

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

LANDSCAPE BUFFER

SEE TABLE 1 ON

GOMPACTOR AREA

WIDE PRIVATE STORM DRAINAGE

SEE TABLE 1 ON

EXISTING STREET LIGHT STA:=33+67.63, 36.2'L

SEE DOS LAGOS - LOTB PLANS

PROPOSED SITE

ENTERING-SIGHT

DISTANCE

39TH AVE SE (PUBLIC)

DISTANCE EASEMENT

GENERATOR <

APPROVED

4th Review P21-0100 July 2024

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.

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 **GRAPHIC SCALE**

1 INCH = 30 FEET

EXISTING BUILDING

CITY OF PUYALLUP-FIRE TRUCK

PROPOSED 40' PUBLIC STORM DRAINAGE EASEMENT

RETAIL STORE

EXISTING -O-	LEGEND UTILITY POLE	PROPOSED
	SIGN POST	
ı	POROUS CONCRETE PAVEMEN	т 0000
	ASPHALT PAVEMENT	
· · · · · · · · · · · · · · · · · · ·	CONCRETE SURFACE	
	PERVIOUS ASPHALT	
	PERVIOUS PAVERS	
s	SEWER MAIN	ss
(\$)	SEWER MANHOLE	
SD	STORM LINE	
CB	CATCH BASIN	•
— W —	WATER MAIN	— w —
	FIRE HYDRANT	
	FDC	
	WATER METER	
H	WATER VALVE	H
	BOUNDARY	
	RIGHT-OF-WAY	
	PROPERTY LINES	
510	MAJOR CONTOUR	 510
508	MINOR CONTOUR	
x	FENCE	
—— G——	GAS LINE	
—— ОН ——	OVERHEAD POWER LINE	
	 ROAD CENTERLINE 	
	BUILDING	
	EASEMENT	

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

STREET LIGHT

WALL

C3.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SHEET INDEX: C3.0 COVER

ZONING

UCX - URBAN CENTER MIXED USE

303 39TH AVE SE PROJECT DESCRIPTION: PUYALLUP, WA 98373 PARCEL# 0419106026 AND 0419102107

CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

10% MAXIMUM GRADE IN ALL FIRE LANES

<u>SL#3</u> 0" - 30" 30" - 52" 52" - 60"

BRN FINE SAND W/SILT, GRAVEL GRAY FINE-MED SAND, LOOSE GRAY VERY FINE-MED. SAND, MOTTLED (SEEP @ 60 IN)

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

36" - 47" 47" - 60"

SOIL LOGS:

BROWN FINE SAND W/ SILT, COBBLES BROWN FINE-MED SAND W/ GRAVEL GRAY/BLUE FINE SAND, GRAVEL, SI., DENSE, MOTTLED - TILL (DRY)

TABLE 1 DESCRIPTION SL#3 SL#4 TOP OF PAVEMENT ELEV=438.00' ELEV=438.00' BOTTOM OF 12" ELEV=436.33' ELEV=436.33' STORAGE RESERVOIR TOP OF SEASONAL ELEV=431.14' | ELEV=431.96' GROUND WATER LEVEL **REQUIRED 1.5'** 4.37' SEPARATION PROVIDED PROVIDED

SURVEYOR/ENGINEER: LEROY SURVEYORS & ENGINEERS, INC.

THE DOS LAGOS LOT 'D' PROJECT PROPOSES TO CONSTRUCT A 46-UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING ON 1.31 ACRES, LOCATED AT THE CORNERS OF 3RD STREET SE AND 39TH AVE SE IN PUYALLUP, WASHINGTON, 98374.

SHEET NOTE:

FIRE REVIEW NOTE:

RELOCATE EX. STREET LIGHT -(12' ARM LENGTH MIN.) STA:=38+26.10, 37.9'L Sheet over

PARCEL #0419106027

PROPOSED **APARTMENT** COMPLEX

ACCESS EASEMENT TO

THE CITY FOR POSSIBLE

CONNECTION AROUND WILLOWS POND EASEMENT

PROPOSED 10' PUBLIC ACCESS

BIKE EASEMENT TO THE CITY FOR POSSIBLE FUTURE

TRAIL NETWORK CONNECTION AROUND WILLOWS POND EASEMENT

EXISTING STREET LIGHT STA:=36+14.35, 35.1'L

STORM

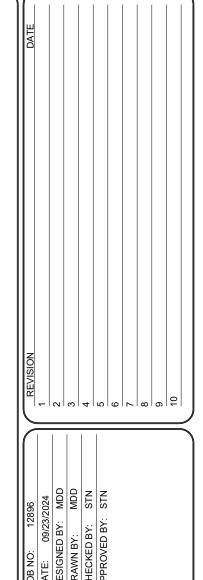
PARCEL #0419106026

ENTERING -

DISTANCE

STORMWATER POND

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





DRAWING

SHEET 01

PROPERTY OWNER

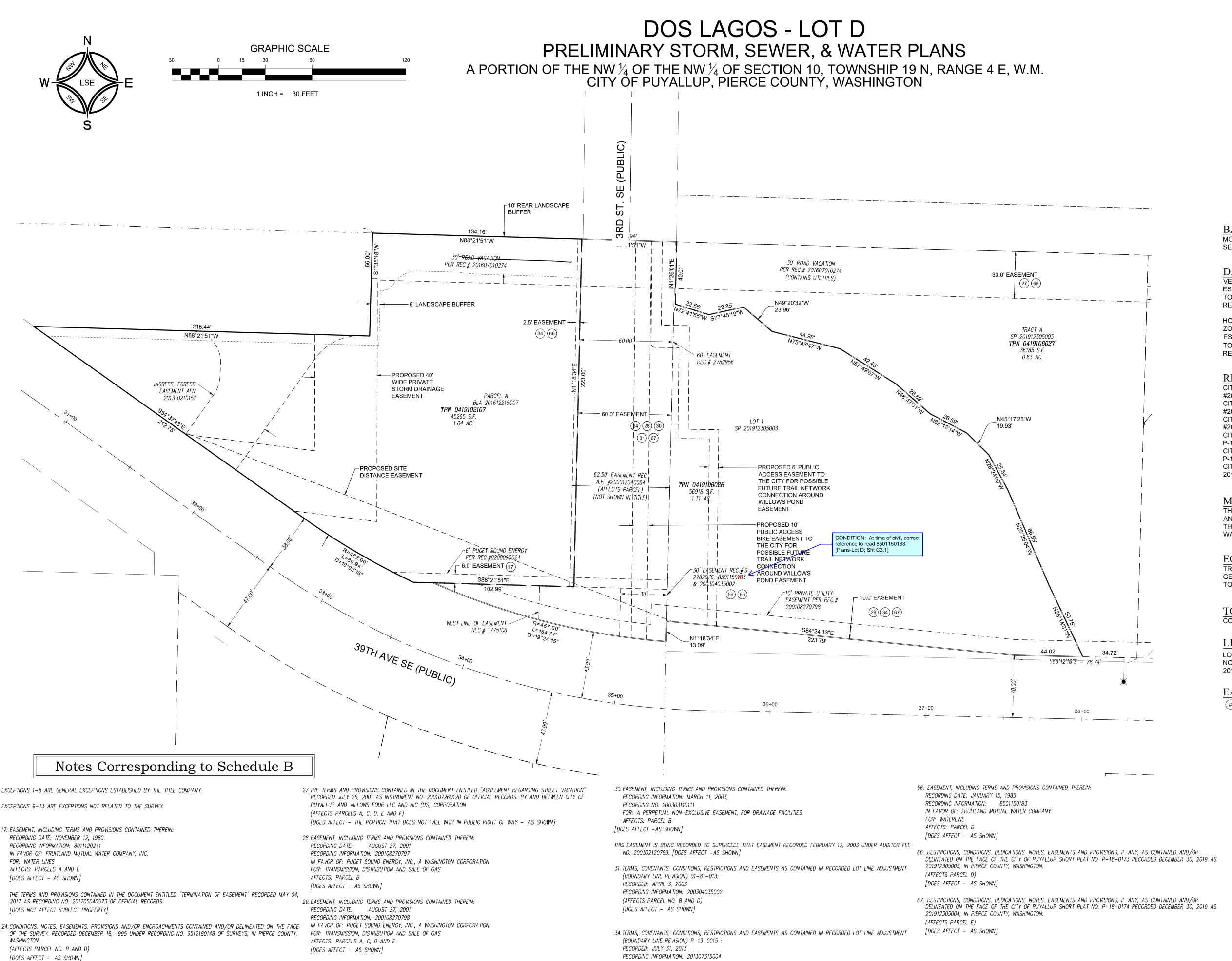
PUYALLUP MF LAND LLC

9885 NOVARA LN

CYPRESS, CA 90630

C3.1 SURVEY

SITE ADDRESS



(AFFECTS PARCELS A THROUGH E)

[DOES AFFECT - AS SHOWN]

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF EASEMENT" RECORDED

© LEROY SURVEYORS & ENGINEERS 09/23/24

OCTOBER 29, 2018 AS RECORDING NO. 201810290662 OF OFFICIAL RECORDS. [DOES NOT AFFECT SUBJECT PARCELS]

APPROVED

CITY OF PUYALLUP ENGINEERING DEPARTMENT

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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 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:

(#) 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

DRAWING

SHEET 02

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



