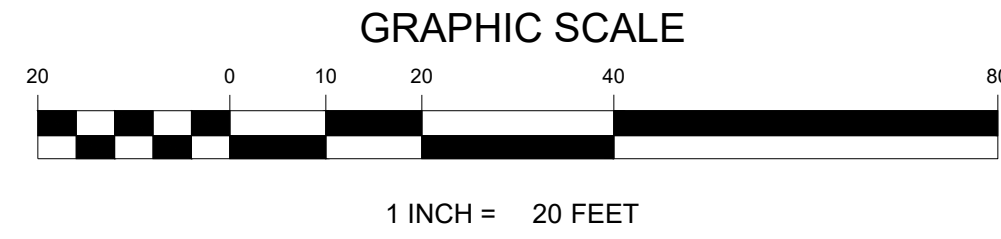
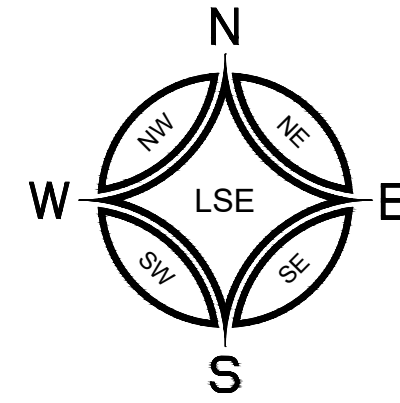


VICINITY MAP
SCALE: 1" = 1000'



DOS LAGOS - LOT B

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

P21-0099
1st Review

APPROVED

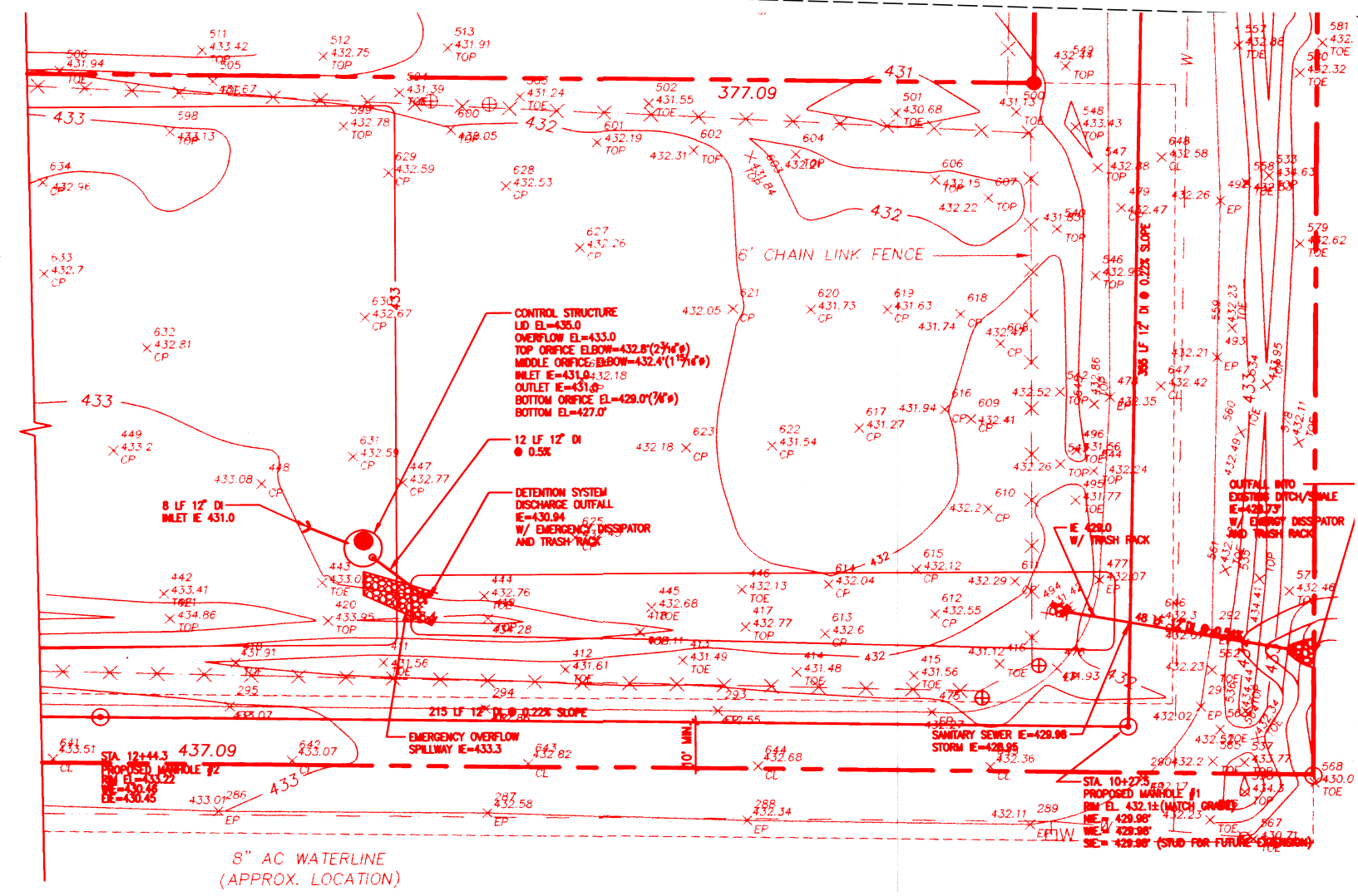
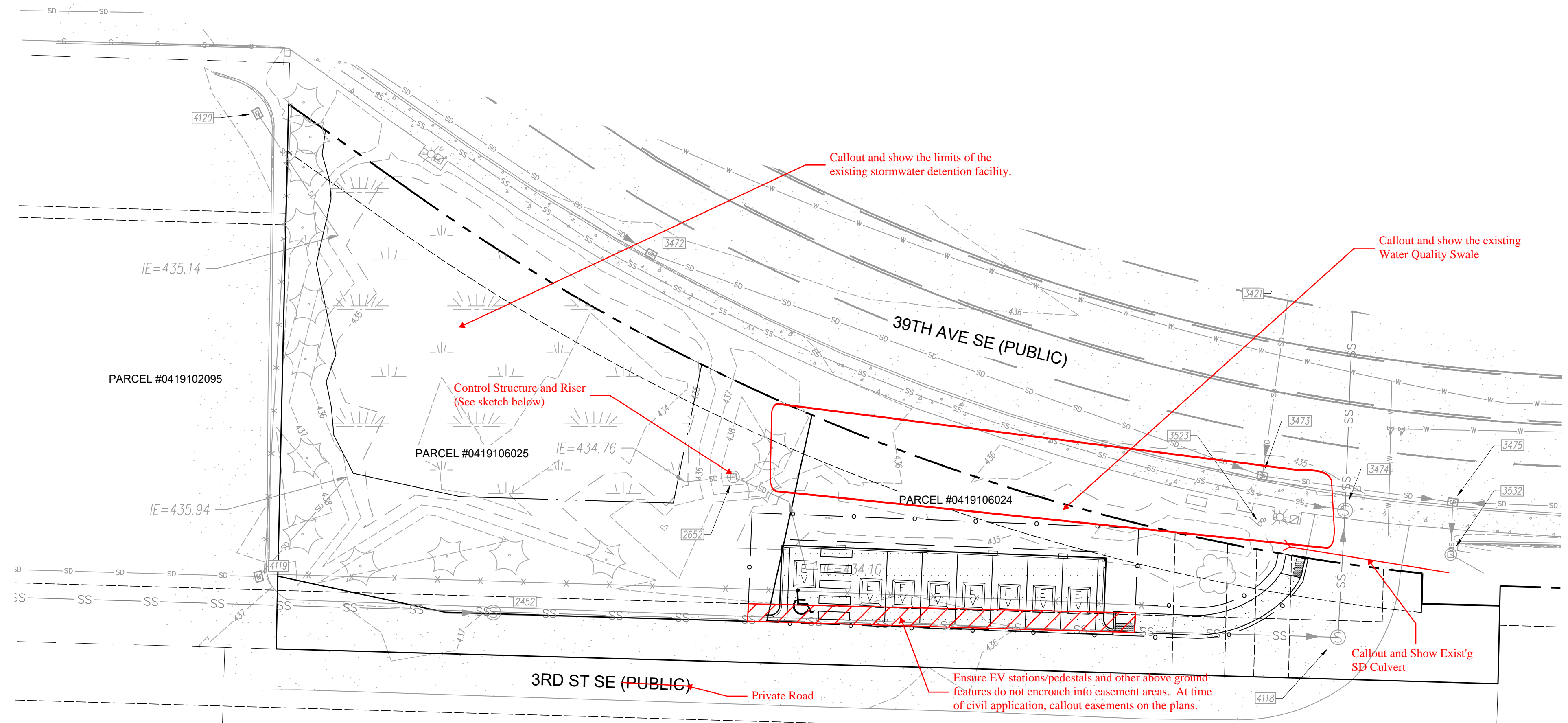
BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

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.



EXISTING	PROPOSED
UTILITY POLE	SIGN POST
ASPHALT PAVEMENT	CONCRETE SURFACE
SEWER MAIN	SEWER MANHOLE
SEWER CLEANOUT	SEWER CLEANOUT
STORM LINE	CATCH BASIN
WATER MAIN	WATER MAIN
FIRE HYDRANT	FDC
WATER METER	WATER METER
WATER VALVE	WATER VALVE
BOUNDARY	BOUNDARY
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINES	PROPERTY LINES
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
FENCE	FENCE
GAS LINE	GAS LINE
OVERHEAD POWER LINE	OVERHEAD POWER LINE
ROAD CENTERLINE	ROAD CENTERLINE
BUILDING	BUILDING
EASEMENT	EASEMENT
DIRECTION OF FLOW	DIRECTION OF FLOW
SAWCUT LINE	SAWCUT LINE
STREET LIGHT	STREET LIGHT
TREE	TREE
WALL	WALL



Please be aware that these two parcels, 0419106025 and 0419106024 are designated stormwater facilities for Parcel 0419102095. Unless documents can be presented showing that the existing stormwater facilities were properly abandoned, the Dos Lagos project shall meet the following conditions:

- The recorded short plat, AFN 201912305002, shall be amended to reflect actual site conditions and regulatory constraints and re-recorded.
- Any proposed site improvements shall be located outside of the existing stormwater facilities serving Parcel 0419102095 or the existing stormwater facilities shall be redesigned and reconstructed to provide equal or better performance.
- The applicant shall provide acknowledgement from the ownership of Parcel 0419102095 that any proposed site improvements do not interfere with the use and maintenance of the existing stormwater facilities serving Parcel 0419102095.

SHEET INDEX:
C1.0 COVER
C1.1 SURVEY AND EXISTING CONDITIONS
C1.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS
212 39TH AVE SE
PUYALLUP, WA 98373

PARCEL #
0419106024 AND 0419106025

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 'B' PROJECT PROPOSES TO CONSTRUCT AN ELECTRIC VEHICLE (EV) PARKING AREA CONSISTING OF APPROXIMATELY 8 SPACES ON 0.26 ACRES, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 3RD STREET SE AND 39TH AVE SE IN PUYALLUP, WASHINGTON, 98374.

SHEET NOTE:
CONTRACTOR TO POT-HOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

DATE	REVISION

JOB NO. 12886	DESIGNED BY: MOD
DATE: 06/29/2021	CHECKED BY: STN
APPROVED BY: STN	

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P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

DOS LAGOS
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

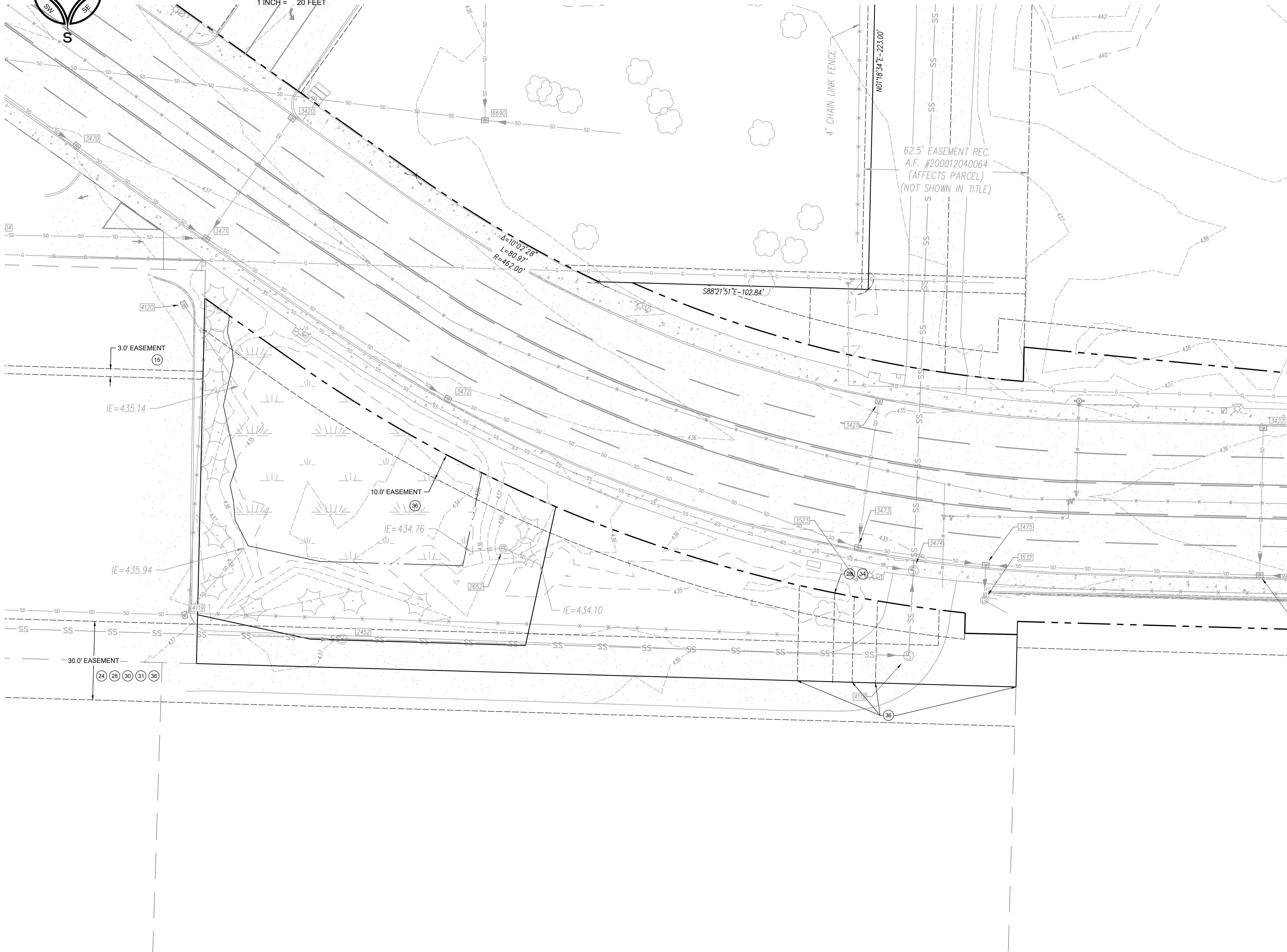
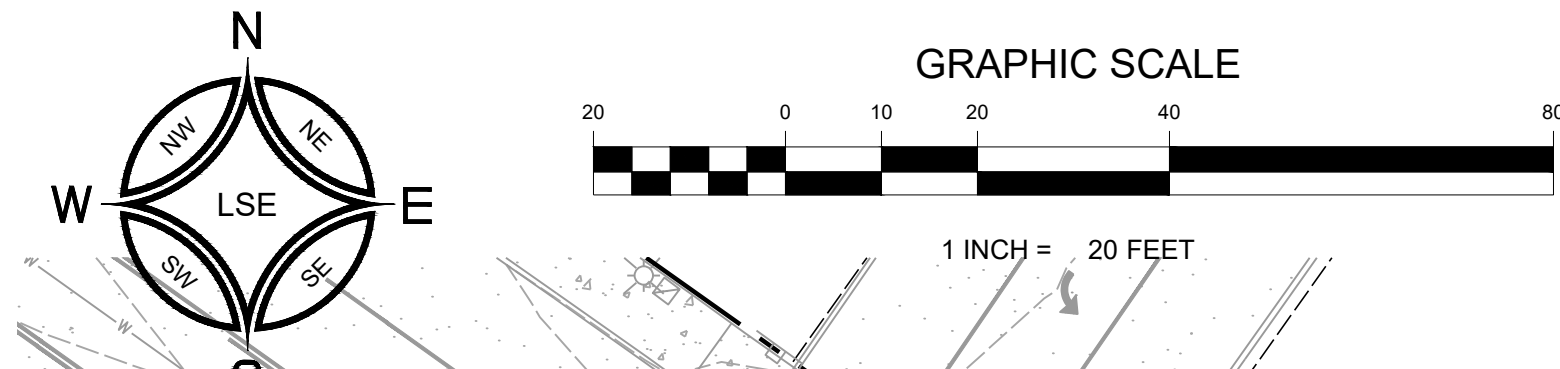
BEFORE ANY CONSTRUCTION CONTACT:
CALL BEFORE YOU DIG @ 1-800-424-5555

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DOS LAGOS - LOT B

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



APPROVED

BY _____

CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE: _____

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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 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:
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:
① REFER TO ALTA SURVEY PREPARED BY LS&E

Provide ALTA Survey as supporting documentation for the Preliminary Site Plan Application



DATE	REVISION	ID

COR NO.	DESIGNED BY	MOD.	CHECKED BY	STN.	APPROVED BY	STN.
1288R	06/29/2021					

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Survey and Existing Conditions

DOS LAGOS
PRELIMINARY STORM, SEWER, & WATER PLANS
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810 E. Pico Blvd, Unit B24
Los Angeles, CA 90021
Phone: (213) 614-8887

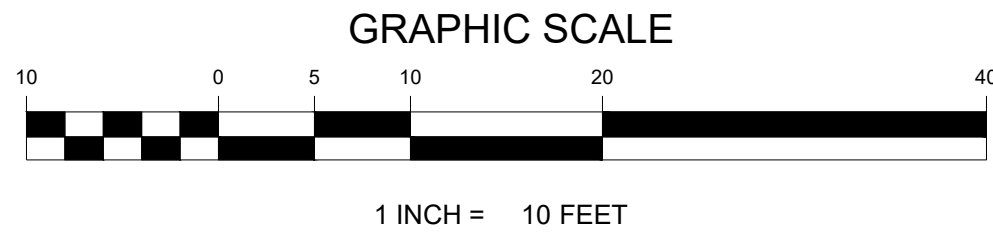
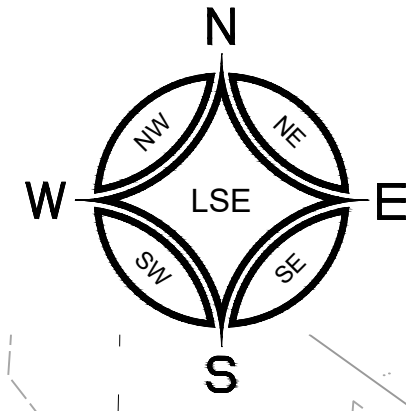
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C1.1
SHEET 02
OF 03

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DOS LAGOS - LOT B

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



APPROVED

BY _____

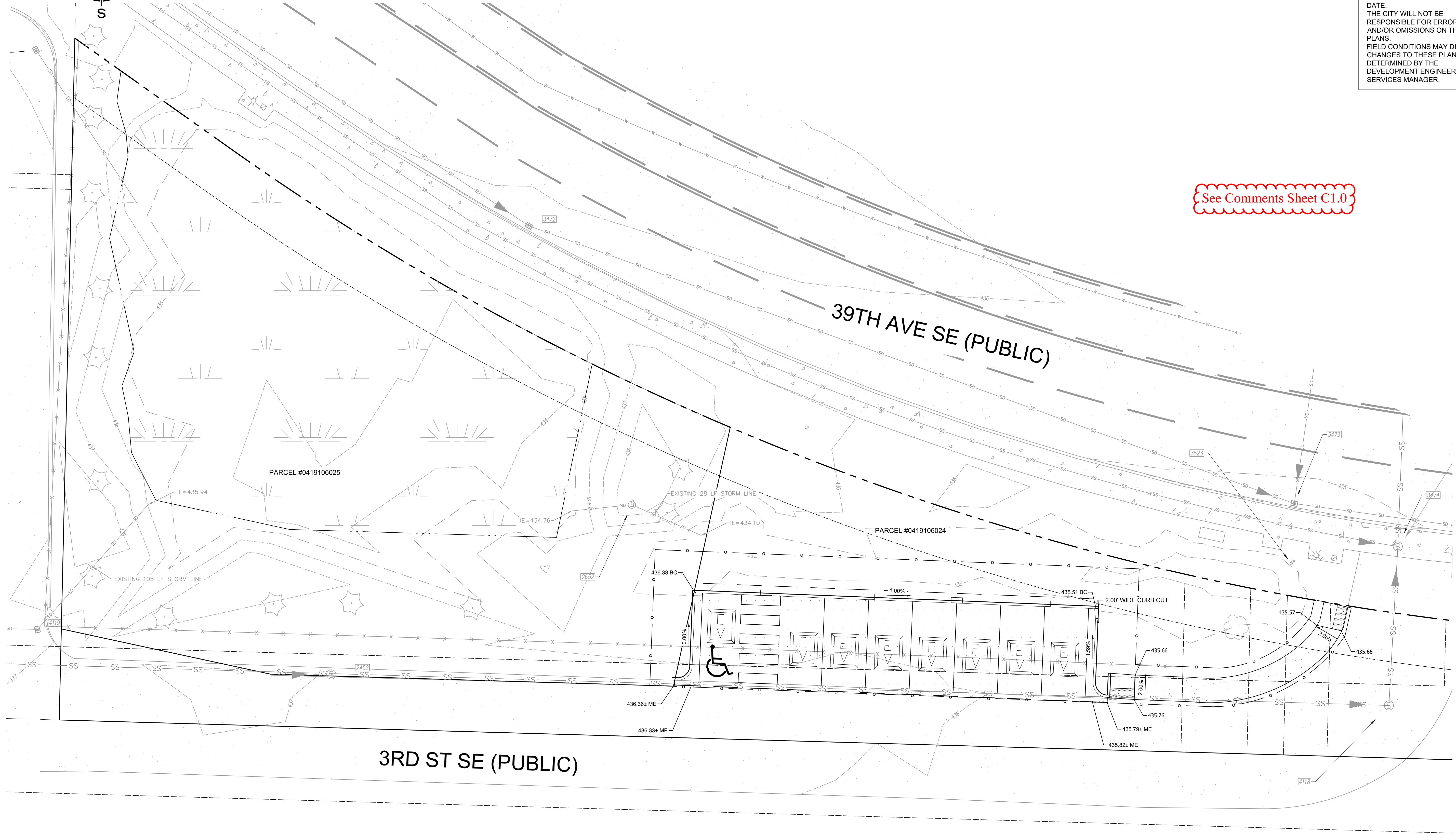
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ENGINEERING DEPARTMENT

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See Comments Sheet C1.0



REVISION	DATE	ID
1		
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JOB NO. 12806	DATE: 06/29/2021
DESIGNED BY: MOD	CHECKED BY: STN
APPROVED BY: STN	

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C1.2
SHEET 03
OF 03

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PARCEL #0419102059