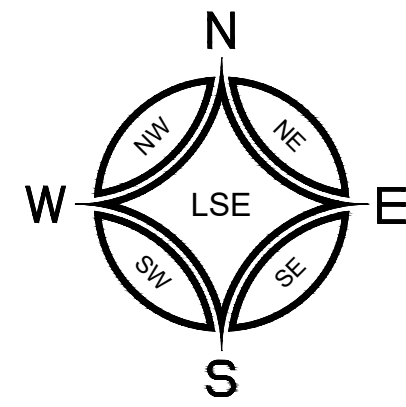
COR NO.	1208R
DATE:	09/23/2024
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CHECKED BY:	STN
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20' WIDE PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PUYALLUP FOR FUTURE TRAIL NETWORK CONNECTION AROUND WILLOWS POND (PER SOUTH HILL NEIGHBORHOOD COMP. PLAN)

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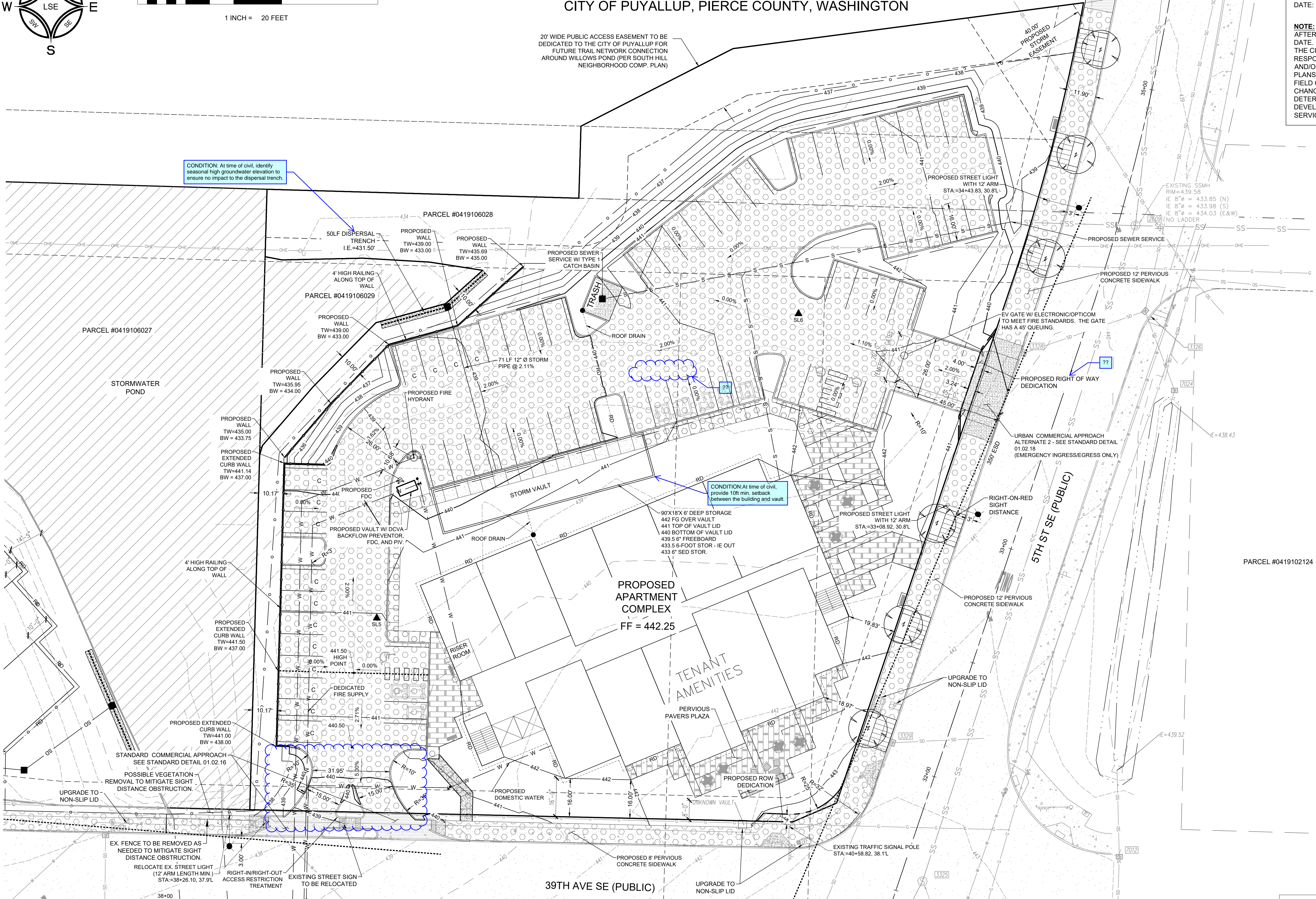
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Preliminary Storm and Utilities

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