P21-0099 **APPROVED** 1st Review DOS LAGOS - LOT C PRELIMINARY STORM, SEWER, & WATER PLANS CITY OF PUYALLUP ENGINEERING DEPARTMENT 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 **NOTE:** THIS APPROVAL IS VOID GRAPHIC SCALE AFTER 180 DAYS FROM APPROVAL 43RD AVE SE THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. 1 INCH = 30 FEET FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE VICINITY MAP Show existing streetlight locations DEVELOPMENT ENGINEERING along 5th Street SE. SERVICES MANAGER. Chris - match stationing with SHEET INDEX: Affinity street tree cutouts? C2.0 COVER C2.1 SURVEY AND EXISTING CONDITIONS LEGEND C2.2 PRELIMINARY GRADING, STORM, AND UTILITIES <u>PROPOSED</u> SITE ADDRESS UTILITY POLE 4202 5TH ST SE SIGN POST PUYALLUP, WA 98373 **ASPHALT PAVEMENT** PARCEL# PARCEL #0419106031 0419106030 AND 0419106031 CONCRETE SURFACE PROPERTY OWNER SEWER MAIN PUYALLUP MF LAND LLC 9885 NOVARA LN SEWER MANHOLE CYPRESS, CA 90630 SEWER CLEANOUT SURVEYOR/ENGINEER: PARCEL #0419106030 711/ LEROY SURVEYORS & ENGINEERS, INC. STORM LINE Update driveway design to accomodate 30ft wide & 35ft radii WETLAND AREA CATCH BASIN ZONING City standard Remove parking stalls, too close UCX - URBAN CENTER MIXED USE WATER MAIN to commercial driveway. FIRE HYDRANT PROJECT DESCRIPTION: THE DOS LAGOS LOT 'C' PROJECT PROPOSES TO CONSTRUCT A Show physical right-in/right-out FDC 50-UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING IN 1.34 access restriction treatments ACRES, LOCATED AT THE CORNER OF 5TH STREET SE AND 43RD AVE WATER METER SE IN PUYALLUP, WASHINGTON 98374. WATER VALVE SHEET NOTE: BOUNDARY CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IE=434.90 -RIGHT-OF-WAY PARCEL #0419102127 PROPERTY LINES MAJOR CONTOUR --510--RETAINING WALL ---MINOR CONTOUR **FENCE GAS LINE** OVERHEAD POWER LINE PARCEL #0419102008 Remove trees here. Will ROAD CENTERLINE interfere with SB visibility of BUILDING signal heads & impact EB right turn on red sight distance. EASEMENT 6' CHAIN LINE FENCE -PROPOSED APARTMENT DIRECTION OF FLOW COMPLEX SAWCUT LINE STREET LIGHT TREE City standards require 35ft radius WALL 12ft wide frontage around corner (re-align curb Sight line for SB signals close. Do we want this frontage right-on-red sight line show estimated streetlight locations on esign on 43rd Ave SW? 43rd Ave SW PARCEL #0419102092 BEFORE ANY CONSTRUCTION CONTACT: CALL BEFORE YOU DIG @ 1-800-424-5555 © LEROY SURVEYORS & ENGINEERS 06/29/21

DRAWING

SHEET 01

DOS LAGOS - LOT C **GRAPHIC SCALE** 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 1 INCH = 20 FEET RELOCATE EXISTING STREET LIGHT 10.0' EASEMENT -29 34 67 IE = 434.90 -RELOCATE STREET LIGHT 6' CHAIN LINE FENCE --RELOCATE **EXISTING** JUNCTION BOX 5' CHAIN LINE FENCE -- 10.0' EASEMENT **EXISTING** RELOCATE-RELOCATE EXISTING HYDRANT EXISTING TRAFFIC SIGNS © LEROY SURVEYORS & ENGINEERS 06/29/21

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.

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,

EASEMENT NOTE:

(#) REFER TO ALTA SURVEY PREPARED BY LS&E

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

DRAWING

BEFORE ANY CONSTRUCTION CONTACT:

CALL BEFORE YOU DIG @ 1-800-424-5555

SHEET 02

APPROVED DOS LAGOS - LOT C PRELIMINARY STORM, SEWER, & WATER PLANS **GRAPHIC SCALE** CITY OF PUYALLUP ENGINEERING DEPARTMENT 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 1 INCH = 20 FEET -Due to the pump being located downstream of the **NOTE:** THIS APPROVAL IS VOID control riser, provide preliminary calculations AFTER 180 DAYS FROM APPROVAL showing the proposed pump system curves comply with the Duration Standard (MR7). THE CITY WILL NOT BE -Also, refer to City Standard 204.7 for criteria RESPONSIBLE FOR ERRORS associated with pump systems AND/OR OMISSIONS ON THESE -Clarify if the design intent is to retain or -Considering the depth of the proposed vault, PLANS. remove the existing fill on this site. If infiltration into the Everett-Neilton soils may be a FIELD CONDITIONS MAY DICTATE removed, is import to support the use of The grade is being raised substantially in CHANGES TO THESE PLANS AS possible alternative to the proposed pump permeable pavement (MR5) infeasible system...provided wet season testing into the DETERMINED BY THE this area which may allow the use of per the criteria in the Ecology Manual? permeable pavement (MR5) with the import DEVELOPMENT ENGINEERING infiltrative stratum confirms feasibility. -If fill is to remain, what Ecology SERVICES MANAGER. of permeable fill and reservoir course infeasibility criteria negates it's use for material...unless deemed infeasible per the compliance with MR5? criteria outlined in the Ecology Manual WETLAND AREA ,445.82 BOW -438.77 BOW -444.50 TOW SDCB #5 (TYPE 1) W/¬ SOUND LOCKING LID SDCB # (TYPE 1) W/-15 LF EXTENSION OF EXISTING STORM LINE |E = 434. (@ 1.69%± (MATCH EXIST) IÈ 12"Ø ₹434.65 ~ 437.61 BOW ¬ 443.42 BC AINING WALL -438.46 BOW -22 LF 12"Ø CPEP @ 0.50% 40-ft easement req'd for public utility PROPOSED-- / .67 LF 1/2"Ø/CPEP @/(.50% ///// Possible Alternative Alignments FF = 444.00 (either all onsite or partially page BC PARCEL #0419106030 and in road section) 6 CHAIN LINE FENCE PROPOSED -DEDICATED FIRE SUPPLY **APARTMENT** 440.58 BOW PROPOSED VAULT W/DCVA BACKFLOW PREVENTOR COMPLEX SDCB #1 (TYPE); RIM=442.48 IE 12"ø = 439.48 (N) IE 6"ø = 439.98 (S) DOG PARK 440.65 BOW ELEV = -SDCB #8 (TYPE 1) W/ 4/N LINE FENCE 444.00 SOLID LOCKING LID RIM = 441.63 IE 12"Ø = 436.40 Grading, SDCB #6 (TYPE 1) W/-SOLID LOCKING LID 43RD AVE SE (PUBLIC) RIM = 441.92 IE 12"Ø = 434.65 captured and conveyed to an appropriate discharge PROPOSED SEWER SERVICE SOLID LOCKING ĹID — MATCH LINE RIM = 440.71RIM = 441.82 445.82 BOW – 445.81 TOW $12"\phi = 438.34 (E)$ IE 12"Ø = 436.82 128 IE 12"Ø = 438.24 (W) NO LADDER - N No storm crossing at this CB <u>CB discharges to South</u> ROW Dedication Req'd Upgrade non-standard frontage to current standards; or, with prior approval of the City City storm crossing to North —— Engineer, the City may allow the Verify-City believes the YMCA crossing improvements to remain with is approx. 6-10 ft east of City crossing. YMCA storm crossing to North the processing of an AMR. BEFORE ANY CONSTRUCTION CONTACT: CALL BEFORE YOU DIG @ 1-800-424-5555 © LEROY SURVEYORS & ENGINEERS 06/29/21

DRAWING

SHEET 03 OF