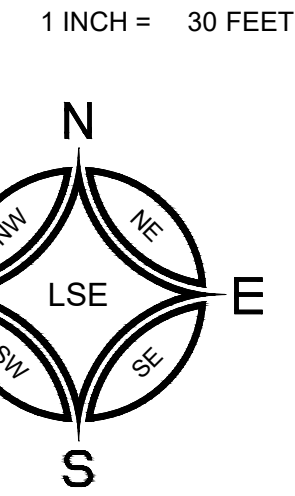
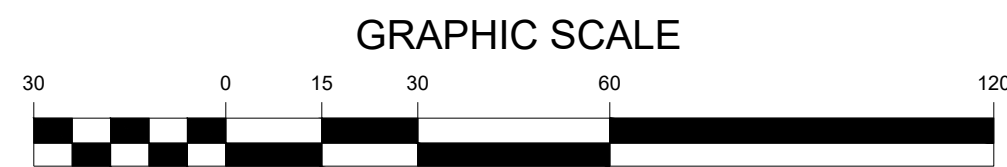


VICINITY MAP
SCALE: 1" = 1000'



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

4th Review
P21-0099
July 2024

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.

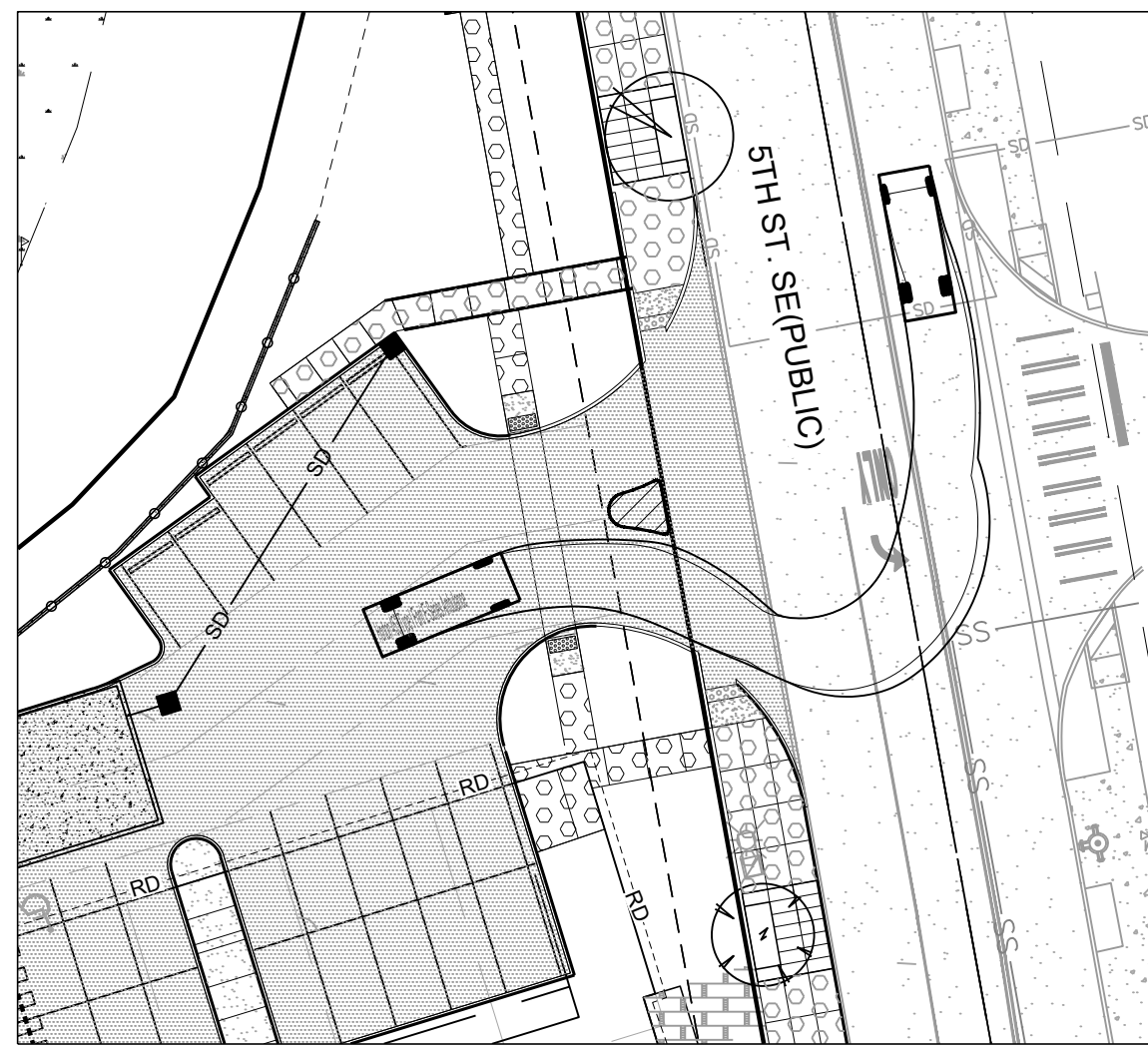


DATE	REVISION

DATE	DESIGNED BY	WG	CHECKED BY	DD	APPROVED BY	DD
09/23/2024						

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GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

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



AMBULANCE AUTO TURN EXHIBIT
SCALE: 1" = 30'

LEGEND

EXISTING	UTILITY POLE	PROPOSED
	UTILITY POLE	
	SIGN POST	
	POROUS CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	CONCRETE SURFACE	
	PERVIOUS ASPHALT	
	PERVIOUS PAVERS	
	SEWER MAIN	
	SEWER MANHOLE	
	STORM LINE	
	CATCH BASIN	
	WATER MAIN	
	FIRE HYDRANT	
	FDC	
	WATER METER	
	WATER VALVE	
	BOUNDARY	
	RIGHT-OF-WAY	
	PROPERTY LINES	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	GAS LINE	
	OVERHEAD POWER LINE	
	ROAD CENTERLINE	
	BUILDING	
	EASEMENT	
	STREET LIGHT	
	TREE	
	WALL	
	REFERENCE ALTA PREPARED BY LS&E WITH DATE OF SIGNATURE OF 08/05/2020 & DATE OF SURVEY JUNE 10, 11, 12, 15 & 18, 2020.	

SOIL LOGS:
BY: BILL CREVELING, DATE: 3/25/2022

SL#1	BRN FINE SAND W/ SILT, COBBLES
0' - 32"	BRN FINE SAND, MOD. DENSE, MOTTLED
32' - 36"	BLUE/GRAY VERY FINE SAND, DENSE, MOTTLED - TILL (DRY)
36' - 71"	

SL#2	BRN FINE SAND W/ SILT, COBBLES
0' - 15"	BRN FINE-MED. SAND W/ GRAVEL
15' - 44"	BLUE/GRAY VERY FINE SAND, DENSE, MOTTLED - TILL (DRY)
44' - 55"	

TABLE 1

DESCRIPTION	SL#1	SL#2
TOP OF PAVEMENT	ELEV=444.30'	ELEV=445.30'
BOTTOM OF 12" STORAGE RESERVOIR	ELEV=442.63'	ELEV=443.63'
TOP OF SEASONAL GROUND WATER LEVEL	ELEV=436.42'	ELEV=437.29'
REQUIRED 1.5' SEPARATION	6.21' PROVIDED	6.34' PROVIDED

SHEET INDEX:
C2.0 COVER
C2.1 SURVEY
C2.2 PRELIMINARY GRADING, STORM, AND UTILITIES

SITE ADDRESS:
4202 5TH ST SE
PUYALLUP, WA 98373

PARCEL #:
0419106030 AND 0419106031

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

SURVEYOR/ENGINEER:
LERoy SURVEYORS & ENGINEERS, INC.

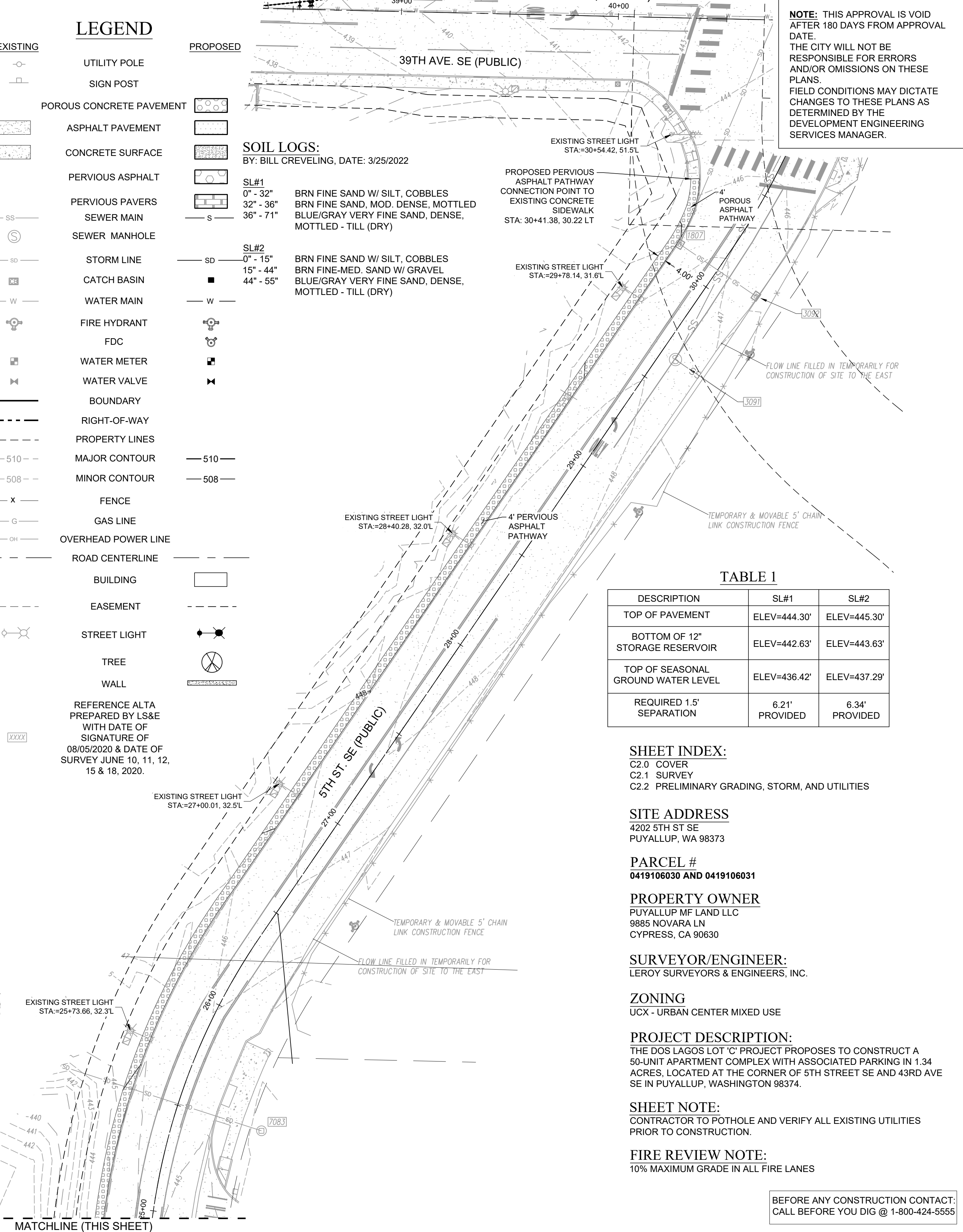
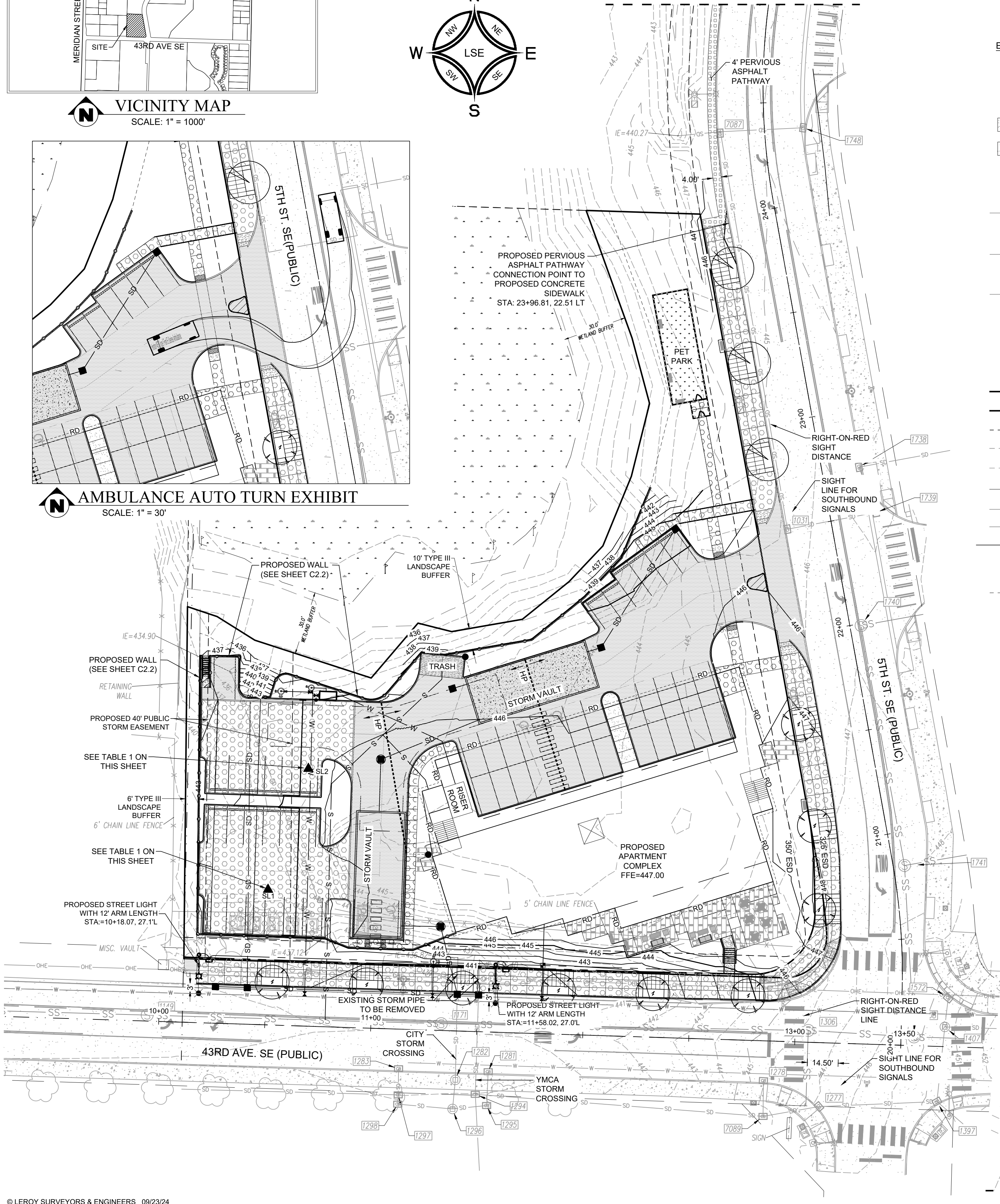
ZONING:
UCX - URBAN CENTER MIXED USE

PROJECT DESCRIPTION:
THE DOS LAGOS LOT 'C' PROJECT PROPOSES TO CONSTRUCT A 50-UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING IN 1.34 ACRES, LOCATED AT THE CORNER OF 5TH STREET SE AND 43RD AVE SE IN PUYALLUP, WASHINGTON 98374.

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

FIRE REVIEW NOTE:
10% MAXIMUM GRADE IN ALL FIRE LANES

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



Cover Sheet

DOS LAGOS - LOT C
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
C2.0
SHEET 01
OF 03

K:\Users\12886\AutoCAD\dwg\01_ENGINEERING\1886-Preliminary Plans\Lot C.dwg LAST EDITED: 09/23/24 9:38AM BY: wjg/mrm

