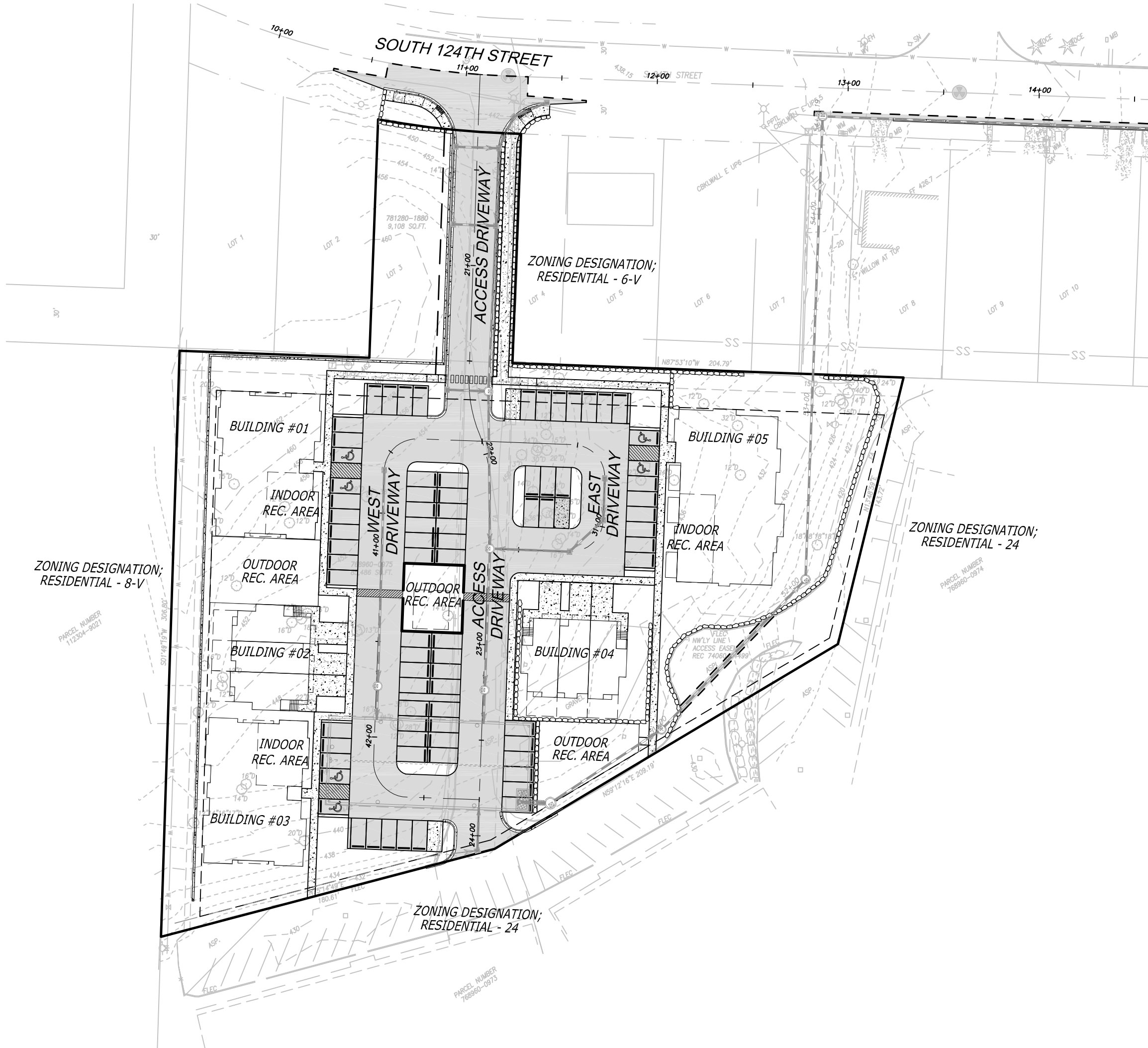


NOTES/CONDITIONS/DETAILS:

(Note to Engineer: This cover sheet contains the minimum required information for engineering plan submittals as outlined in the Surface Water Design Manual, Section 2.3.2.2(3). It is required that the format and information contained on this sheet be strictly adhered to and the consultant shall fill in blank spaces provided except where indicated. The blank area on this half of the sheet may be used for:

- a. Legal Description,
b. Copy of Examiner's specific condition(s) which apply to site improvements (e.g. road and drainage, non-building structures and other special construction limitations),
c. Index or table of contents if more than 3 sheets,
d. Other plan details or notes as space allows,
e. Datum and/or Benchmark.

Consultants may elect to add another cover page but in that case, that page should not have a page number and should not include the page index or other pertinent information that is part of the project design.



SEE SHEET C4

LEGAL DESCRIPTION:

PARCEL NUMBER: 768960-0975-01
TRACT "A", SEE/VE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 38 OF PLATS, PAGES 34 AND 35, IN KING COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID TRACT "A", LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 0°42'03" EAST ALONG THE WEST LINE OF SAID TRACT 989.21 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 74°07'33" EAST 180.61 FEET; THENCE NORTH 58°05'00" EAST 209.19 FEET; THENCE NORTH 12°41'43" EAST 143.71 FEET TO THE NORTH LINE OF SAID TRACT AND TERMINUS OF SAID LINE; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FROM THE SURFACE TO A VERTICAL HEIGHT OF 10 FEET ONLY, OVER THE WEST HALF OF LOT 4, BLOCK 21, SKYWAY PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 40 OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

- 1. ELECTRIC TRANSMISSION LINE EASEMENT: RECORDING NO.: 3279277 THE NORTH 10 FEET OF SAID PREMISES
2. COMMUNICATION LINE EASEMENT: RECORDING NO.: 5358619 AN UNDISCLOSED PORTION OF SAID PREMISES AND OTHER PROPERTY
3. INGRESS AND EGRESS EASEMENT: RECORDING NO.: 7406040499 AFFECTS: PORTIONS OF SAID PREMISES
4. UTILITIES EASEMENT: RECORDING NO.: 791070175 AFFECTS: THE WESTERLY 12 FEET OF SAID PREMISES
5. COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF SEWAGE AND WATERLINE EASEMENT GRANTED OVER ADJACENT PROPERTY: RECORDING NO.: 7406040355
6. WATER LINES AND APPURTENANCES EASEMENT: RECORDING NO.: 970741058 AFFECTS: WESTERLY 15 FEET OF SAID PREMISES
7. RESTRICTIONS CONTAINED IN INSTRUMENT: RECORDING NO.: 6374045 AS FOLLOWS: CONTAINS PROVISIONS FOR THE EXCLUSIVE USE OF AIR SPACE IN EXCESS OF 14 VERTICAL FEET ABOVE THE SURFACE OF SAID PREMISES AND OTHER PROPERTY
8. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, ETC. RECORDING NO.: 6546486
9. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, AS SET FORTH ON THE PLAT OF SEE/VE ADDITION. RECORDING NO.: 3254989
10. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, AS SET FORTH ON SURVEY OF RECORD: RECORDING NO.: 8807129003
11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, AS SET FORTH ON SURVEY: RECORDING NO.: 20080103900001

PARCEL NUMBER: 781280-1880

LOT 3 AND THE WEST HALF OF LOT 4, BLOCK 21, SKYWAY PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 40, OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

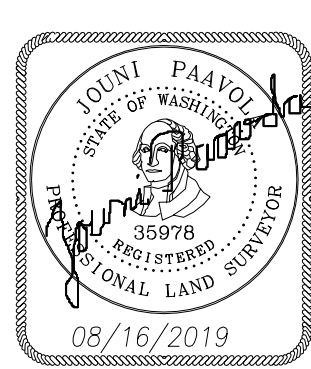
- SPECIAL EXCEPTIONS
1. SEWER AND UTILITIES EASEMENT: RECORDING NUMBER: 3441379 AFFECTING PORTION OF SAID PREMISES
2. WATER MAIN MAINTENANCE EASEMENT: RECORDING NO.: 4451891
3. INGRESS AND EGRESS EASEMENT: RECORDING NO.: 7406040499 PORTION OF SAID PREMISES AND OTHER PROPERTY
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, RECORDING NO.: 3393194
5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, AS SET FORTH ON THE PLAT OF SKYWAY PARK ADDITION.

PROJECT CONTACTS:

APPLICANT/ARCHITECT.....RENE ARCHITECTURE
13505 AMBAUM BLVD, SUITE 103
BURIEN, WA 98146
(206) 721-1424
CONTACT: JEREMY RENE
CIVIL ENGINEER.....THE CONCEPT GROUP
4701 SW ADMIRAL WAY, STE #353
SEATTLE, WA 98116
(206) 446-1291
CONTACT: ANNA NGUYEN, P.E.
ANNA@CONCEPTBUSINESSGROUP.COM
SURVEYOR.....ACREAGE LAND SURVEYING
24225 107TH PLACE W.
EDMONDS, WA 98020
(206) 827-3549
CONTACT: JOUNI K. PAAVOLA, PLS
JKPAAVOLA@YAHOO.COM

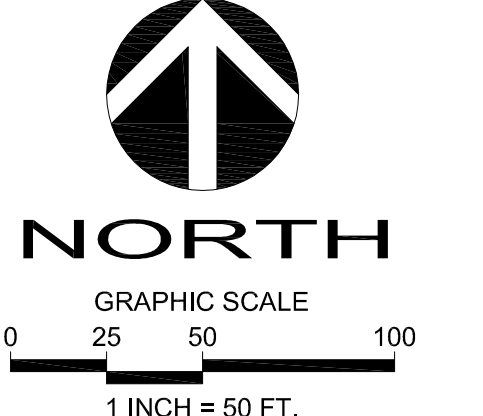
NOTE FOR CERTIFICATION OF PLAT BOUNDARIES AND TOPOGRAPHY

THE PLAT BOUNDARY AND EXISTING TOPOGRAPHY HAVE BEEN FIELD VERIFIED PER THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL, AND THE CONTOURS ARE ACCURATELY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT.



SHEET INDEX:

- CIVIL DRAWINGS
C1 OF 16 COVER SHEET
C2 OF 16 EXISTING CONDITIONS MAP
C3 OF 16 HORIZONTAL CONTROL PLAN
C4 OF 16 T.E.S.C. PLAN AND NOTES
C5 OF 16 T.E.S.C. DETAILS
C6 OF 16 ROAD AND GRADING PLAN
C7 OF 16 GRADING DETAILS
C8 OF 16 GRADING DETAILS
C9 OF 16 ROAD SECTION DETAILS
C10 OF 16 ROAD DETAILS
C11 OF 16 STORM DRAINAGE PLAN AND NOTES
C12 OF 16 STORM DRAINAGE PROFILE
C13 OF 16 STORM DRAINAGE PROFILE
C14 OF 16 STORM DRAINAGE PROFILE
C15 OF 16 STORMWATER VAULT PLAN AND DETAILS
C16 OF 16 STORM DRAINAGE AND WATER QUALITY DETAILS



LEGEND:

- ASPHAL NAIL
FOUND MONUMENT
MAILBOX
CATCH BASIN (CB)
STORM DRAIN MANHOLE (SDMH)
SANITARY SEWER MANHOLE (SSMH)
WATER VALVE
WATER METER
FIRE HYDRANT
GAS VALVE
GAS METER
POWER POLE
UTILITY POLE ANCHOR
DECIDUOUS TREE
BUILDINGS OF IMPORTANCE (MAIN BUILDINGS)
PROPERTY LINE
INDEX CONTOURS
CONTOURS
ROCK RETAINING WALL
WIRE FENCE LINE
WOOD FENCE LINE
CHAIN LINK FENCE LINE

UNDERGROUND UTILITY NOTE:

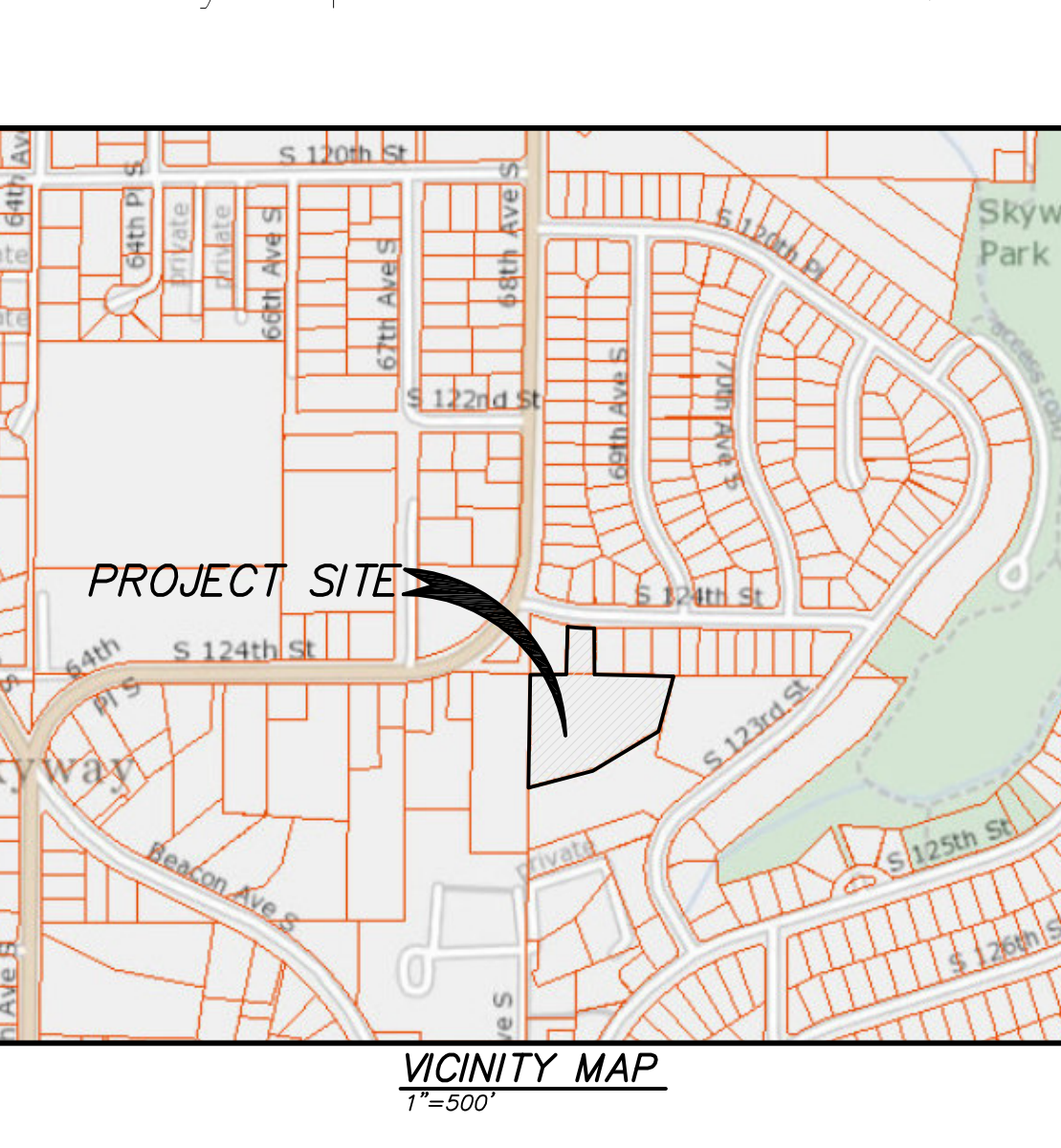
UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS AND UNDERGROUND LOCATE SERVICE WAS UTILIZED FOR THEIR LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION IS NOT WARRANTED. PRIOR TO CONSTRUCTION USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.

BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE CONSTRUCTION MEETING MUST BE HELD BETWEEN DDES, THE APPLICANT, AND THE APPLICANT'S CONTRACTOR.

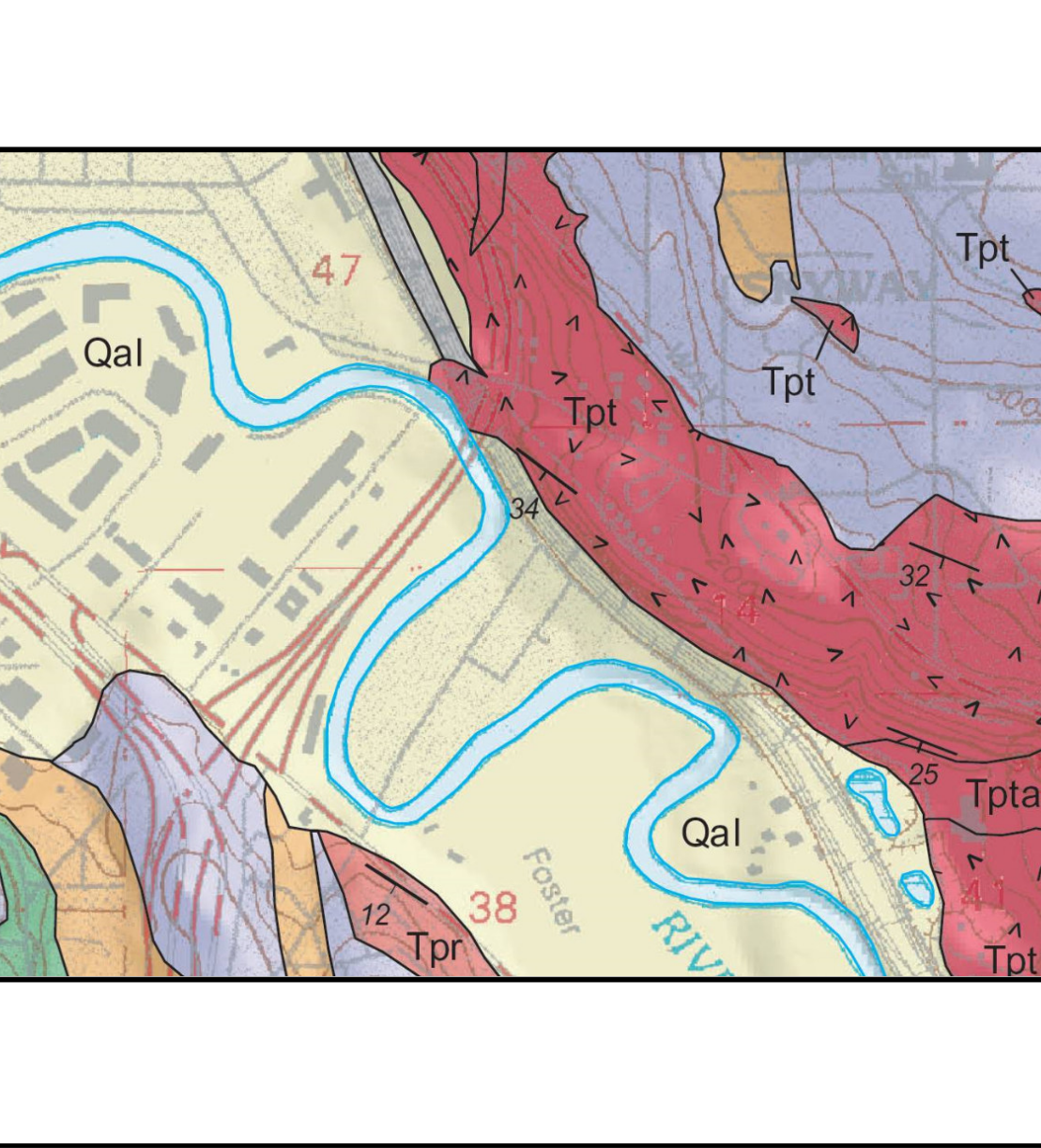
MAILBOX NOTE:

MAIL BOX LOCATION AS SHOWN ON THESE PLANS HAVE BEEN COORDINATED WITH THE SERVING POST OFFICE.

Vicinity Map Scale 1"=1,000'



Soils Map Scale: NTS



Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with ROW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

Table listing utility providers: SKYWAY WATER & SEWER DISTRICT, PUGET SOUND ENERGY, PUGET SOUND ENERGY, and Power Company.

Notes

- 1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6842, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
A. Installing siltation and erosion control measures
B. Clearing and grubbing
C. Earthwork
D. Installation of any underground utility
E. Before placing subbase, base or paving surfaces
F. Installation of any forms or placing any concrete
2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount \$
Performance Bond Amount \$

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.
Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.
Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

Table for PRO RATA SHARE ASSESSMENT ANALYSIS (County Use Only) with columns for Section, Township, Range, Tax Parcel, and Number.

AGREEMENTS, PLAN REFERENCES, PERMITS ETC. (To be completed by Consultant)
Preliminary Plat Approval/Permit Issued Date:
Expiration Date:
Other Related Permit Numbers Received:
Right-of-Way Use Permit
Grading
Building/Structural
Other
Board feet of tree removal on site: < 5000 B.F.
Cubic yards of material hauled on/off the site:
Is this a highly sensitive area site? (Yes/No): NO
Note: If "yes", per SWDM Appendix D44 a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan.

Emergency 911 Police-Fire-Rescue

RECOMMENDED FOR APPROVAL (To be completed by King County)
Date
Review Engineer
Senior Engineer
Traffic & Planning Engineer
Sensitive Areas
Structural Review Engineer
Other

APPROVED FOR CONSTRUCTION DEPARTMENT OF DEVELOPMENT & ENVIRONMENTAL SERVICES

Signature and title of Scott Smith, P.E., Principal Engineer.

PROJECT CONTACT INFORMATION (To be completed by Consultant)
Applicant Contract Owner: RENE ARCHITECTURE (206) 721-1424
13505 AMBAUM BLVD SW, SUITE 103, BURIEN, WA 98146.
Ownership: ZIA INVESTMENT LLC (206) 721-1424
6950 S 123RD STREET, SEATTLE, WA 98178

Certified Surveyor/Engineer: THE CONCEPT GROUP
4701 SW ADMIRAL WAY, SUITE 353, SEATTLE, WA 98116

EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: TOPCON ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090
BASIS OF BEARING: SURVEY, VOLUME 238, PAGE 073, RECORDING NUMBER 20080103900001.

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT. UTILITY LOCATION BASED ON SURFACE EVIDENCE.
3.) FIELD WORK PERFORMED IN MARCH 2017.
4.) FOR THE ACCURATE TREE DESCRIPTIONS USE AN ARBORIST SERVICES.
5.) UTILITY LOCATIONS ARE ONLY WITH SURFACE EVIDENCE.

REFERENCES:

SURVEY, VOLUME 238, PAGE 073, RECORDING NUMBER 20080103900001.

HORIZONTAL CONTRO: ASSUMED.

HORIZONTAL CONTRO:

BENCH MARK: CONCRETE MONUMENT WITH A 3" BRASS DISK, LARGE "X" IN CASE, DOWN 0.3 IN INTERSECTION 68TH AVE N AND 120TH STREET. ELEVATION 366.50 NAVD88 FEET (GOLDSMITH & ASSOCIATES SURVEY, VOLUME 238, PAGE 073, RECORDING NUMBER 20080103900001.
SITE BENCH MARK: ASPHALT NAIL AS SHOWN ELEVATION 455.18 FEET.

PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY: 6950 S 123RD STREET, SEATTLE, WA 98178
PARCEL NUMBER: 781280-1880 AND 768960-0975
ACREAGE: 94,595 S.F. (2.172 AC) GROSS
PROJECT AREA: 97,405 S.F. (2.236 AC) (INCLUDES 2,810 S.F. OF FRONTAGE IMPROVEMENTS ON S 124TH STREET)
ZONING: R-24
COMPREHENSIVE PLAN DESIGNATION: UH (URBAN HIGH DENSITY RESIDENTIAL)
PROPOSED USE: 48 DWELLING UNITS IN THREE SEPARATE THREE STORY WOOD-FRAMED APARTMENT BUILDINGS AND 6 DWELLING UNITS IN TWO SEPARATE THREE STORY WOOD-FRAMED 3-PLEX TOWNHOUSES BUILDINGS
BASE DENSITY: 24 DWELLING UNITS PER ACRES.
MINIMUM STREET SETBACK: 10 FEET
MINIMUM INTERIOR SETBACK: 5 FEET FROM R-24 ZONED PARCELS ADJACENT TO (SOUTH AND SOUTHWEST) 20 FEET FROM THE PARCELS ZONED R-6-P(NORTH) AND R-8-P (WEST).
BASE HEIGHT: 60 FEET
ALLOWED MAXIMUM IMPERVIOUS AREA: 80,406 S.F. (85%)
IMPERVIOUS AREA PROPOSED: 62,698 (66.28%)
ON-SITE RECREATION SPACE REQUIRED: 20 (STUDIO) X 90 + 6 (ONE BEDROOM) X 90 + 22 (TWO BEDROOM) X 170 = 6,080 S.F.
ON-SITE RECREATION SPACE PROVIDED: 7,392 S.F.
SURFACE PARKING REQUIRED: 20 (STUDIO) X 1.7 + 6 (ONE BEDROOM) X 1.5 + 22 (TWO BEDROOM) X 1.2 = 71 STALLS
SURFACE PARKING PROVIDED: 80 STALLS
ACCESSIBLE STALLS PER TABLE 1106.1: 2
LANDSCAPING: STREET FRONTAGE: 10 FEET TYPE III W/ 25% REDUCTION 7.5 FEET TYPE III INTERIOR LOT LINES: 5 FEET TYPE II W/ 25% REDUCTION 3.75 FEET TYPE II
SURFACE PARKING AREAS: 80 STALLS X 20 S.F. = 1,600 S.F.
SCHOOL DISTRICT: RENTON #403
FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 20
TELEPHONE SERVICE: CENTURYLINK

Vertical sidebar containing contact information for Land Development and Civil Engineering Consultants, Project Coordinator, and DDES FILE NUMBERS (Activity Number, Project Number, Development No.).

