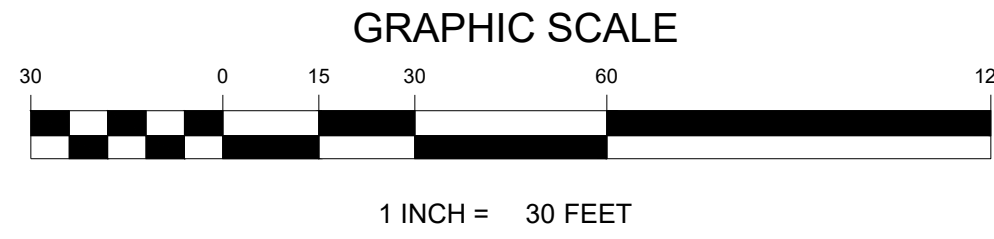
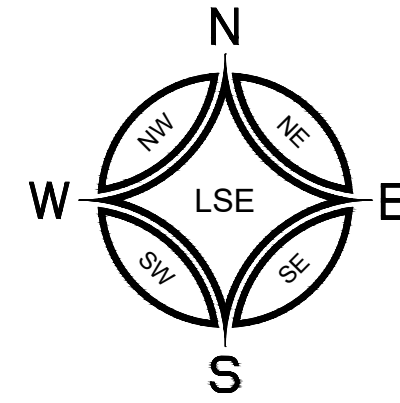


VICINITY MAP
SCALE: 1" = 1000'



DOS LAGOS - LOT D

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.



EXISTING	PROPOSED
UTILITY POLE	SIGN POST
ASPHALT PAVEMENT	CONCRETE SURFACE
SEWER MAIN	SEWER MANHOLE
SEWER CLEANOUT	SEWER CLEANOUT
STORM LINE	CATCH BASIN
WATER MAIN	FIRE HYDRANT
FDC	FDC
WATER METER	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

SHEET INDEX:
C3.0 COVER
C3.1 SURVEY AND EXISTING CONDITIONS
C3.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS
303 39TH AVE SE
PUYALLUP, WA 98373

PARCEL #
0419106026 AND 0419102107

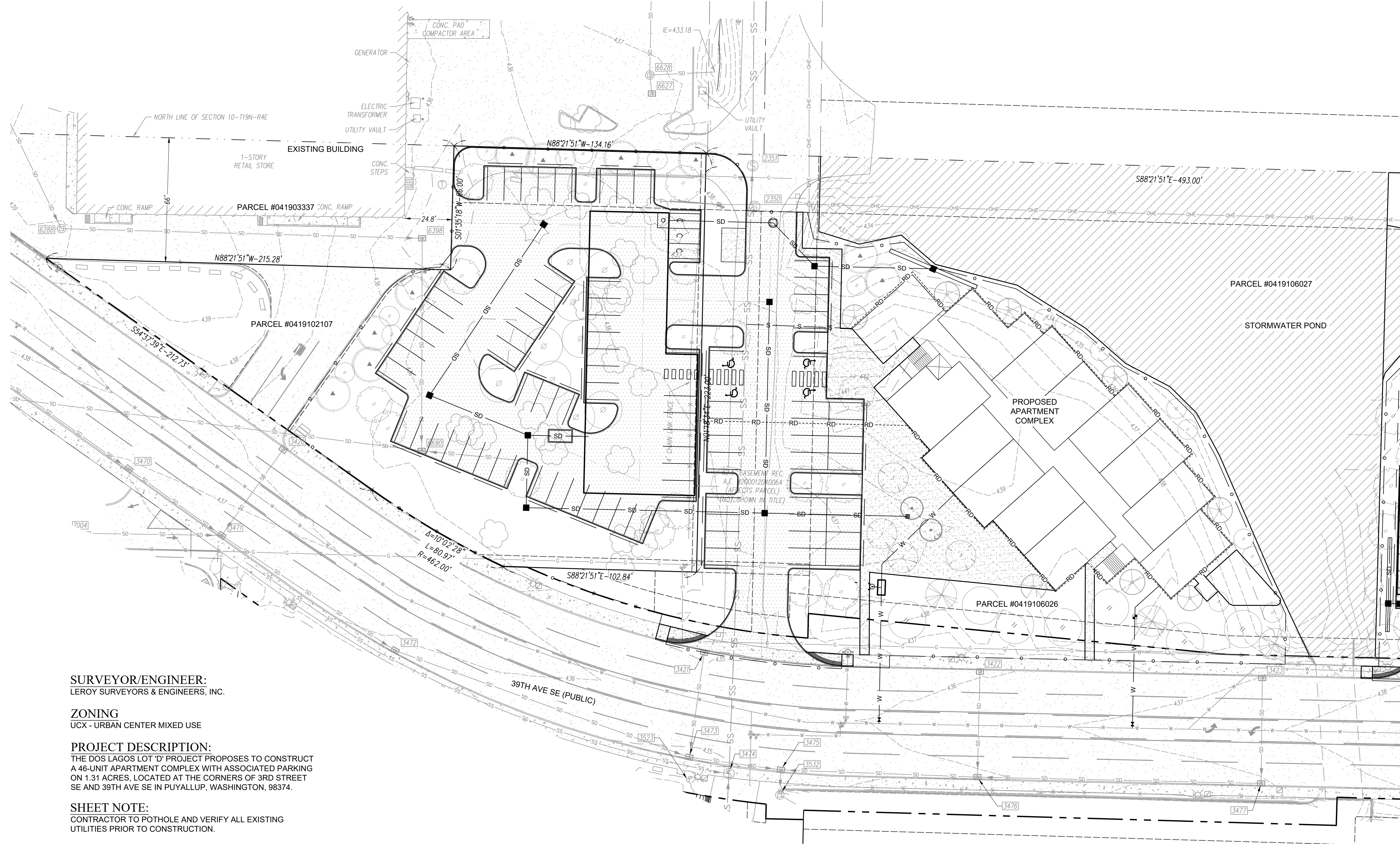
PROPERTY OWNER
PUYALLUP MF LAND LLC
9885 NOVARA LN
CYPRESS, CA 90630

SURVEYOR/ENGINEER:
LEROY SURVEYORS & ENGINEERS, INC.

ZONING
UCX - URBAN CENTER MIXED USE

PROJECT DESCRIPTION:
THE DOS LAGOS LOT '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:
CONTRACTOR TO POT-HOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



REVISION	DATE	DESCRIPTION
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DESIGNED BY: MDD	CHECKED BY: STN
APPROVED BY: STN	

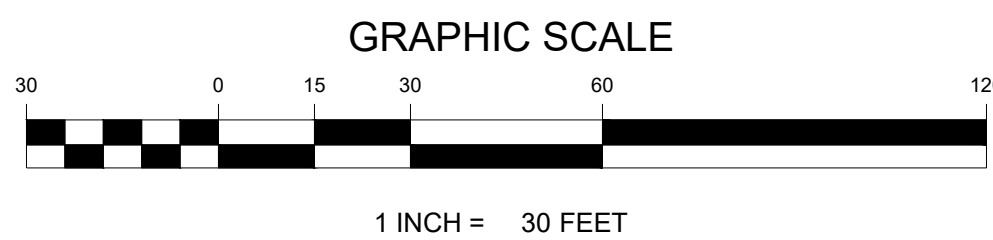
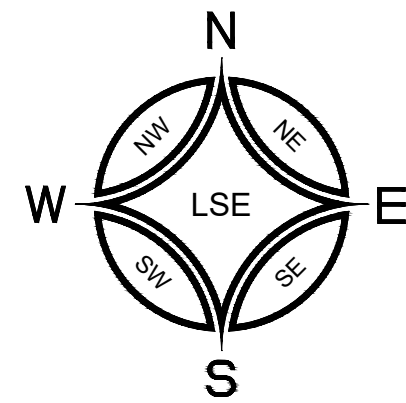
LEROY SURVEYORS & ENGINEERS
SURVEYING
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GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

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

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C3.0
SHEET 01
OF 03

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

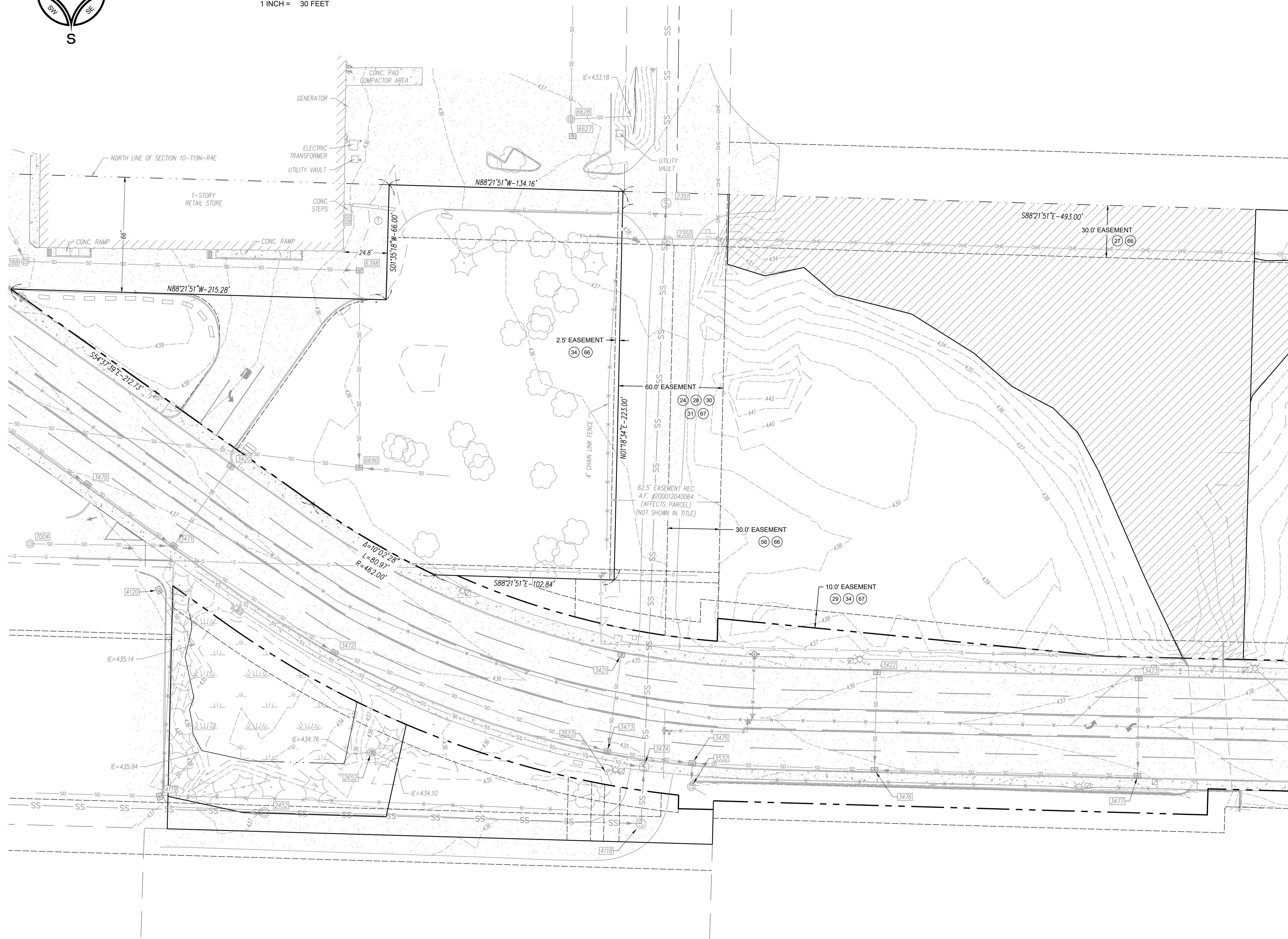
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DOS LAGOS - LOT D

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

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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:
Ⓢ REFER TO ALTA SURVEY PREPARED BY LS&E

DATE	REVISION	ID

DATE	DESIGNED BY	CHECKED BY	APPROVED BY
06/29/2021	MOD	STN	STN

LERoy
SURVEYORS & ENGINEERS

SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
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Survey and Existing Conditions

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810 E. Pico Blvd, Unit B24
Los Angeles, CA 90021
Phone: (213) 614-8887

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OF 03

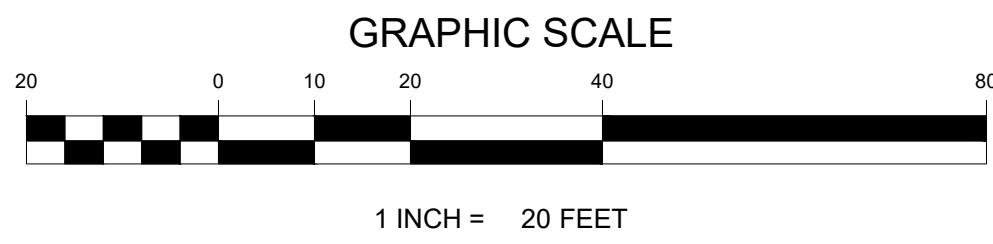
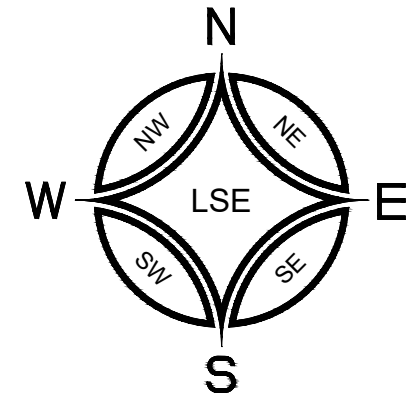
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NO.	DATE	REVISION
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DESIGNED BY	MODIFIED BY
CHECKED BY	STN
APPROVED BY	STN

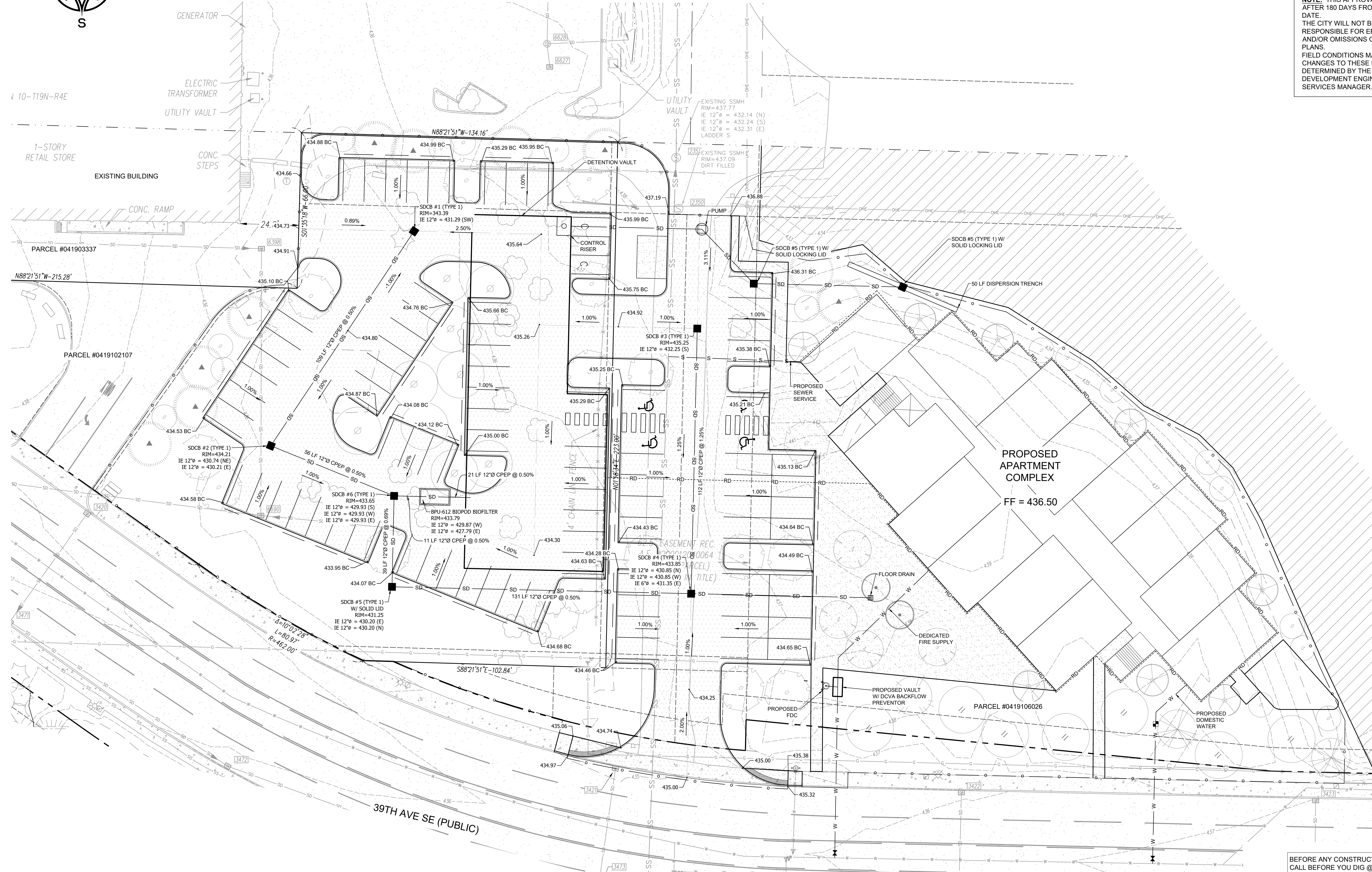
DATE: 06/29/2021
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