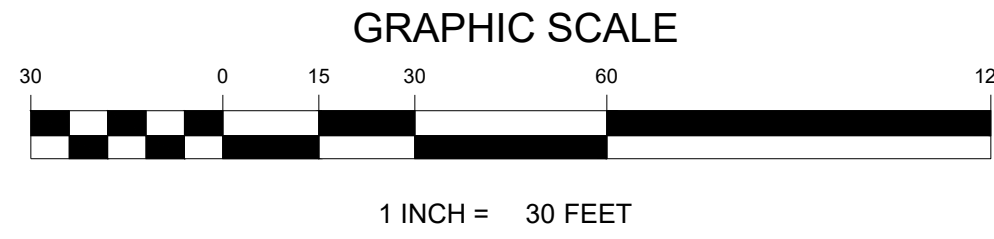
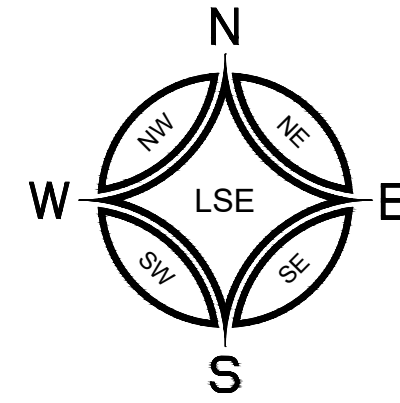


VICINITY MAP
SCALE: 1" = 1000'



DOS LAGOS - LOT E

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

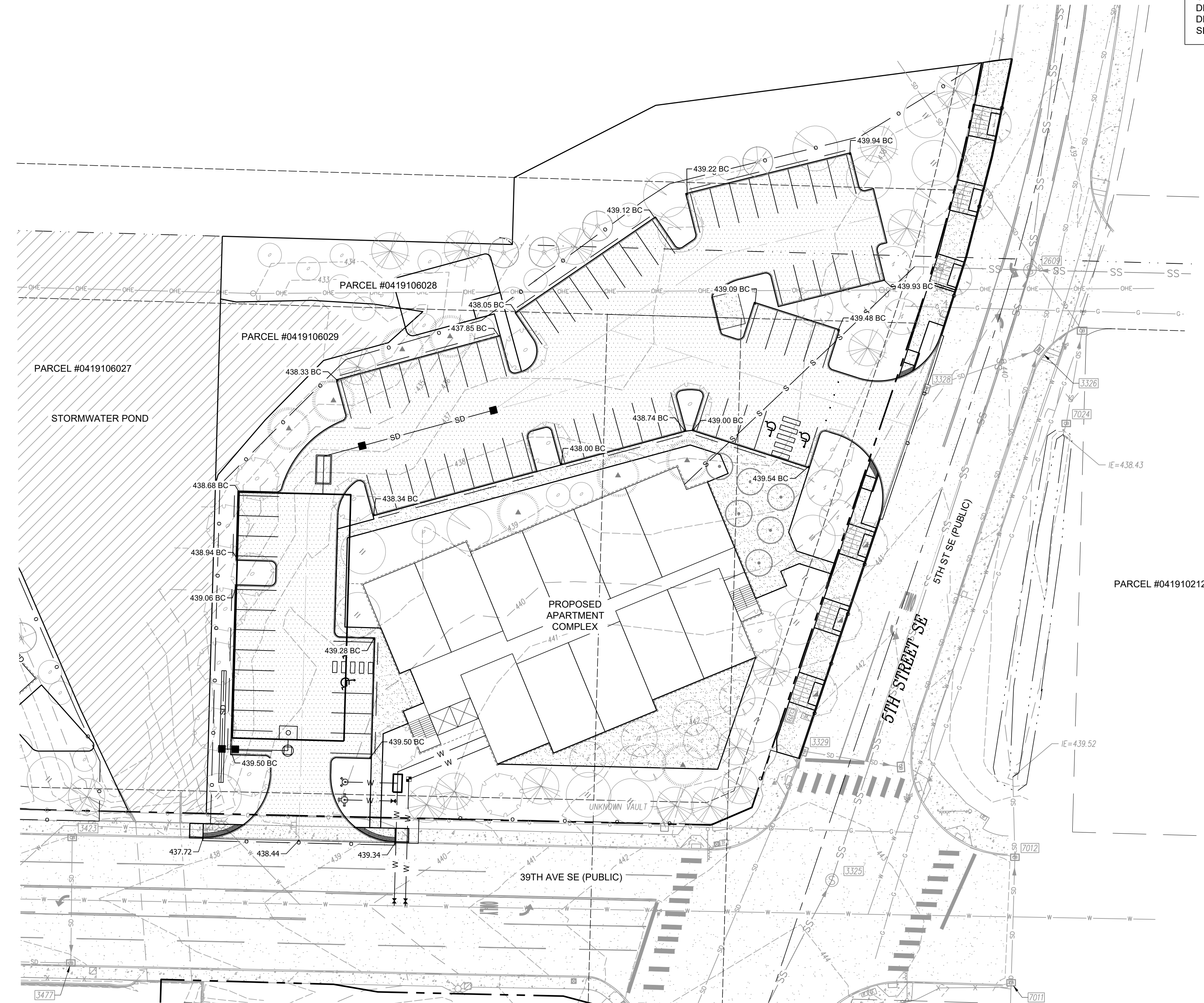
BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

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
FIRE HYDRANT	FDC
WATER METER	WATER VALVE
BOUNDARY	BOUNDARY
RIGHT-OF-WAY	PROPERTY LINES
MAJOR 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:
C4.0 COVER
C4.1 SURVEY AND EXISTING CONDITIONS
C4.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS
405 39TH AVE SE
PUYALLUP, WA 98373

PARCEL #
0419106028

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 'E' PROJECT PROPOSES TO CONSTRUCT A 46-UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING ON 1.89 ACRES, LOCATED AT THE CORNER OF 5TH ST SE AND 39TH AVE SE IN PUYALLUP, WASHINGTON 98374.

SHEET NOTE:
CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

REVISION	DATE	ID
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DATE: 06/29/2021	DESIGNED BY: MDD
CHECKED BY: STN	APPROVED BY: STN

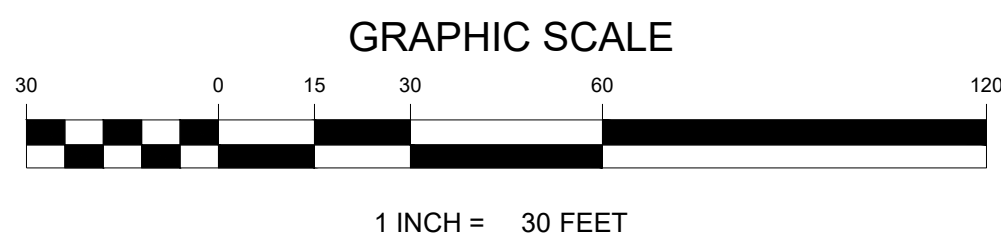
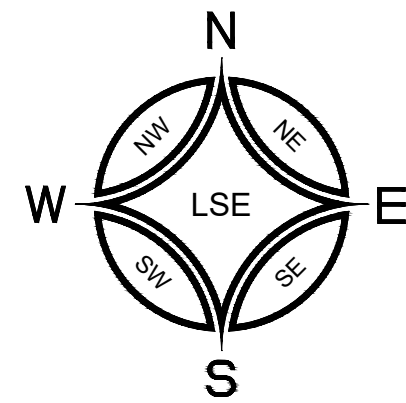
LEROY SURVEYORS & ENGINEERS
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

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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SHEET 01
OF 03

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

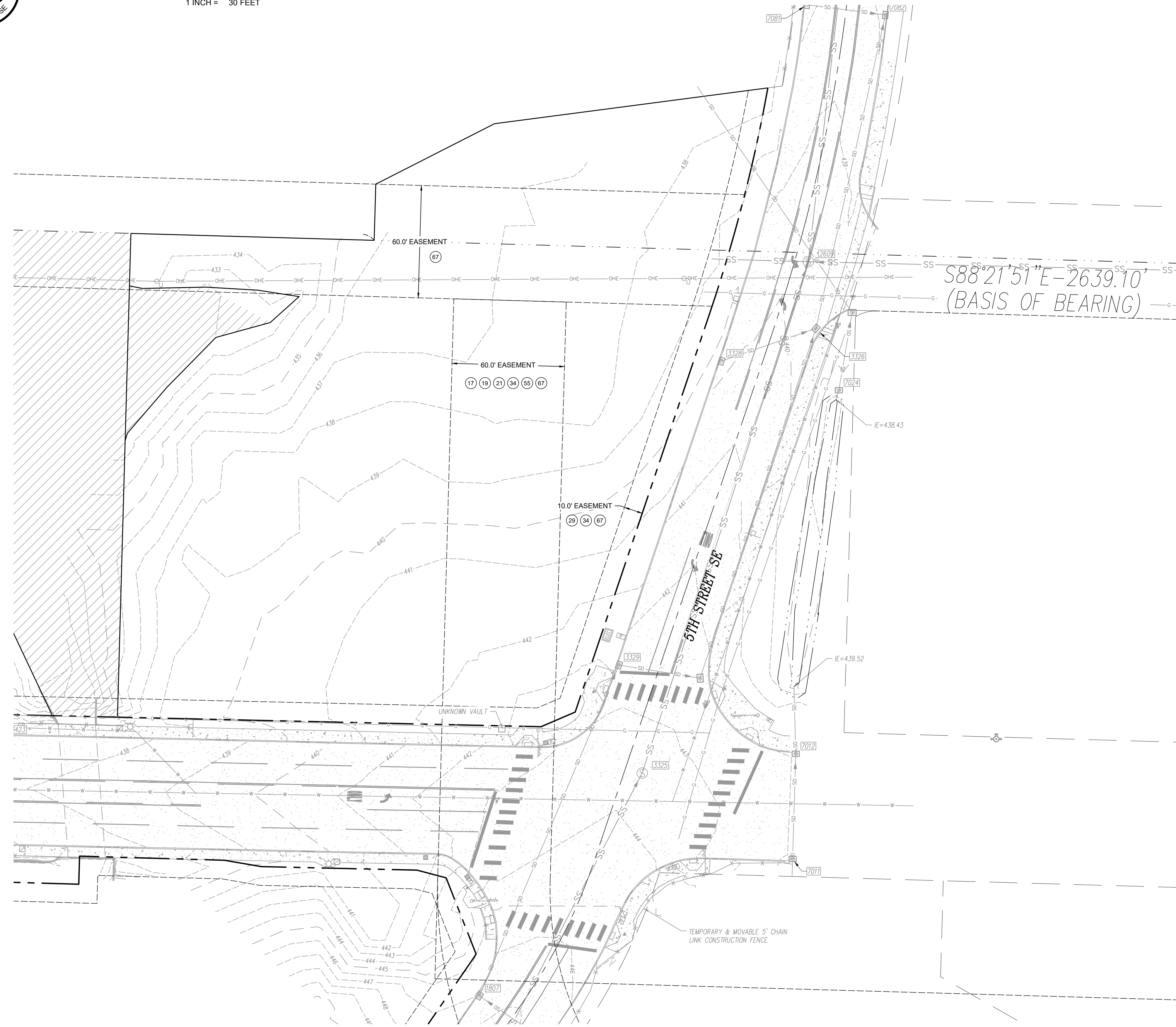
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DOS LAGOS - LOT E

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.
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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:
LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0174, RECORDED UNDER RECORDING NO. 201912305004, IN PIERCE COUNTY, WASHINGTON.

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



REVISION	DATE	DESCRIPTION
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COR NO.	1288
DATE:	06/29/2021
DESIGNED BY:	MOD
CHECKED BY:	STN
APPROVED BY:	STN

LEROI SURVEYORS & ENGINEERS

SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
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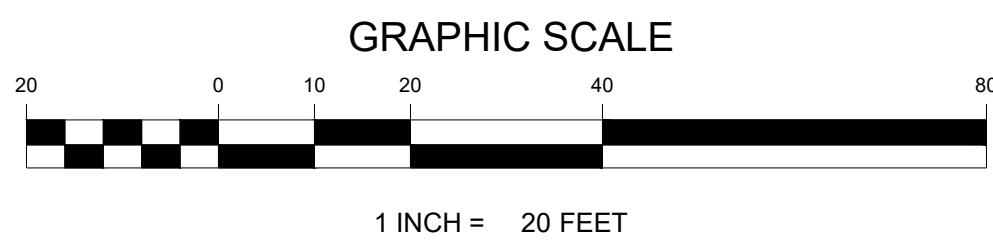
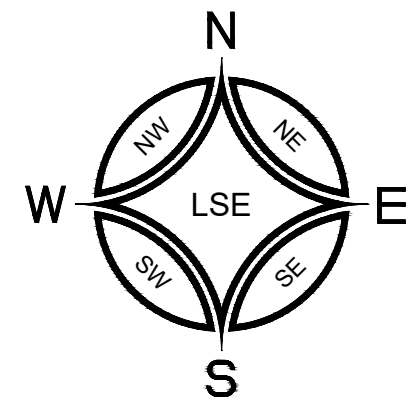
Survey and Existing Conditions

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

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DOS LAGOS - LOT E

PRELIMINARY STORM, SEWER, & WATER PLANS

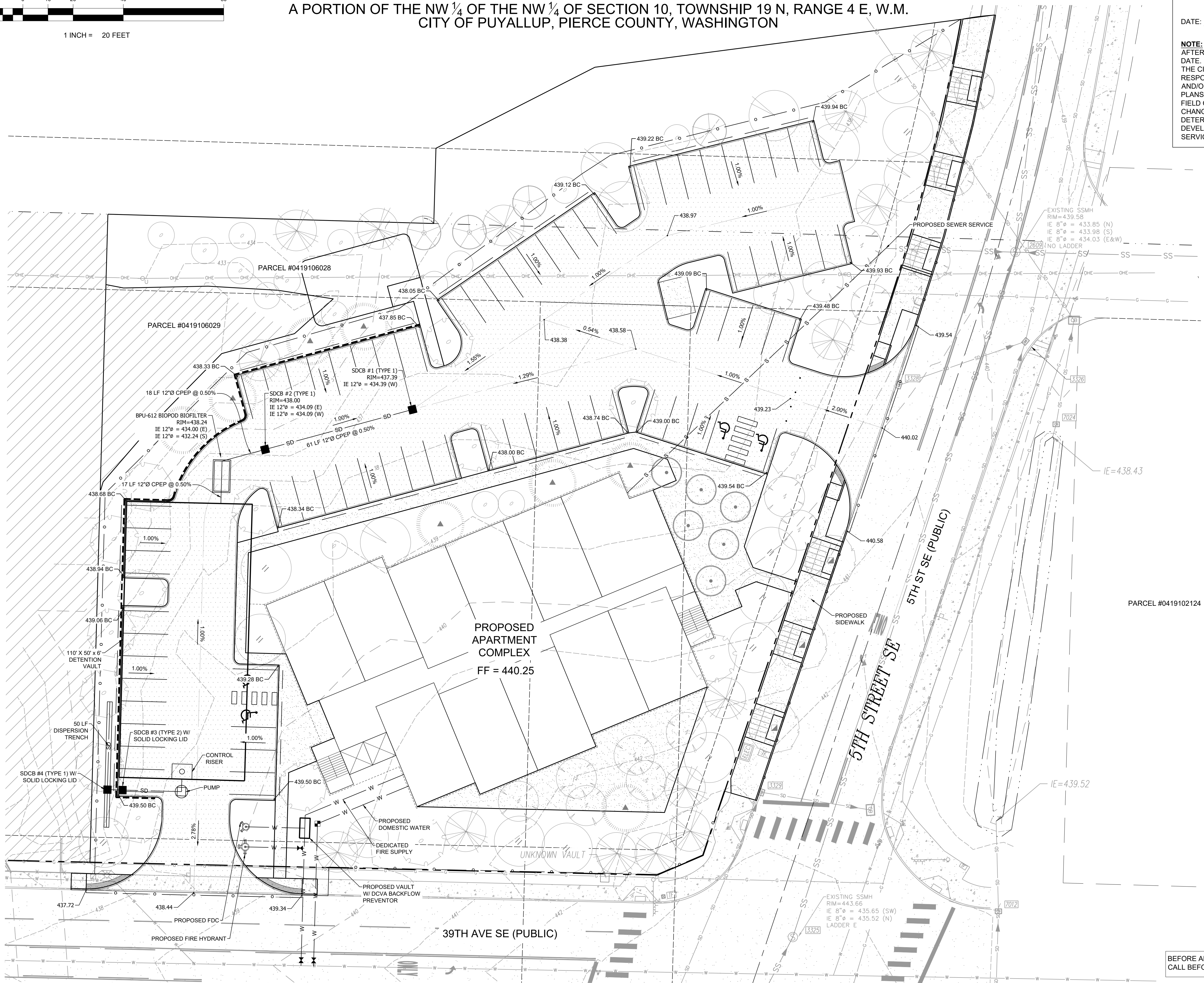
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APPROVED

BY _____
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NO.	DATE	REVISION
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JOB NO. 12891	DATE: 06/29/2021
DESIGNED BY: MDD	CHECKED BY: STN
APPROVED BY: STN	

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ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

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Preliminary Grading, Storm, and Utilities

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OF 03

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