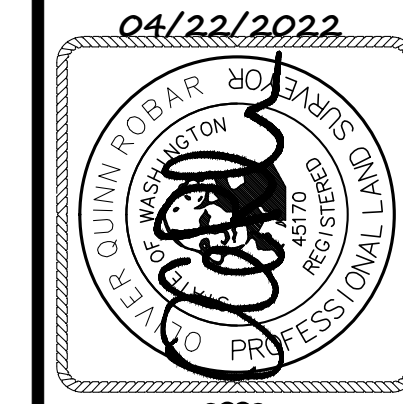


CONTROL DIAGRAM

LEGEND table with symbols and descriptions for various features like area drains, building lines, electrical conduits, and utility markers.

Site notes, site address, tax account numbers, zoning information, setbacks, horizontal/vertical datum, area, parking space count, parcel descriptions, title report reference, and various notes regarding easements and encroachments.



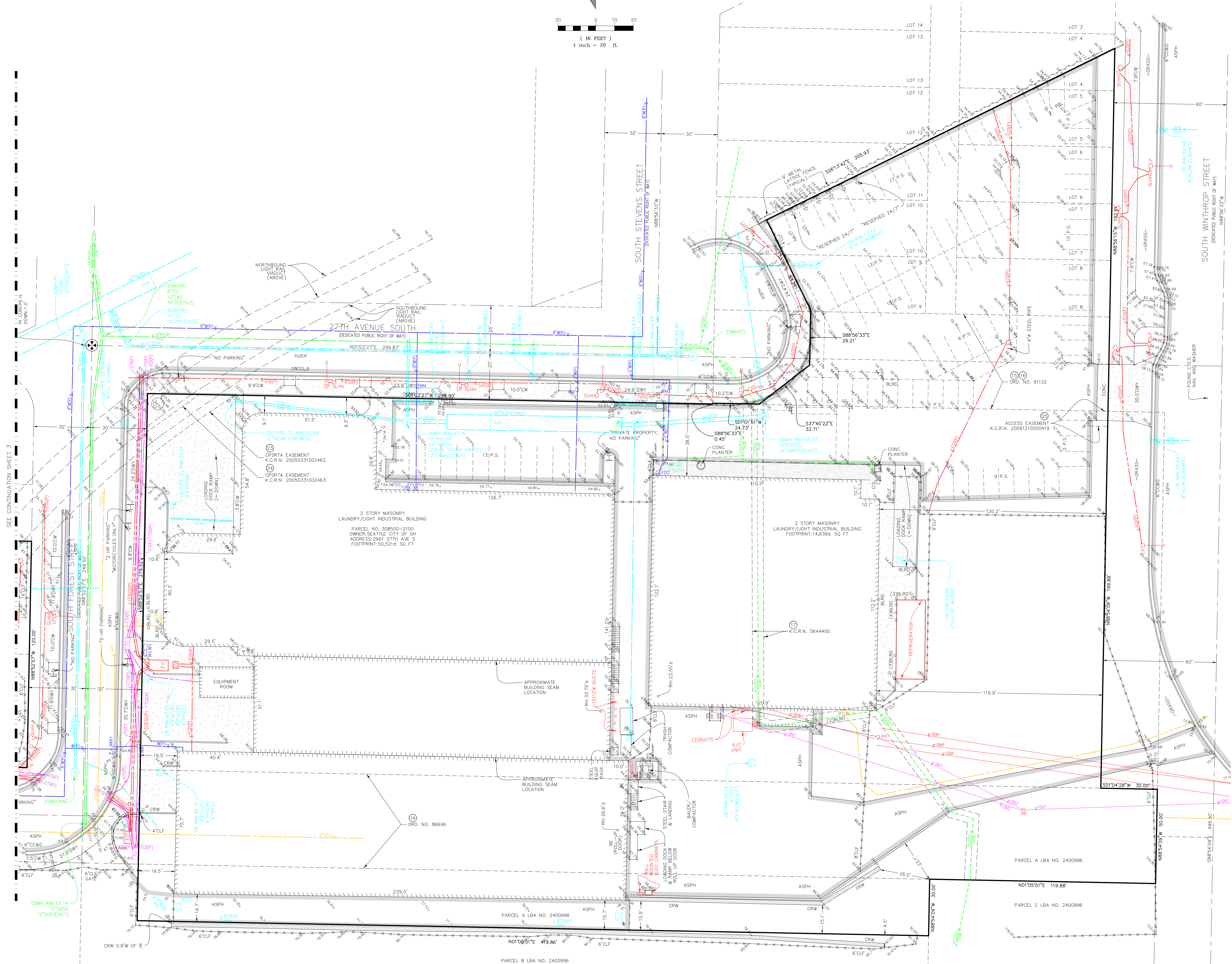
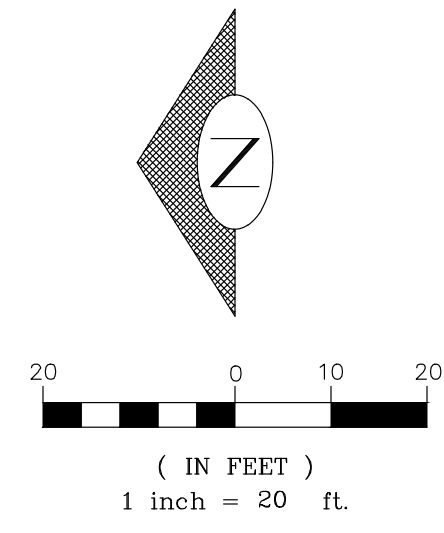
Company information for Bush, Roed & Hitchings, Inc., including address, phone, and website.



Project title: A.L.T.A. / N.S.P.S. LAND TITLE SURVEY, MOUNT BAKER CITY OF SEATTLE, KING COUNTY, WASHINGTON.

Vertical text on the left margin: 30" x 42" 4/22/2022 U:\CSD\2022\20220325\SURVEYING\DWG\WS-ALTA-000.DWG

Table with drawing metadata: drawn by (GLD), checked by (OOR), scale (1"=20'), date (4/22/22), job no. (2022025.00), sheet (1 of 1).



SEE CONTINUATION SHEET 3

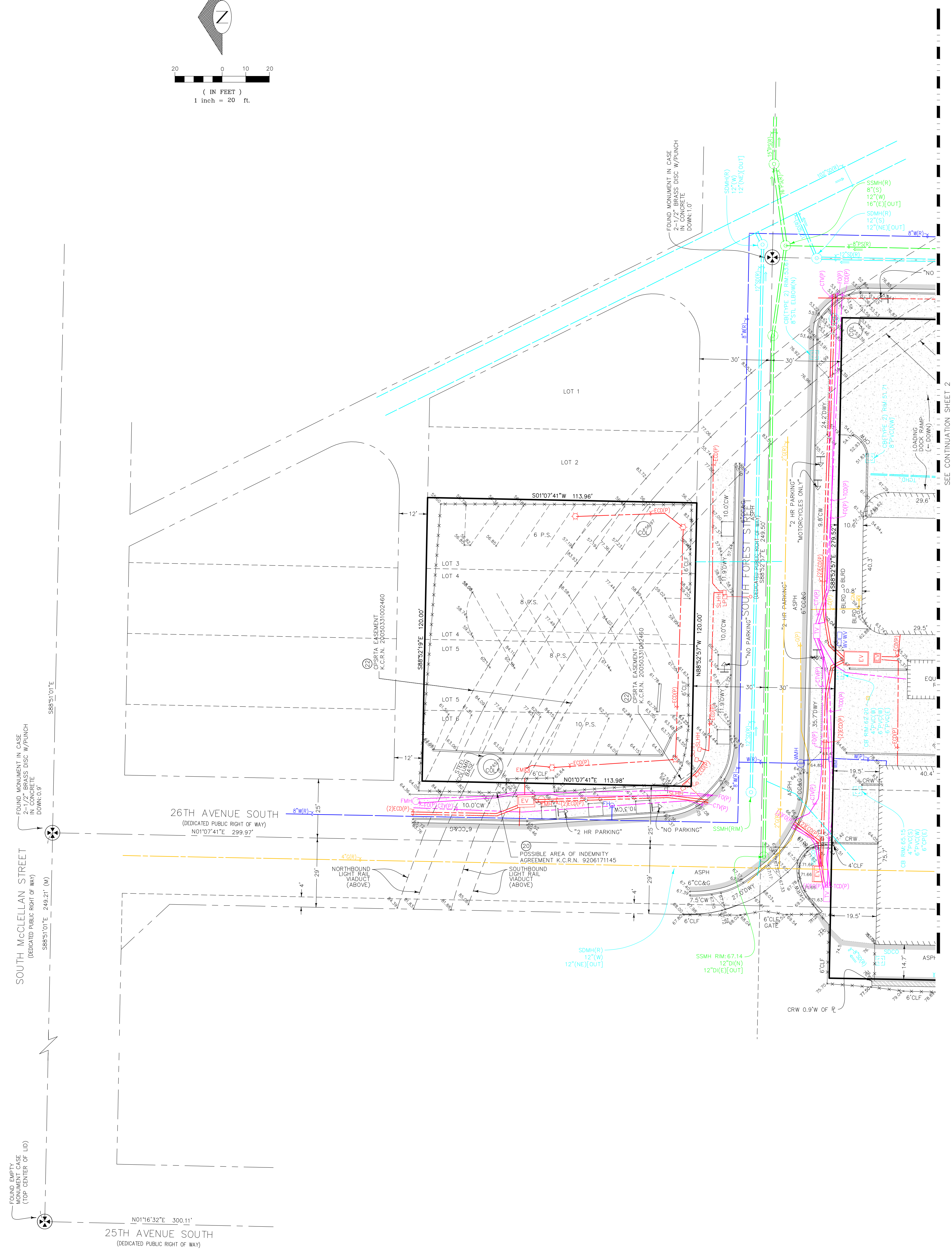
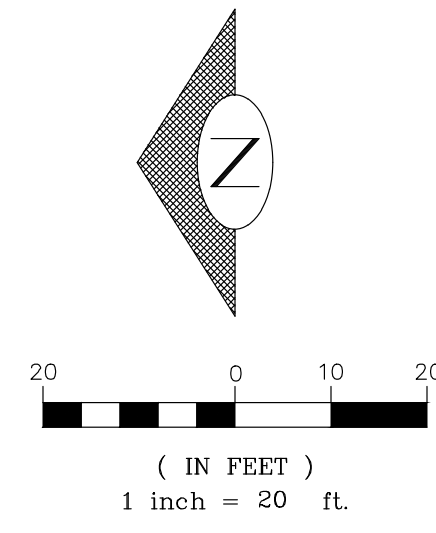
DATE: \_\_\_\_\_

04/22/2022

**BUSH, ROED & HITCHINGS, INC.**  
 LAND SURVEYORS & CIVIL ENGINEERS  
 2009 MINOR AVE EAST  
 SEATTLE, WASHINGTON  
 98102-3513  
 (206) 323-4144  
 1-800-935-0508  
 WWW.BRHINC.COM

**AL.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**MOUNT BAKER**  
**CITY OF SEATTLE**  
 KING COUNTY  
 SEATTLE

Drawn by	GLD	checked by	OOR
Scale	1"=20'	Date	4/22/22
Job No.	2022025.00		
Sheet	2	of	3



SEE CONTINUATION SHEET 2

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DATE	
NO.	
04/22/2022	
<b>BUSH, ROED &amp; HITCHINGS, INC.</b> LAND SURVEYORS & CIVIL ENGINEERS 2009 MINOR AVE. EAST SEATTLE, WASHINGTON 98102-3513 (206) 323-4144 1-800-935-0608 WWW.BRHINC.COM	
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY <b>MOUNT BAKER</b> CITY OF SEATTLE KING COUNTY WASHINGTON	
Drawn by GLD	Checked by OOR
Scale 1"=20'	Date 4/22/22
Job No. 2022025.00	
Sheet 3 of 3	

MT BAKER REDEVEL.



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ISSUED SETS  
NO DATE DESCRIPTION

REVISIONS / NOTES  
NO DATE DESCRIPTION

AHJ STAMP

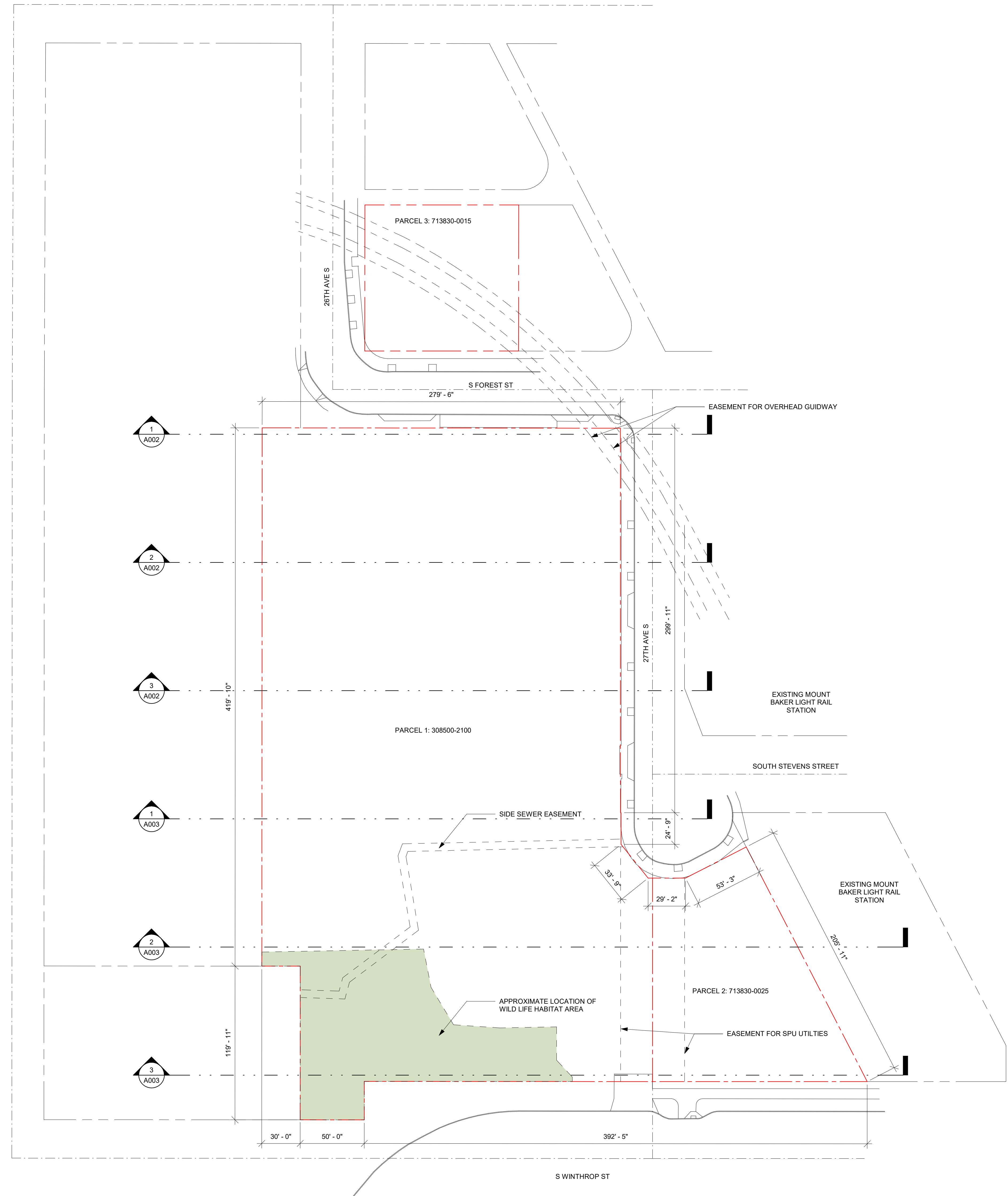
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SITE PLAN

DEMO #  
MUP #  
SDOT #  
PERMIT #  
DRAWN KS, ME  
CHECKED DAK  
ISSUE DATE 8/8/2023  
PROJECT # 23030  
SHEET #

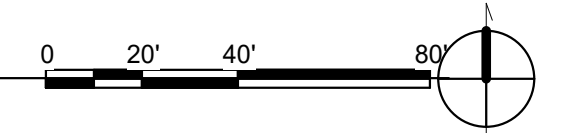
A001

PARCEL INFORMATION							
PARCEL	ADDRESS	PARCEL #	ZONING	LOT AREA (SF)	LOT AREA (Acre)	ECA	LEGAL DESCRIPTION
Parcel I	2901 27th Ave S (2901 C 27th Ave S) (2929 27th Ave S) Seattle, WA 98144	3085002100-07	SM-NR 95 (M)	141,477 SF	3.25 Ac	40% Steep Slope Potential Slide Area Liquefaction Zone Wildlife Preservation Area (SW)	PARCEL A OF LOT BOUNDARY ADJUSTMENT NO. 2400996, RECORDED UNDER RECORDING NO. 20040331900021, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20110901000445, BEING A RERECORDING OF 20050331002461.
Parcel II	2700 S Winthrop St Seattle, WA 98144	7138800025-04	SM-NR 95 (M)	11,298 SF	0.26 Ac	Liquefaction Zone	LOTS 3-14 IN BLOCK 6 OF RAINIER VALLEY SOUND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS AT PAGE(S) 77, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 30 FEET OF LOTS 3 THROUGH 8 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 83253 FOR STREET PURPOSES, AS PROVIDED FOR BY CITY OF SEATTLE ORDINANCE NO. 25148; TOGETHER WITH THAT PORTION OF VACATED EAST AND WEST ALLEY ADJOINING OF ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, AS PROVIDED FOR CITY OF SEATTLE ORDINANCE NO. 82763; AND TOGETHER WITH THAT PORTION OF VACATED 27TH AVENUE SOUTH ADJOINING OF ABUTTING THERON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, PURSUANT TO CITY OF SEATTLE ORDINANCE NO. 91132, LYING SOUTHERLY OF THE SOUTH MARGIN OF SOUTH STEVENS STREET AND NORTHERLY OF THE NORTH MARGIN OF SOUTH WINTHROP STREET AS ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NO. 83253, AS PROVIDED FOR BY CITY OF SEATTLE ORDINANCE NO. 25148; AND EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20110901000445, BEING A RERECORDING OF 20050331002461.
Parcel III	2600 S Forest St. Seattle, WA 98144	7138300015-07	SM-NR 95 (M)	13,675 SF	0.31 Ac	Liquefaction Zone	LOTS 3-6, BLOCK 1 OF RAINIER VALLEY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 97, IN KING COUNTY, WASHINGTON.
Entire Site				166,450 SF	3.82 Ac		
OVERLAYS							
All	Mt Baker Station Area Overlay Mt Baker Hub Urban Village Southeast Seattle Reinvestment Area Frequent Transit Service Area Mt Baker Neighborhood Design Guidelines Design Review Equity Area						
Parcel I	Infiltration not required for on-site stormwater management	Partial Site					
ZONING OF ADJACENT PROPERTIES							
North/East/ West	SM-NR 95 (M)						
Southwest Corner	NR3						
South (across S Winthrop St)	NC3-45 (M) RSL (M)						
UTILITIES							
Water/Sewer	Seattle Public Utilities						
Electricity	Seattle City Light						
Garbage	Seattle Public Utilities						
Natural Gas	Puget Sound Energy						

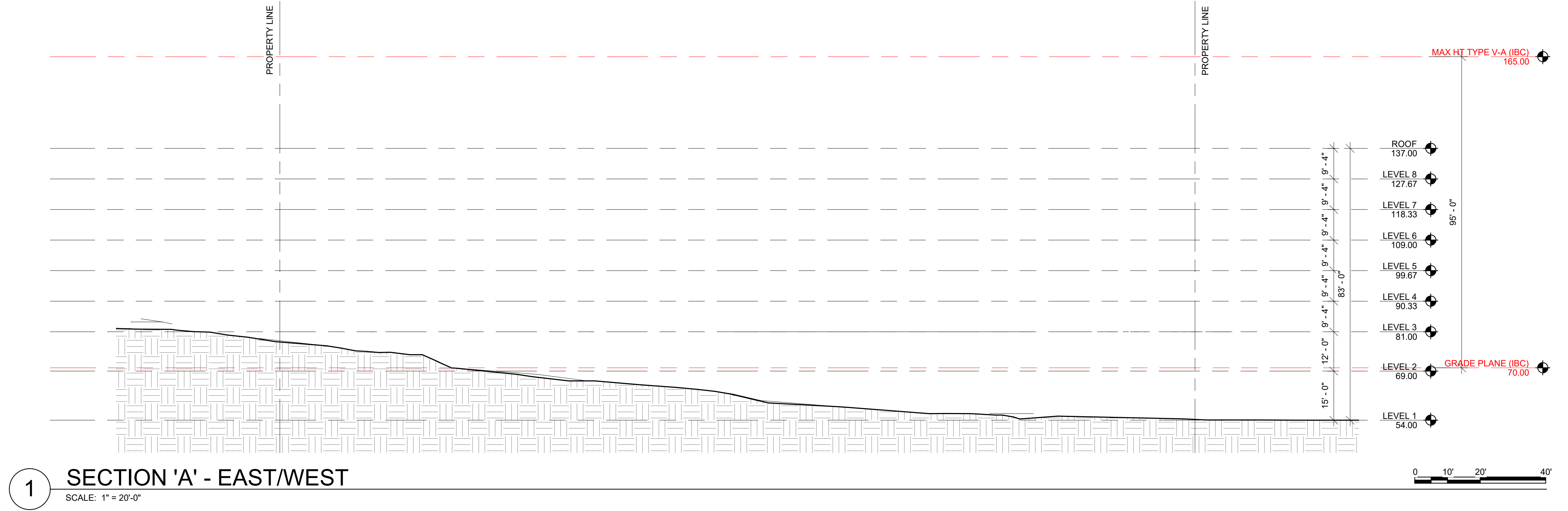
NOTES:  
1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
2. EXISTING PARCELS SHOWN IN RED PROPERTY LINES.  
3. EXISTING EASEMENTS SHOWN BASED ON INFORMATION PROVIDED ON THE ALTA SURVEY.  
A. SIDE SEWER EASEMENT RUNNING EAST/WEST THROUGH PARCEL 1 NOT SHOWN AS ASSUMED ABANDONED FOR FUTURE REDEVELOPMENT.  
B. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 26TH AVENUE SOUTH ON PARCEL 1 NOT SHOWN AS NEW ROADWAYS ARE NOT EXPECTED TO BE PART OF FUTURE REDEVELOPMENT.  
4. EXISTING WILD LIFE AREA TO BE REVIEWED FOR REDEVELOPMENT WITH AUTHORITIES HAVING JURISDICTION.  
5. PARCEL 3 NOT INCLUDED IN THIS STUDY.



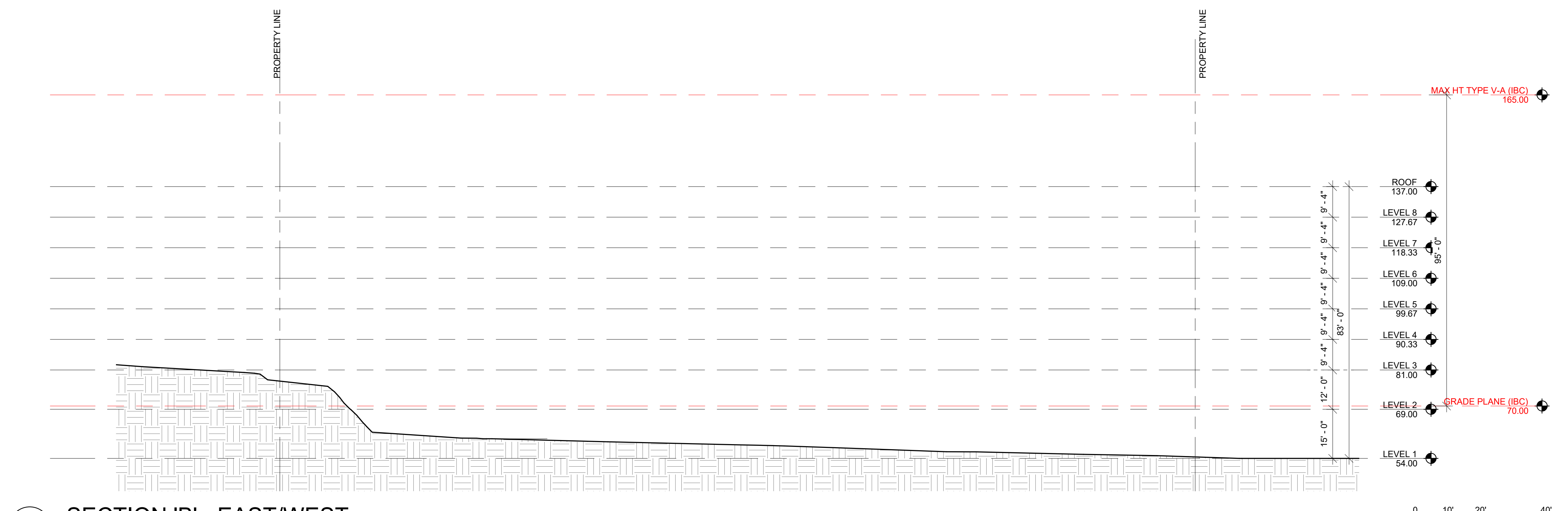
1 SITE PLAN  
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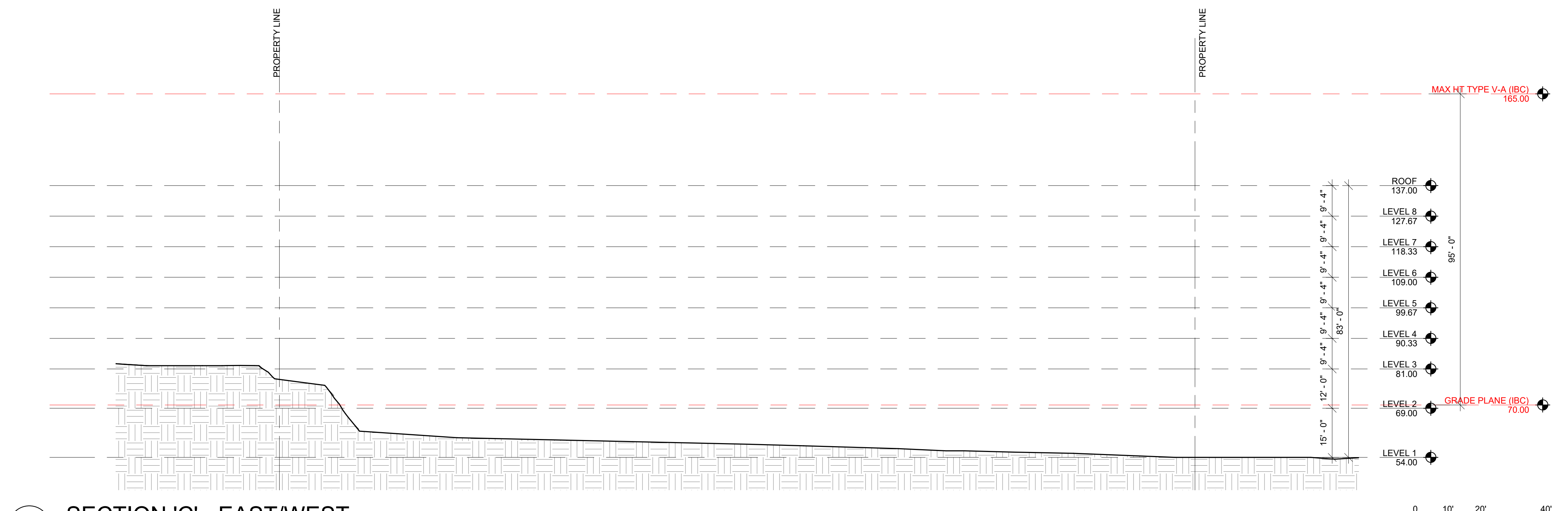
NOTES:  
 1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
 2. TOPOGRAPHY BASED ON GIS DATA; SECTION TOPOGRAPHY IS AN APPROXIMATE REPRESENTATION OF THE EXISTING SITE TOPOGRAPHY.



**1** SECTION 'A' - EAST/WEST  
 SCALE: 1" = 20'-0"



**2** SECTION 'B' - EAST/WEST  
 SCALE: 1" = 20'-0"



**3** SECTION 'C' - EAST/WEST  
 SCALE: 1" = 20'-0"



SMR Architects  
 117 S. Main St., Suite 400  
 Seattle, WA 98104

PH: 206.623.1104  
 FX: 206.623.5285

MT BAKER  
 REDEVELOP.



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 CONSTRUCTION.**

ISSUED SETS	NO	DATE	DESCRIPTION

REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

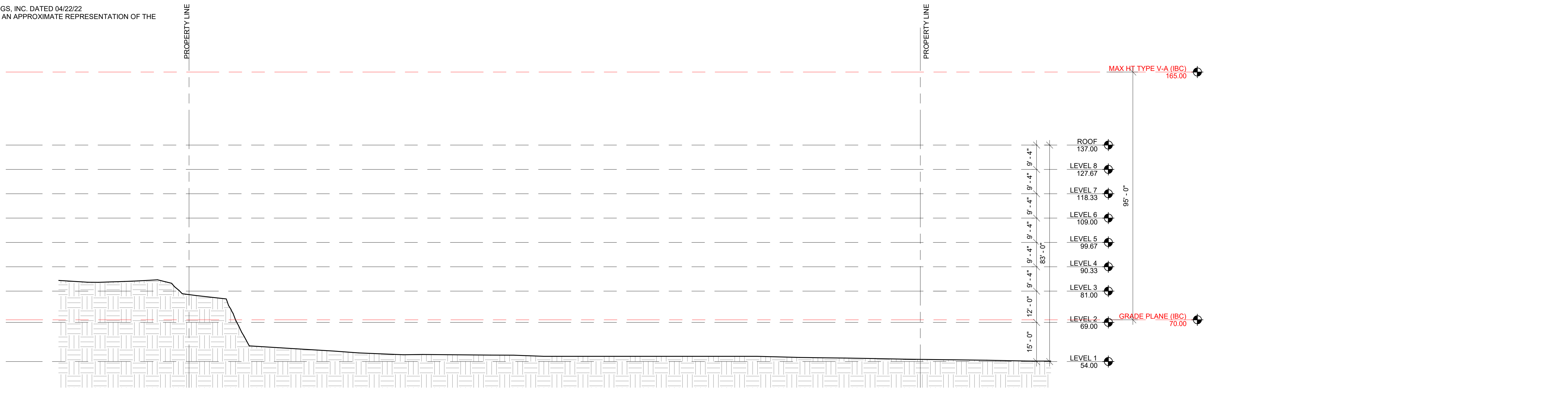
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DEMO #  
 MUP #  
 SDOT #  
 PERMIT #  
 DRAWN KS, ME  
 CHECKED DAK  
 ISSUE DATE 8/8/2023  
 PROJECT # 23030  
 SHEET #

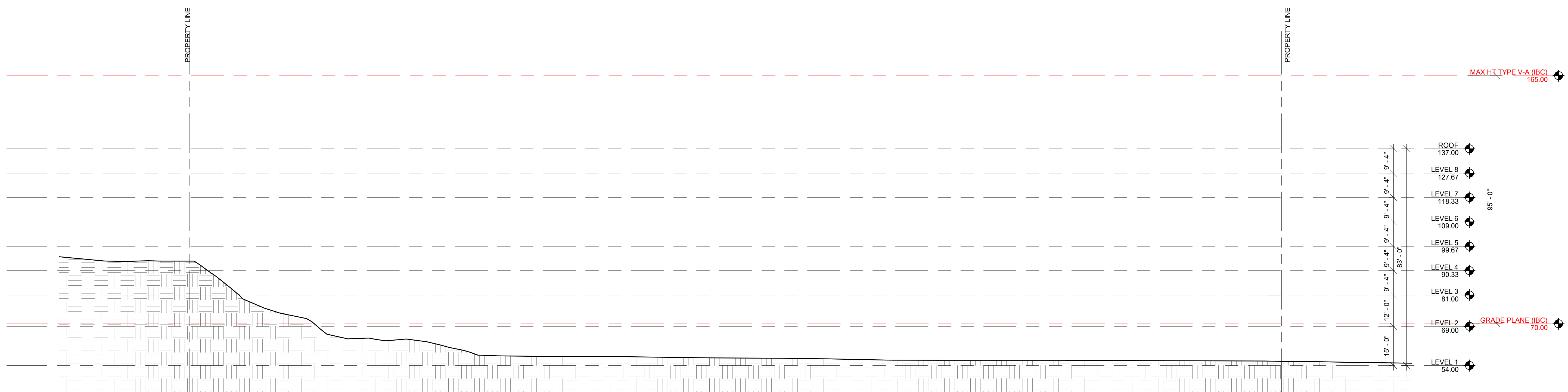
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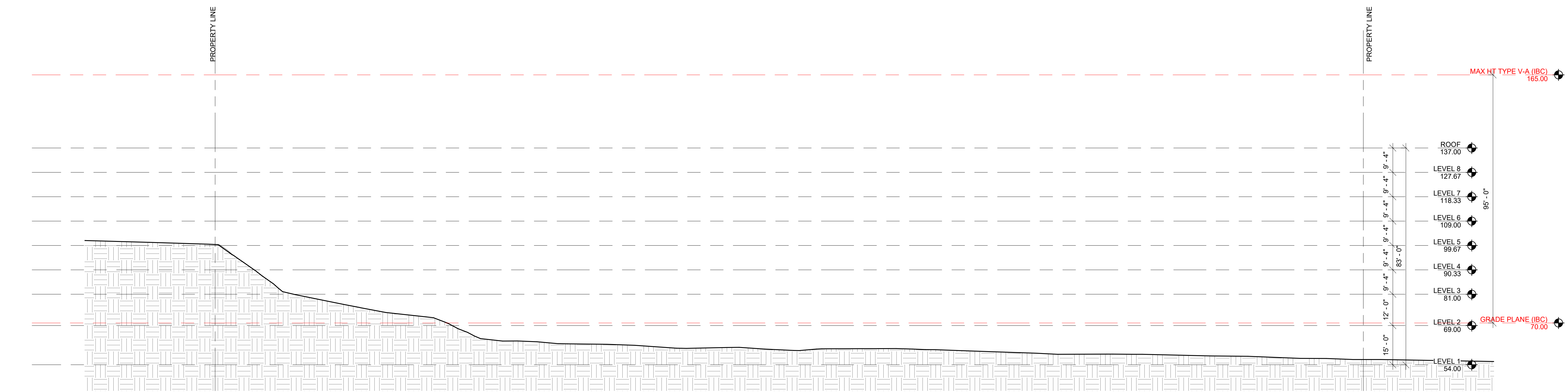
NOTES:  
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 2. TOPOGRAPHY BASED ON GIS DATA. SECTION TOPOGRAPHY IS AN APPROXIMATE REPRESENTATION OF THE EXISTING SITE TOPOGRAPHY.



1 SECTION 'D' - EAST/WEST  
 SCALE: 1" = 20'-0"



2 SECTION 'E' - EAST/WEST  
 SCALE: 1" = 20'-0"



3 SECTION 'F' - EAST/WEST  
 SCALE: 1" = 20'-0"



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 Seattle, WA 98104

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 FX: 206.623.5285

MT BAKER REDEVELOPMENT



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ISSUED SETS	NO	DATE	DESCRIPTION

REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

TITLE  
 SECTIONS - SITE

DEMO #  
 MUP #  
 SDOT #  
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 DRAWN KS, ME  
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 ISSUE DATE 8/8/2023  
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 SHEET #

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**MT BAKER  
REDEVEL.**



**NOT FOR  
CONSTRUCTION**

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REVISIONS / NOTES	NO	DATE	DESCRIPTION

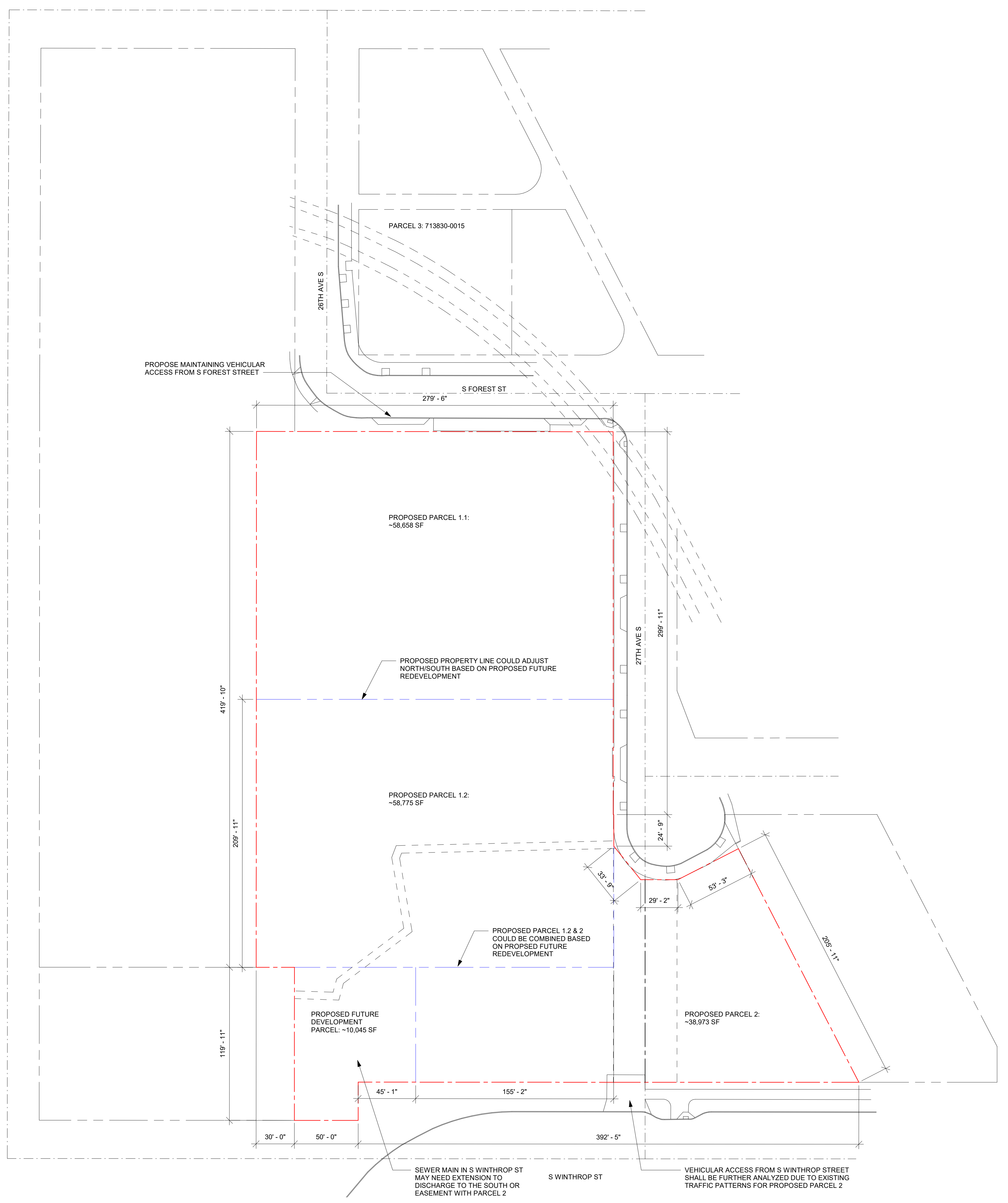
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OPTION 1.1**

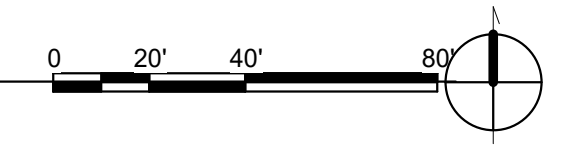
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ISSUE DATE	8/8/2023
PROJECT #	23030
SHEET #	

**A004.1**

- NOTES:  
1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
2. EXISTING PARCELS SHOWN IN RED PROPERTY LINES.  
3. PROPOSED PARCELS SHOWN IN BLUE PROPERTY LINES.



**1 SITE PLAN - OPTION 1.1**  
SCALE: 1" = 40'-0"



**MT BAKER  
REDEVEL.**



**NOT FOR  
CONSTRUCTION**

ISSUED SETS	NO	DATE	DESCRIPTION

REVISIONS / NOTES	NO	DATE	DESCRIPTION

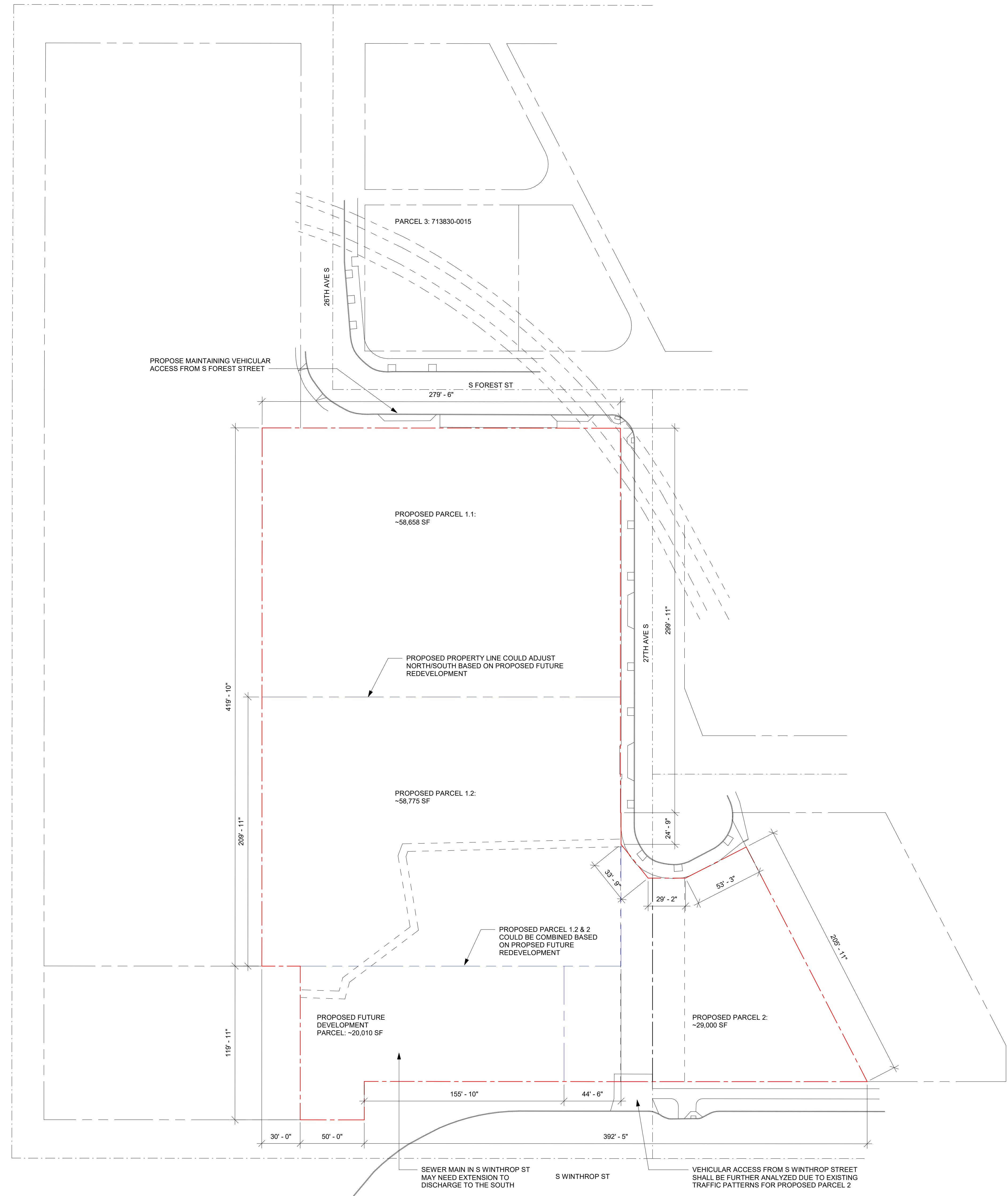
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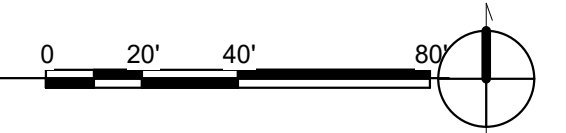
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ISSUE DATE	8/8/2023
PROJECT #	23030
SHEET #	

**A004.2**

- NOTES:  
1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
2. EXISTING PARCELS SHOWN IN RED PROPERTY LINES  
3. PROPOSED PARCELS SHOWN IN BLUE PROPERTY LINES.



**1 SITE PLAN - OPTION 1.2**  
SCALE: 1" = 40'-0"





**MT BAKER  
REDEVEL.**



**NOT FOR  
CONSTRUCTION**

ISSUED SETS	NO	DATE	DESCRIPTION

REVISIONS / NOTES	NO	DATE	DESCRIPTION

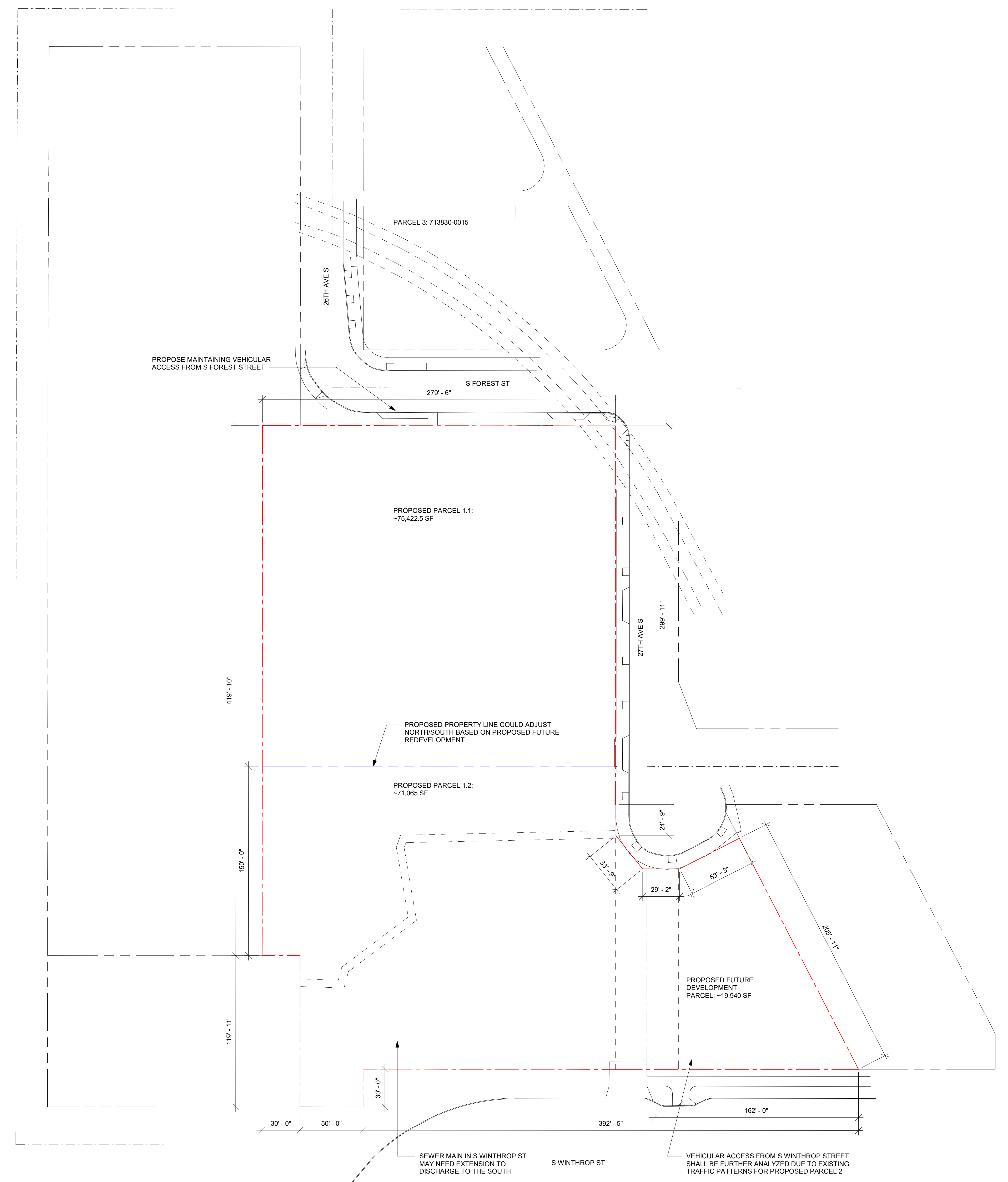
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OPTION 2**

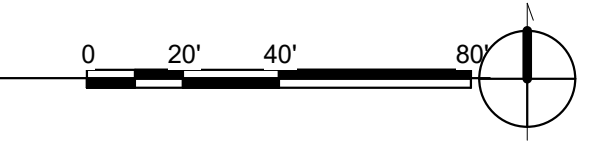
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PERMIT #	
DRAWN	KS, ME
CHECKED	DAK
ISSUE DATE	8/8/2023
PROJECT #	23030
SHEET #	

**A005**

- NOTES:  
1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
2. EXISTING PARCELS SHOWN IN RED PROPERTY LINES.  
3. PROPOSED PARCELS SHOWN IN BLUE PROPERTY LINES.



**1 SITE PLAN - OPTION 2**  
SCALE: 1" = 40'-0"



**MT BAKER  
REDEVEL.**



**NOT FOR  
CONSTRUCTION**

ISSUED SETS	NO	DATE	DESCRIPTION

REVISIONS / NOTES	NO	DATE	DESCRIPTION

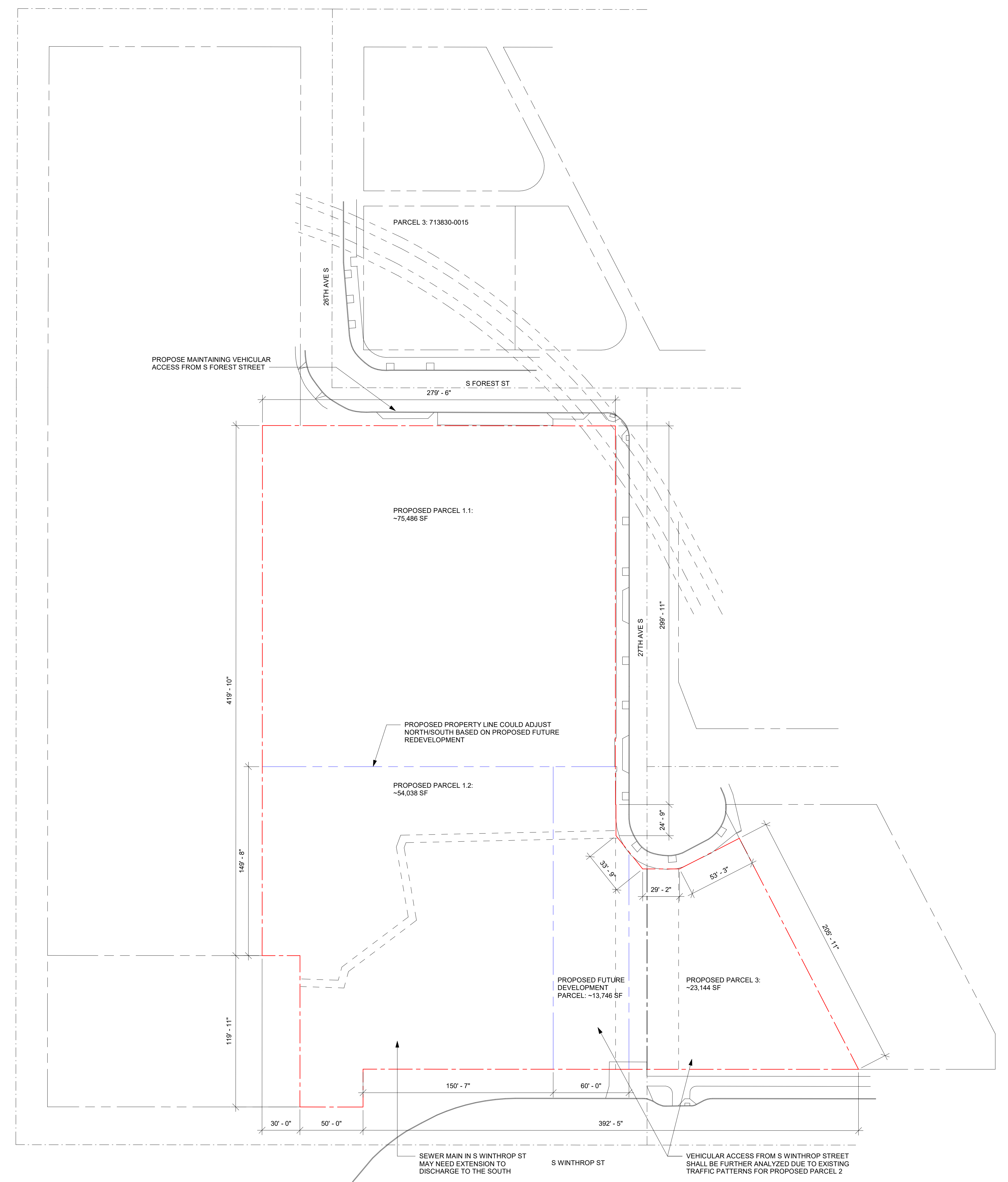
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TITLE  
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OPTION 3**

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CHECKED	DAK
ISSUE DATE	8/8/2023
PROJECT #	23030
SHEET #	

**A006**

- NOTES:  
1. SITE PLAN BASED ON ALTA SURVEY BY BUSH, ROED & HITCHINGS, INC. DATED 04/22/22  
2. EXISTING PARCELS SHOWN IN RED PROPERTY LINES.  
3. PROPOSED PARCELS SHOWN IN BLUE PROPERTY LINES.



**1 SITE PLAN - OPTION 3**  
SCALE: 1" = 40'-0"

