

1 INCH = 20 FEET

# DOS LAGOS - LOT C

## PRELIMINARY STORM, SEWER, & WATER PLANS

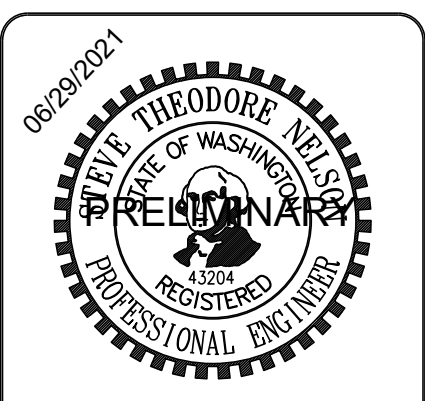
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 19 N, RANGE 4 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

APPROVED

BY \_\_\_\_\_  
CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE: \_\_\_\_\_

**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.



REVISION	DATE	BY
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DATE	DESIGNED BY	MOD
06/29/2021	MD	
	STN	
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**LEROI SURVEYORS & ENGINEERS**  
P.O. Box 740, Puyallup, Washington 98371  
(253) 848-6608 Fax: (253) 840-4140  
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SURVEYING  
ENGINEERING  
GEOLOGY  
SEPTIC DESIGN  
GPS  
GIS MAPPING

**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

DRAWING  
**C2.1**  
SHEET 02  
OF 03



**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'

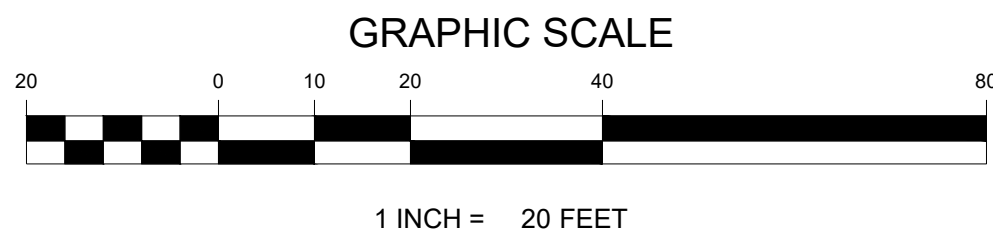
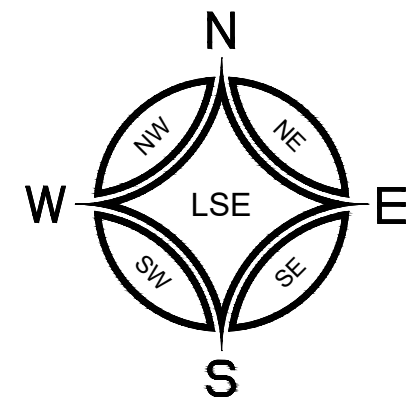
**LEGAL DESCRIPTION:**  
TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0175, RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

**EASEMENT NOTE:**  
④ REFER TO ALTA SURVEY PREPARED BY LS&E

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

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

K:\Users\AliciaC\OneDrive\Engineering\18086-Preliminary Plans\Lot C.dwg LAST EDITED: 06/29/21 11:32AM BY: mcdouglass



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## PRELIMINARY STORM, SEWER, & WATER PLANS

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

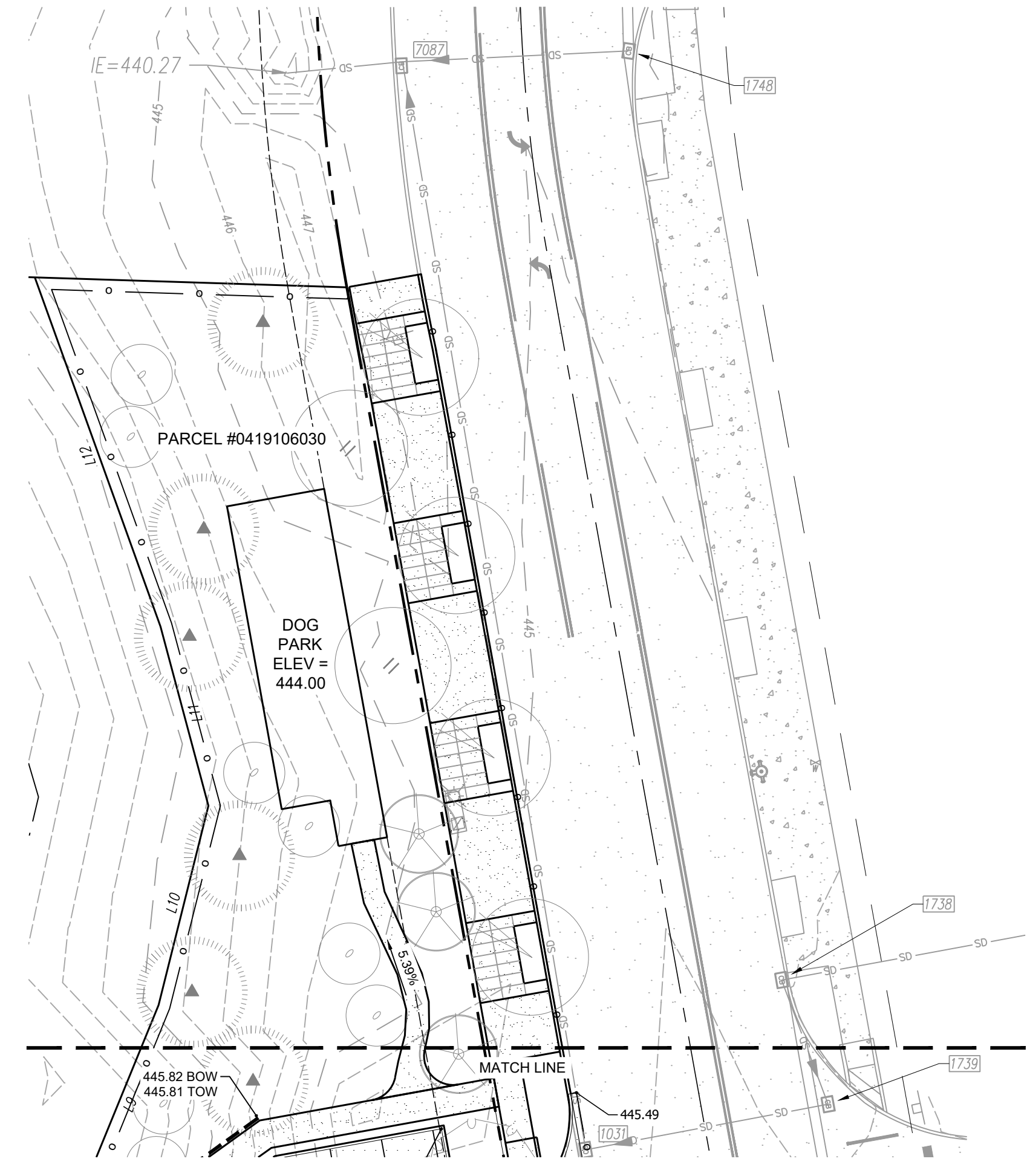
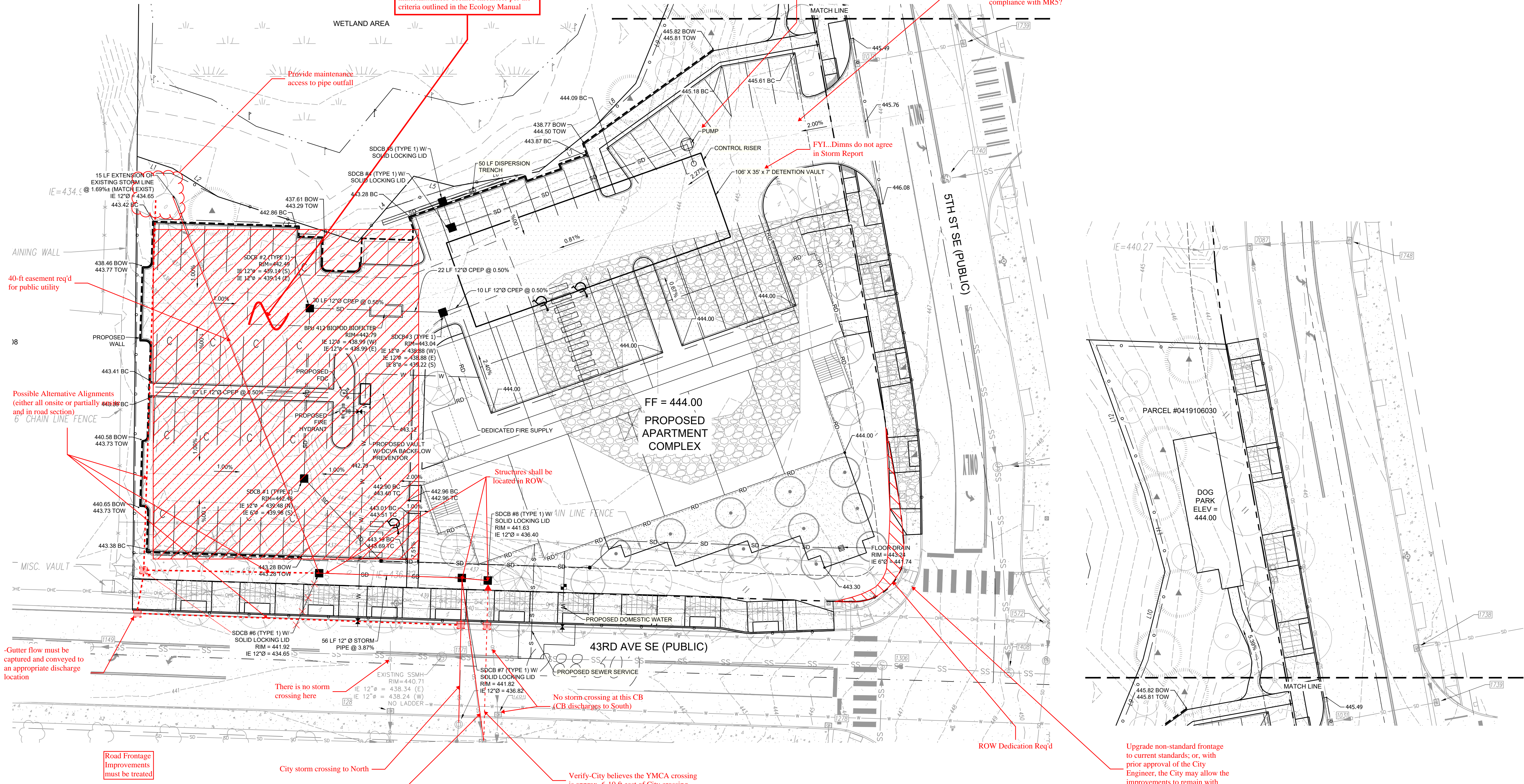
-Due to the pump being located downstream of the control riser, provide preliminary calculations showing the proposed pump system curves comply with the Duration Standard (MR7).  
-Also, refer to City Standard 204.7 for criteria associated with pump systems  
-Considering the depth of the proposed vault, infiltration into the Everett-Neilson soils may be a possible alternative to the proposed pump system...provided wet season testing into the infiltrative stratum confirms feasibility.

-Clarify if the design intent is to retain or remove the existing fill on this site. If removed, is import to support the use of permeable pavement (MRS) infeasible per the criteria in the Ecology Manual?  
-If fill is to remain, what Ecology infeasibility criteria negates its use for compliance with MRS?

The grade is being raised substantially in this area which may allow the use of permeable pavement (MRS) with the import of permeable fill and reservoir course material...unless deemed infeasible per the criteria outlined in the Ecology Manual

Provide maintenance access to pipe outfall

FYI...Dimms do not agree in Storm Report



40-ft easement req'd for public utility

Possible Alternative Alignments (either all onsite or partially on and in road section)

Gutter flow must be captured and conveyed to an appropriate discharge location

There is no storm crossing here

No storm crossing at this CB (CB discharges to South)

Road Frontage Improvements must be treated

City storm crossing to North

YMCA storm crossing to North

Verify-City believes the YMCA crossing is approx. 6-10 ft east of City crossing.

ROW Dedication Req'd

Upgrade non-standard frontage to current standards; or, with prior approval of the City Engineer, the City may allow the improvements to remain with the processing of an AMR.

APPROVED

BY \_\_\_\_\_

CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE: \_\_\_\_\_

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DESIGNED BY: MDD  
CHECKED BY: STN  
APPROVED BY: STN

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**Preliminary Grading, Storm, and Utilities**

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