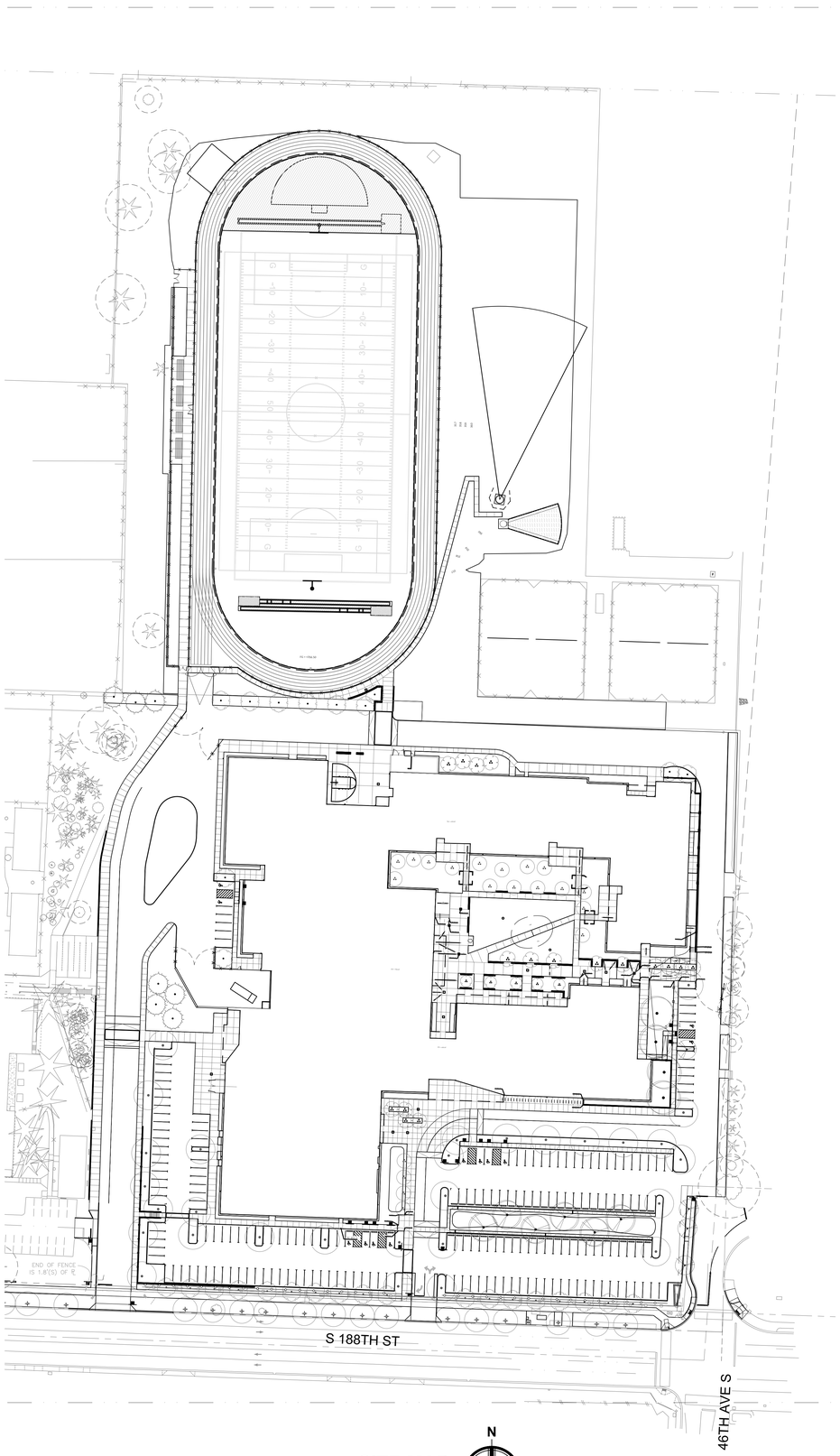

SITE MAP

SCALE: 1" = 50'

N

PROJECT SITE

TYEE HIGH SCHOOL
4424 S 188TH ST
SEATAC, WA 98188

OWNER

HIGHLINE PUBLIC SCHOOLS
17810 8TH AVENUE SOUTH, BLDG. A
BURIEN, WA 98148

CIVIL ENGINEER

AHBL, INC.
1200 6TH AVE, SUITE 1620
SEATTLE, WA 98101
PH: 206.267.2425
CONTACT: CASEY JESZECK, PE
EMAIL: CJESZECK@AHBL.COM

ARCHITECT

INTEGRUS ARCHITECTURE
117 S MAIN ST
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PH: 206.628.3137
CONTACT: AMY VANDERHORST
EMAIL: avanderhorst@integrusarch.com

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C2.01	DEMOLITION PLAN
C2.02	DEMOLITION PLAN
C3.00	TESC PLAN
C3.01	TESC PLAN
C3.02	TESC PLAN
C3.04	TESC DETAILS
C4.00	GRADING PLAN
C4.01	GRADING PLAN
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C5.00	DRAINAGE PLAN
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C5.09	STORM DRAINAGE PROFILE
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C6.00	SEWER PLAN
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C10.10	FRONTAGE IMPROVEMENT DETAILS
C10.11	FRONTAGE IMPROVEMENT DETAILS
C10.12	CURB RAMP ENLARGEMENTS

LEGEND

EXISTING		PROPOSED
△	SET NAIL AND WASHER	
	FOUND MONUMENT AS NOTED	
	HUB AND TACK	
	SET REBAR AND CAP	
	BOLLARD	
	MAIL BOX	
	SIGN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM CATCH BASIN	
	STORM MANHOLE	
	ROOF DRAIN	DS
	GAS METER	
	GAS VALVE	
	TRAFFIC SIGNAL POLE	
	TRAFFIC CABINET	
	POWER TRANSFORMER	
	GUY ANCHOR	
	UTILITY POWER POLE	
P	ELECTRICAL VAULT	P
	JUNCTION BOX	
	POWER METER	
	LUMINAIRE	
	TELEPHONE RISER	
T	TELEPHONE VAULT	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	IRRIGATION CONTROL VALVE	
HB	HOSE BIB	
	WATER METER	
	WATER VALVE	
WV	WATER VAULT	
	A=APPLE, B=BIRCH, F=FIR, P=PINE, HA=HAWTHORNE	
	HO=HOLLY, M=MAPLE, O=OAK, U= UNKNOWN	
— D —	STORM LINE	— D —
— S —	SANITARY SEWER LINE	— S —
— G —	GAS LINE	— G —
— P —	ELECTRICAL LINE	— P —
— T —	COMMUNICATIONS LINE	— T —
— W —	WATER LINE	— W —
— IR —	IRRIGATION LINE	— I —
— OHP —	OVERHEAD UTILITIES	
— V —	STEAM LINE	— V —
— X —	FENCE	— X —
	CONCRETE	
~ASPH~	ASPHALT	
— XXX —	CONTOUR MAJOR INTERVAL	— XXX —
— XXX —	CONTOUR MINOR INTERVAL	— XXX —

VICINITY MAP

SCALE: 1" = 400'

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TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW. CHAPTER 49.17 RCW.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

FILL SPECIFICATIONS

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

AUTOCAD FILE NOTE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

PARCEL NUMBER

3423049044, 3423049340

UTILITY PROVIDERS

STORM SEWER:
CITY OF SEATAC PUBLIC WORKS
4800 SOUTH 188TH STREET
SEATAC, WA 98188-8605
(206) 973-4800

SANITARY SEWER:
MIDWAY SEWER DISTRICT
3030 S 240TH ST
KENT, WA 98032
(206) 824-4960

WATER:
HIGHLINE WATER DISTRICT
23828 30TH AVE S
KENT, WA 98032
(206) 824-0375

POWER AND NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 13'00" EAST ALONG THE WESTERLY LINE THEREOF 630.225 FEET; THENCE SOUTH 89C'30" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION 698.405 FEET;
THENCE SOUTHERLY 630.00 FEET TO A PORTION ON THE SOUTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 715.456 FEET EASTERLY OF THE POINT OF BEGINNING, THENCE NORTH 89C'30"WEST ALONG SAID SOUTHERLY LINE 715.456 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR 42ND AVENUE SOUTH BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4533542;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS TRACTS 28 AND 29 OF HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING 1, 913.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 610 FEET; THENCE WEST 165 FEET; THE NCE NORTH 610 FEET;
THENCE EAST 165 FEET TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE WEST ONE —HALL OF TRACT 30, HIGH LAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1, 418.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON ;
THENCE SOUTH 610 FEET; THENCE WEST 495 FEET; THENCE NORTH 610 FEET;
THENCE EAST 495 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTH HALF OF VACATED SOUTH 186TH STREET ADJOINING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE EAST HALF OF TRACT 30 AND ALL OF TRACT 31, IN HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANCE 4 EAST, W. M., IN KING COUNTY, WASHINGTON;
THENCE WEST 1748.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 330 FEET; THENCE SOUTH 640 FEET; THE NCE EAST 330 FEET;
THENCE NORTH 640 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS TRACT 25, HIGHLAND FIVE—ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1748.05 FEET WEST OF EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 640.0 FEET; THENCE EAST 165.0 FEET; THENCE NORTH 640.0 FEET;
THE NCE WEST 165.0 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING THE WEST HALF OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);
AND TOGETHER WITH THE SOUTH 155 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON;
THENCE WEST 1418.05 FEET TO THE TRUE POINT OF BEGINNING;
THE NCE SOUTH 640 FEET; THE NCE WEST 165 FEET; THENCE NORTH 640 FEET;
THE NCE EAST 165 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING A PORTION OF THE EAST HALL OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA, 98104
TELEPHONE (206)628.3137 FAX (206)628.3138

DOUGLAS C. TAYLOR
STATE OF WASHINGTON
21702
PROFESSIONAL ENGINEER
08/04/2023

AHBL
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206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

Date:	06/30/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description
2	5/26/2023	ADDENDUM 2
4	6/12/2023	ADDENDUM 4
5	6/15/2023	ADDENDUM 5
S1	8/4/2023	STE REV. 1

COVER

C1.00

PERMIT SET