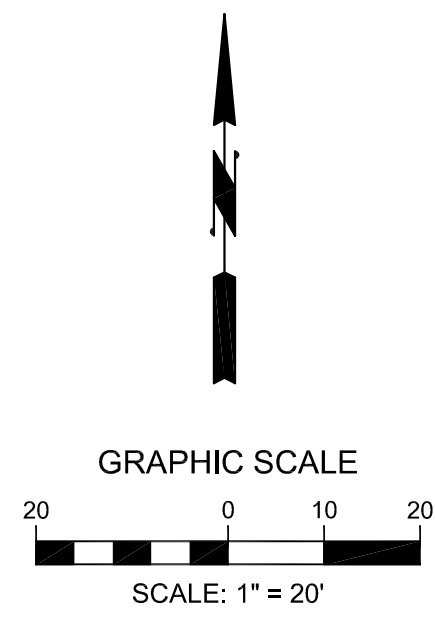


NW 1/4 OF THE NE 1/4 OF SEC. 21, T.23N., R.4E., W.M. GEM CONSTRUCTION 146TH SHORT PLAT COVER SHEET

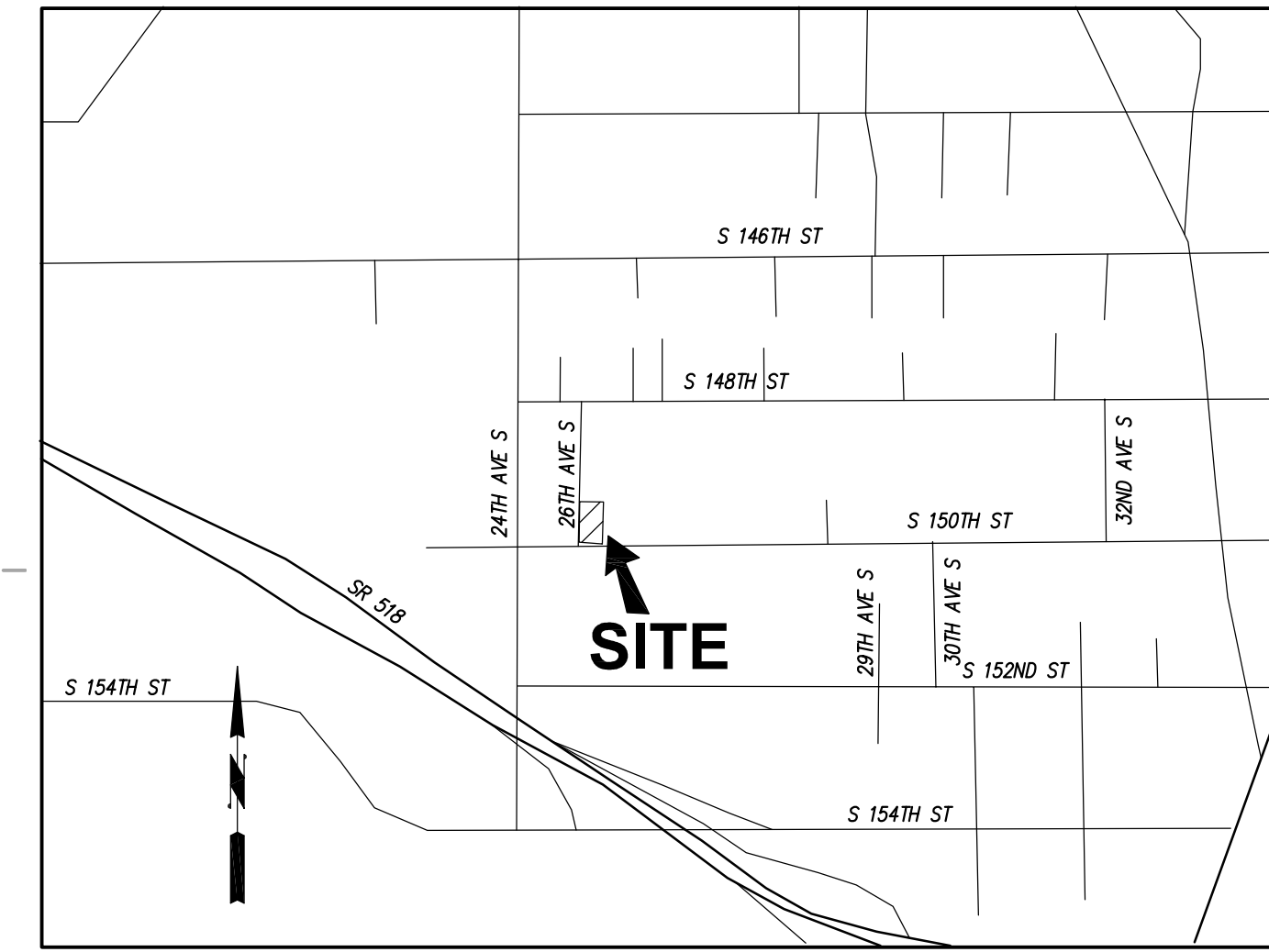
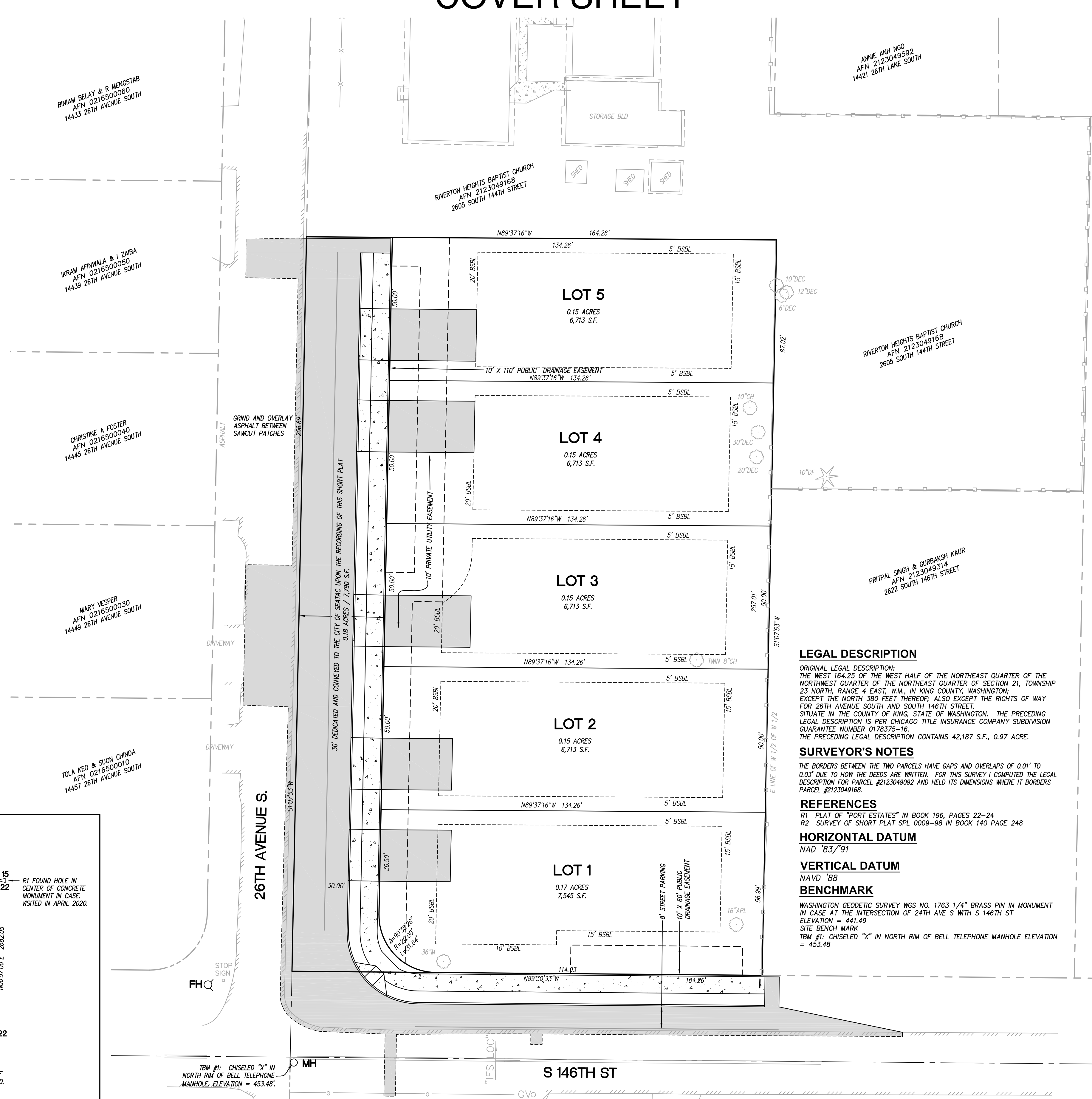
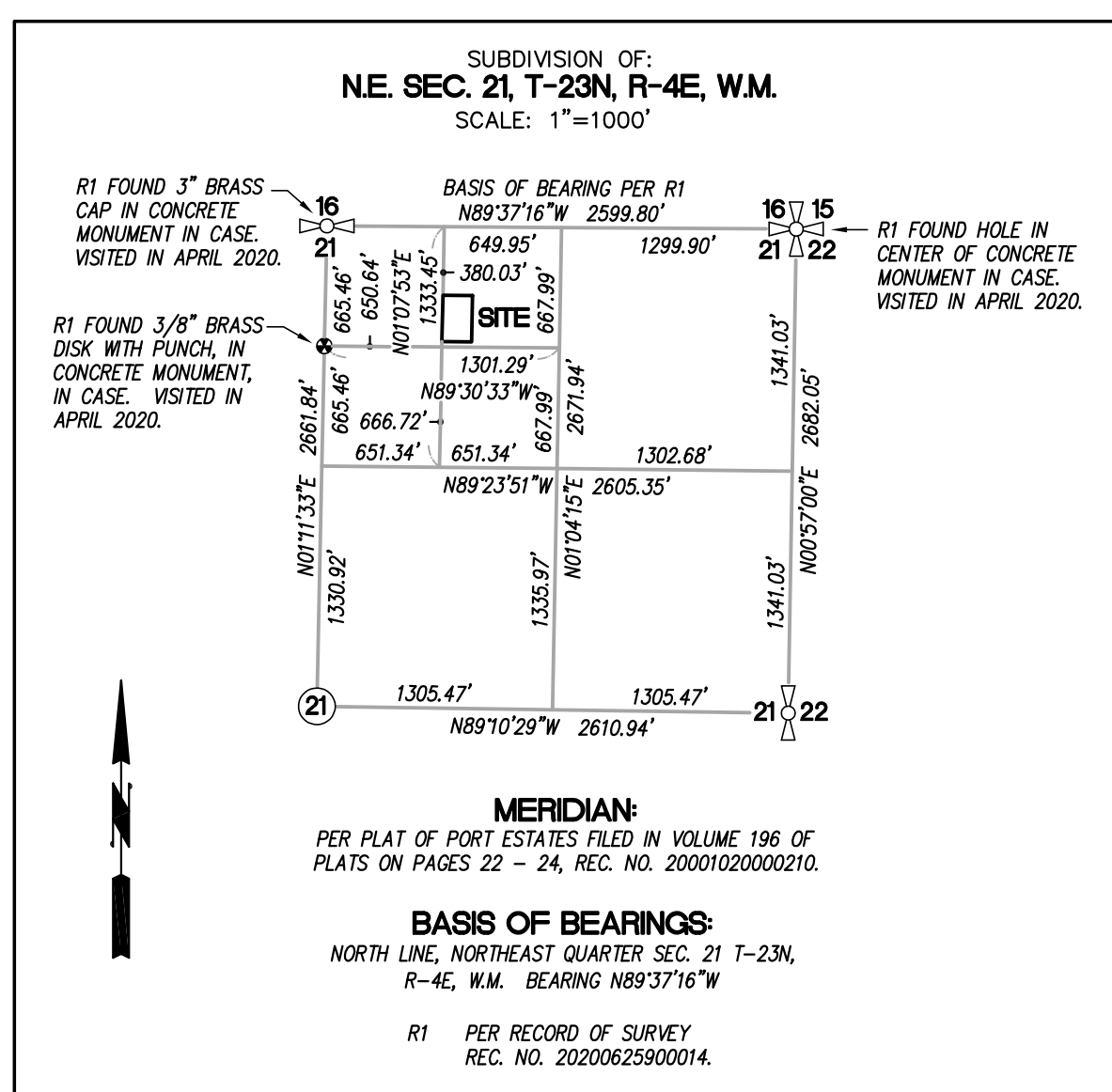


LEGEND

- FOUND PK/MAG NAIL
- SET BENCHMARK
- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT IN CASE
- FOUND SURFACE MONUMENT
- FOUND REBAR AND CAP AS NOTED
- GAS METER
- SIGN
- POST
- RIGHT TURN ARROW
- THROUGH ARROW
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- YARD DRAIN
- FIRE HYDRANT
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- LINE CONTINUOUS
- CROWS FEET
- POWER JUNCTION BOX
- POWER METER
- SIGNAL VAULT
- STREET LIGHT
- POWER TRANSFORMER
- TELECOMMUNICATIONS RISER
- CABLE TV RISER
- UTILITY POLE W/ LIGHT
- 12" CY CHERRY
- 12" D DECIDUOUS
- 12" C CEDAR
- 12" P PINE
- DRIFLINE
- EXISTING RETAINING WALL
- ROCKERY
- SANITARY SEWER LINE
- STORM DRAIN LINE
- POWER LINE
- TELECOMMUNICATIONS LINE
- FIBER OPTICS LINE
- WATER LINE
- GAS LINE
- WOOD FENCE LINE (BFNC)
- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- GRAVEL SURFACE
- BRICK PAVING



Know what's below.
Call before you dig.



PROJECT DATA
PROPERTY ADDRESS: 2608 SOUTH 146TH STREET SEATAC, WA 98168
TAX LOT NUMBER: 2123049092
SITE AREA: 42,148 SF (0.968 AC.)
ZONING DESIGNATION: UL-7,200 URBAN LOW DENSITY

PROJECT TEAM
OWNER: GEM CONSTRUCTION, INC. 21501 CONNELLS PRAIRIE RD E BUCKLEY, WA 98021 (206) 931-7274 CONTACT: MATT GRIMM

CIVIL ENGINEER: G2 CIVIL 1700 NW GILMAN BLVD, SUITE 200 ISSAQUAH, WA 98027 (425) 821-5038 CONTACT: EDWARD MECUM, PE

TOPO/BOUNDARY: STEVE VAN PATTEN, PLS 7431 153RD CT NE REDMOND, WA 98052 (425) 867-1715

SURVEYOR SHORT PLAT: DMP, INC 726 AUBURN WAY NORTH AUBURN, WA 98002 (253) 333-2200 CONTACT: DENNIS PARKER, PLS

GEOTECHNICAL ENGINEER: ROBINSON NOBLE 17625 130TH AVE NE, SUITE 102 WOODINVILLE, WA 98072 (425) 488-0599 CONTACT: JEFF WALE, PE

UTILITY CONTACT LIST
SANITARY SEWER: VALLEY VIEW SEWER DISTRICT 3460 SOUTH 148TH STREET SEATTLE, WA 98168 (206) 242-3236
KING COUNTY WATER DISTRICT 125 3460 SOUTH 148TH STREET, SUITE 110 TUKWILA, WA 98168 (206) 242-9547

ELECTRIC: SEATTLE CITY LIGHT 700 5TH AVENUE, SUITE 3200 SEATTLE, WA 98104-5031 (206) 684-3000
PUGET SOUND ENERGY 10885 NE 4TH ST BELLEVUE, WA 98004 (425) 452-1234

FIRE DEPARTMENT: PUGET SOUND REGIONAL FIRE AUTHORITY 24611 116TH AVENUE SE KENT, WA 98030 (253) 856-6300

REFUSE/RECYCLE: WASTE MANAGEMENT NW WITH SEATTLE PUBLIC UTILITIES 700 FIFTH AVENUE, SUITE 4900 SEATTLE, WA 98124-4018 (206) 684-3000

US POSTAL SERVICE
APPROVED FOR MB LOCATION

US POSTMASTER

DATE _____

LEGAL DESCRIPTION
ORIGINAL LEGAL DESCRIPTION:
THE WEST 164.25 OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT THE NORTH 380 FEET THEREOF; ALSO EXCEPT THE RIGHTS OF WAY FOR 26TH AVENUE SOUTH AND SOUTH 146TH STREET.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, THE PRECEDING LEGAL DESCRIPTION IS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 0178375-16.
THE PRECEDING LEGAL DESCRIPTION CONTAINS 42,187 S.F., 0.97 ACRE.

SURVEYOR'S NOTES
THE BORDERS BETWEEN THE TWO PARCELS HAVE GAPS AND OVERLAPS OF 0.01' TO 0.03' DUE TO HOW THE DEEDS ARE WRITTEN. FOR THIS SURVEY I COMPUTED THE LEGAL DESCRIPTION FOR PARCEL #2123049092 AND HELD ITS DIMENSIONS WHERE IT BORDERS PARCEL #2123049168.

REFERENCES
R1 PLAT OF "PORT ESTATES" IN BOOK 196, PAGES 22-24
R2 SURVEY OF SHORT PLAT SPL 0009-98 IN BOOK 140 PAGE 248

HORIZONTAL DATUM
NAD '83/'91

VERTICAL DATUM
NAVD '88

BENCHMARK
WASHINGTON GEODETIC SURVEY WAS NO. 1763 1/4" BRASS PIN IN MONUMENT IN CASE AT THE INTERSECTION OF 24TH AVE S WITH S 146TH ST
ELEVATION = 441.49
SITE BENCH MARK
TBM #1: CHISELED "X" IN NORTH RIM OF BELL TELEPHONE MANHOLE ELEVATION = 453.48



| NO. | DATE | CHKD BY | DATE |
|-----|---------|---------|------|
| 1 | 8-14-23 | LEE | |
| 2 | | WJR | |

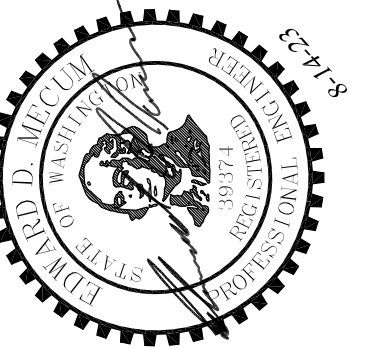
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
G2 CIVIL
PHONE: (425) 821-5038

COVER SHEET
GEM CONSTRUCTION 146TH SHORT PLAT
2608 SOUTH 146TH STREET
GEM CONSTRUCTION, INC
21501 CONNELLS PRAIRIE RD E
BUCKLEY, WA 98021

SHEET
1 of 3

JOB No.

NW 1/4 OF THE NE 1/4 OF SEC. 21, T.23N., R.4E., W.M.

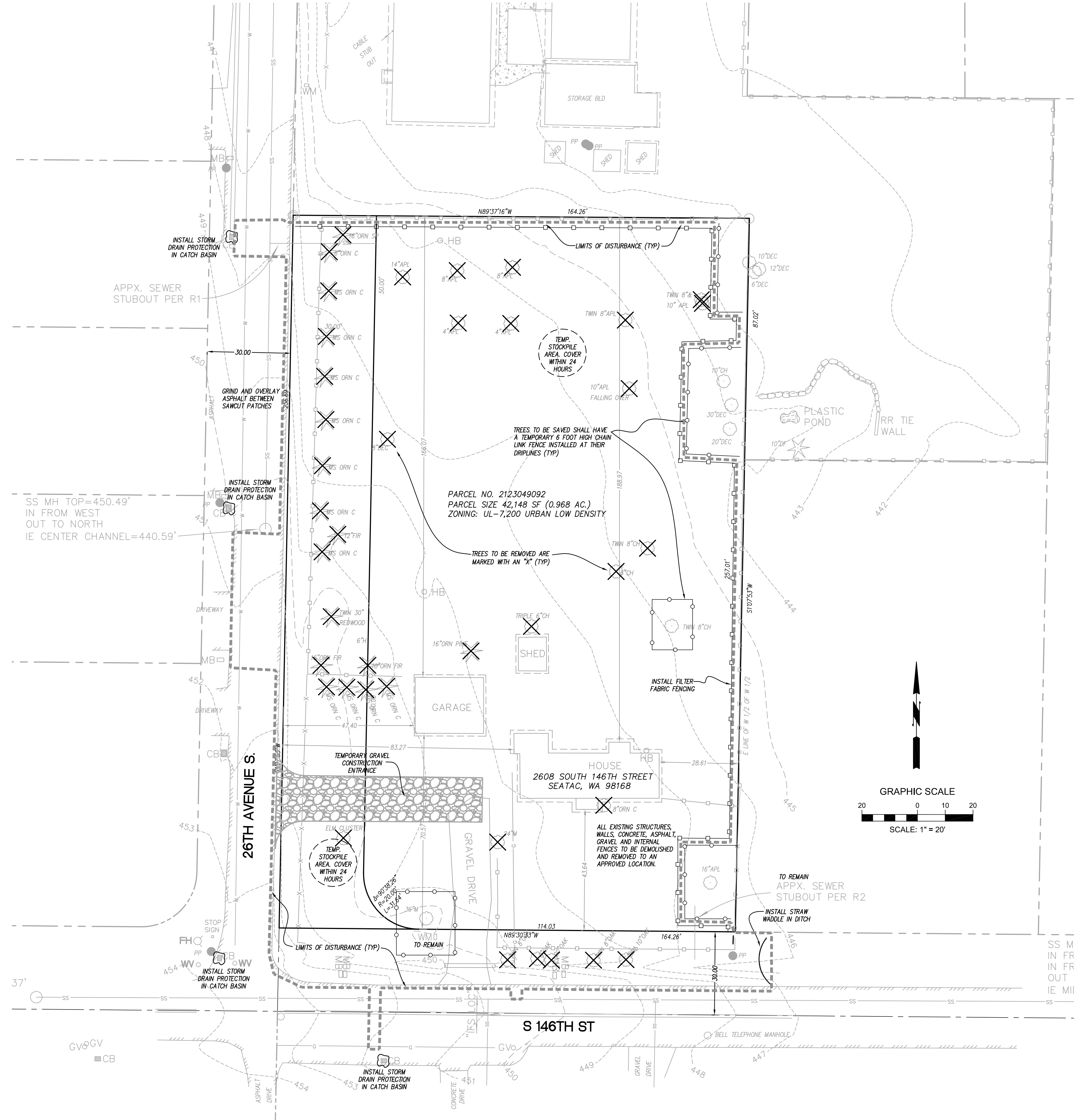


| DATE | CHKD BY | DWN BY | NOTES |
|---------|---------|--------|-------|
| 8-14-23 | LEE | WJR | |
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G2 CIVIL
 1700 NW GILMAN BLVD, STE 200
 ISSAQUAH, WA 98027
 PHONE: (425) 821-5038

EXISTING SITE & TESC PLAN
GEM CONSTRUCTION 146TH SHORT PLAT
2608 SOUTH 146TH STREET
 GEM CONSTRUCTION, INC
 21501 CONNELLS PRAIRIE RD E
 BUCKLEY, WA 98321

SHEET
2 of 3



CONSTRUCTION SEQUECE

1. CONDUCT PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
9. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
10. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
11. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
12. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.



Know what's below.
 Call before you dig.

NW 1/4 OF THE NE 1/4 OF SEC. 21, T.23N., R.4E., W.M.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EXISTING UTILITY NOTE

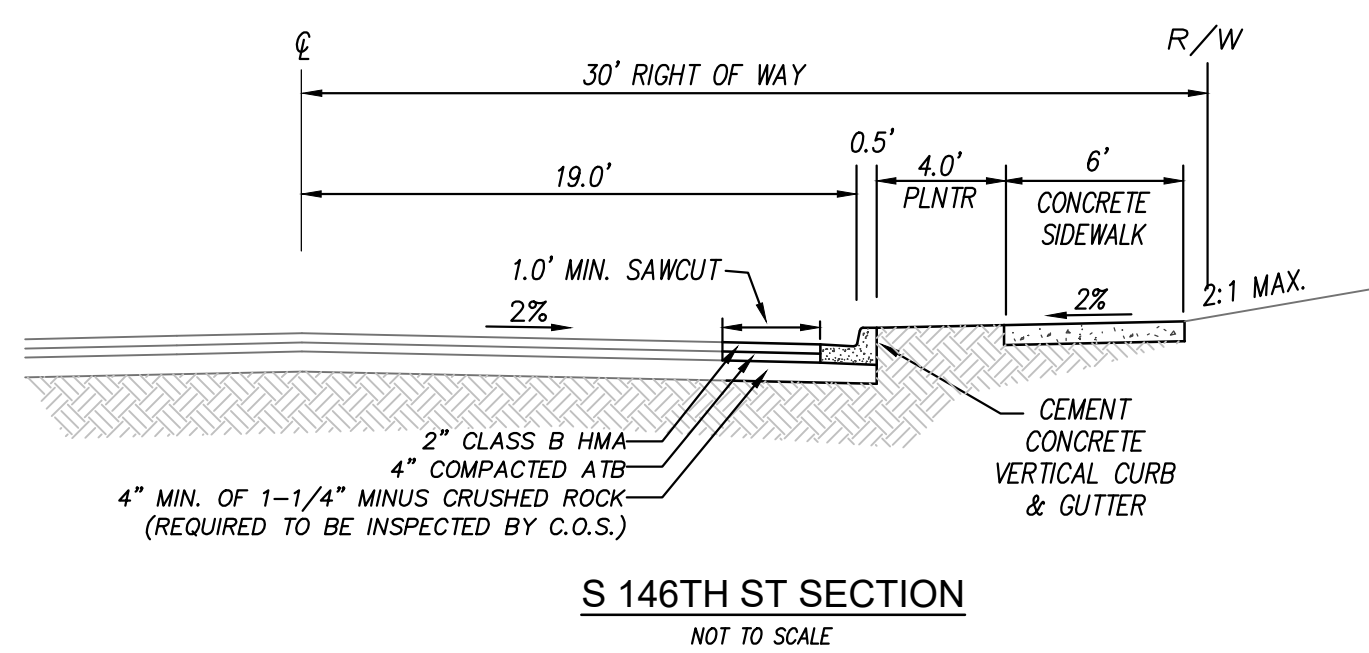
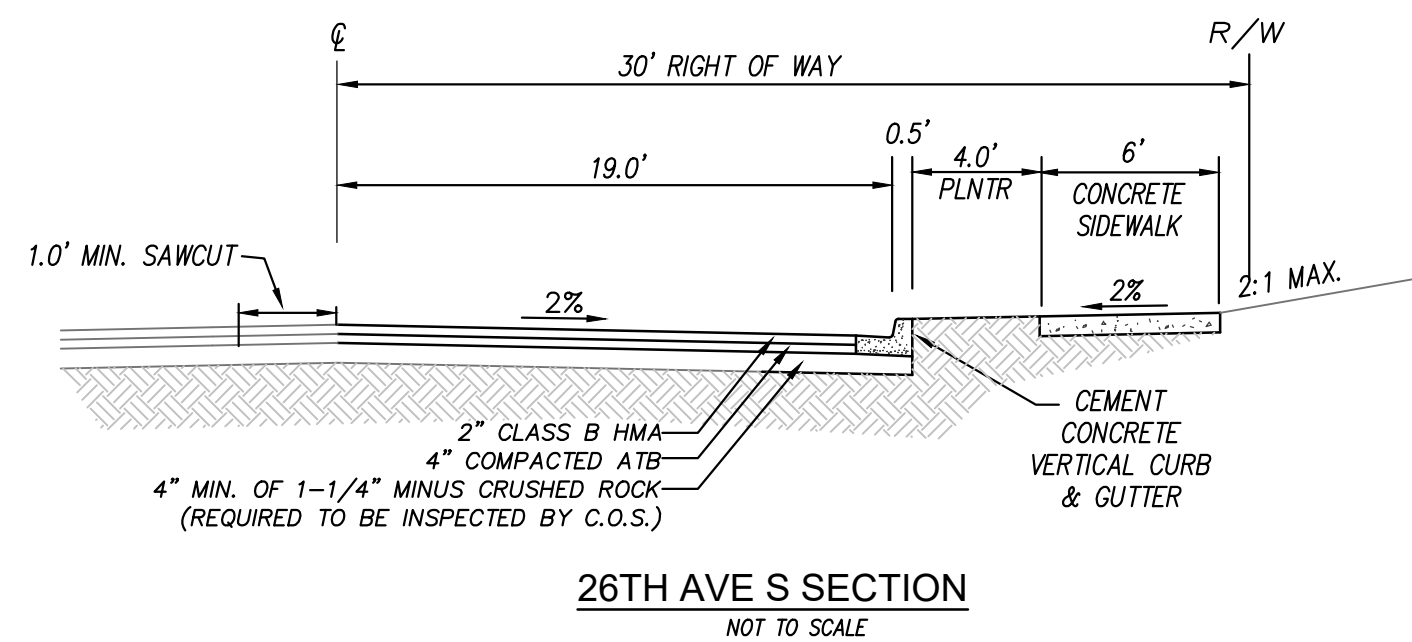
ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY

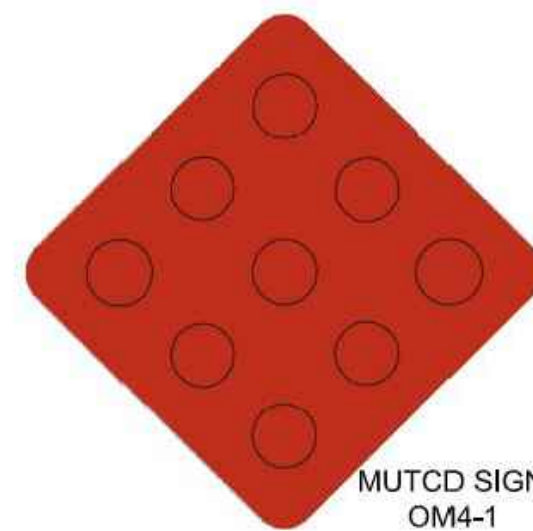
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, G2 ENGINEERING CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF DATA AND INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



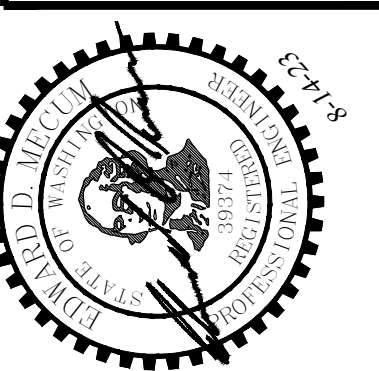
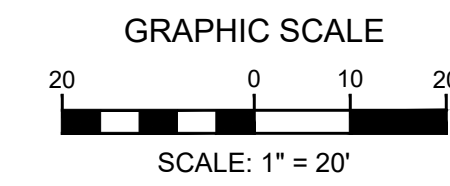
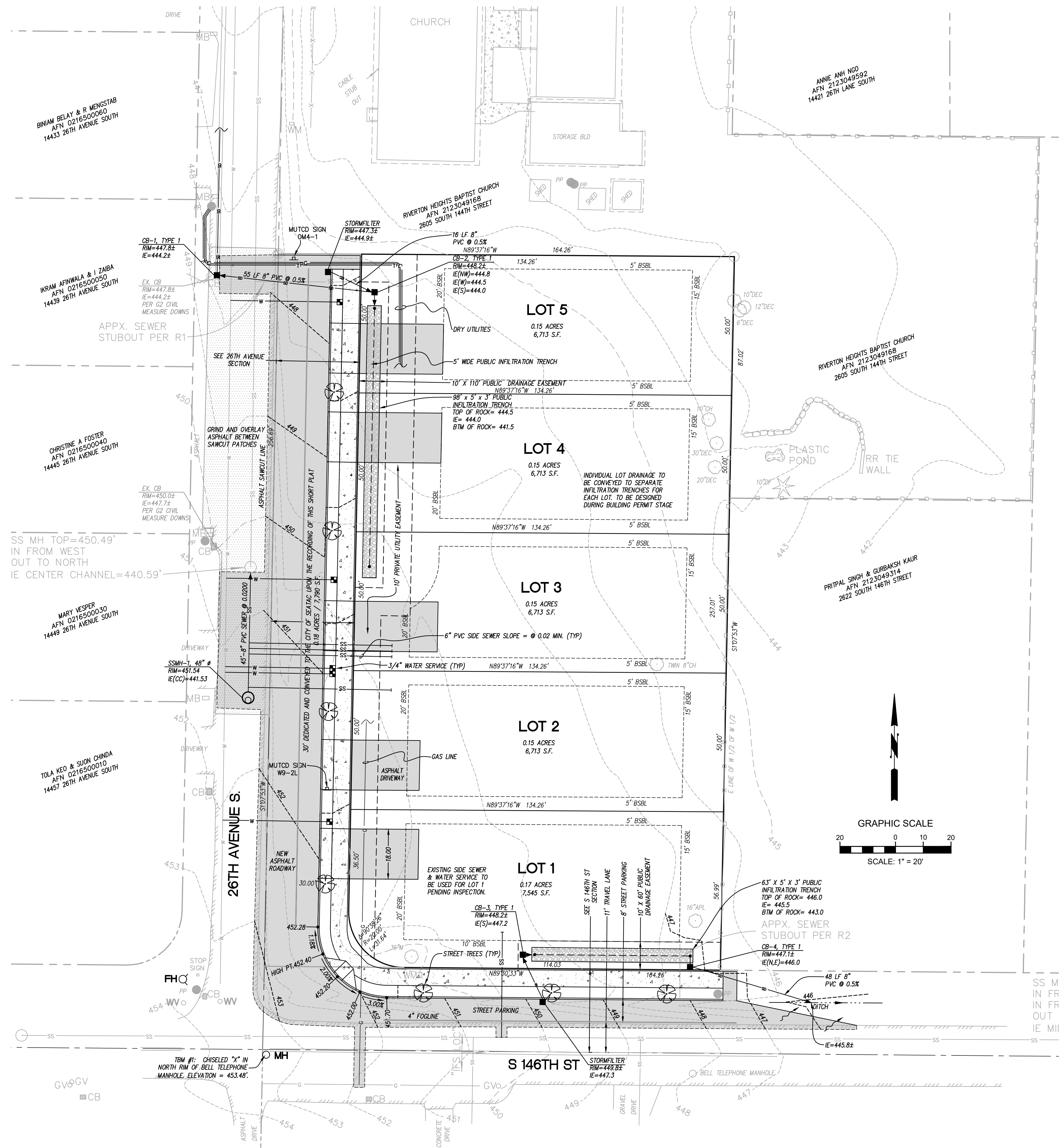
MUTCD SIGN W9-2L



MUTCD SIGN OM4-1



Know what's below. Call before you dig.



| DATE | CHKD BY | DATE | CHKD BY |
|---------|---------|------|---------|
| 8-14-23 | LEE | | |
| | WUR | | |

G2 CIVIL
 1700 NW GILMAN BLVD, STE 200
 ISSAQUAH, WA 98027
 PHONE: (425) 821-5038

PROPOSED SITE PLAN
GEM CONSTRUCTION 146TH SHORT PLAT
2608 SOUTH 146TH STREET
 GEM CONSTRUCTION, INC
 21501 CONNELLS PRAIRIE RD E
 BUCKLEY, WA 98321