

VALLEY VIEW EARLY LEARNING CENTER  
A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.  
KING COUNTY, WASHINGTON

EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- BENCHMARK  
HUB AND TACK  
SET NAIL AND WASHER  
SET REBAR AND CAP  
FOUND PROPERTY CORNER  
FOUND/ SET LEAD AND TACK  
MONITORING WELL  
BOLLARD  
MAIL BOX  
SIGN AS NOTED  
UNKNOWN VAULT  
SOIL BORE  
WETLAND FLAG  
TEST PIT  
SANITARY SEWER CLEANOUT  
SANITARY SEWER MANHOLE  
STORM CLEANOUT  
STORM CATCH BASIN  
STORM MANHOLE  
YARD DRAIN  
ROOF DRAIN  
CABLE RISER  
GAS METER  
GAS VALVE  
TRAFFIC SIGNAL POLE  
TRAFFIC SIGNAL POLE W/ LIGHT  
TRAFFIC CABINET  
R/R CROSSING GATE  
R/R CROSSING SIGNAL  
POWER TRANSFORMER  
GUY ANCHOR  
UTILITY POWER POLE  
JUNCTION BOX  
STREET LIGHT  
POWER MANHOLE  
POWER METER  
POWER VAULT  
LUMINAIRE  
COMMUNICATIONS MANHOLE  
TELEPHONE RISER  
TELEPHONE VAULT  
BLOW OFF VALVE  
WELL  
SPRINKLER HEAD
- FIRE HYDRANT  
HOSE BIB  
IRRIGATION CONTROL VALVE  
WATER METER  
WATER MANHOLE  
POST INDICATOR VALVE  
WATER VALVE  
WATER VAULT
- CONIFEROUS TREE AS NOTED  
DECIDUOUS TREE AS NOTED
- STORM LINE  
SEWER LINE  
WATER LINE  
GAS LINE  
ELECTRICAL LINE  
COMMUNICATION LINE  
OVERHEAD UTILITIES  
FENCE  
ASPHALT

SITE INFORMATION

VALLEY VIEW EARLY LEARNING CENTER  
17622 46TH AVE S, SEATAC WA, 98188  
PARCEL NO. 3423049221  
LOT SIZE: 272,668 SQUARE FEET

OWNER/APPLICANT

HIGHLINE PUBLIC SCHOOLS  
15675 AMBAUM BOULEVARD SOUTHWEST  
BURIEN, WA 98166

CIVIL ENGINEER

AHBL INC.  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PHONE: 253-383-2422  
CONTACT: CARTER SEEHAFFER  
EMAIL: CSEEHAFFER@AHBL.COM

DAVID FOLLANSBEE  
2215 NORTH 30TH STREET, SUITE 200  
TACOMA, WA 98403  
PHONE: 253-383-2422  
CONTACT: DAVID FOLLANSBEE  
EMAIL: DFOLLANSBEE@AHBL.COM

ARCHITECT

GREENE GASAWAY ARCHITECTS PLLC  
31620 23RD AVE S, FEDERAL WAY, WA, 98003  
PHONE: 253-941-4937  
CONTACT: CALVIN GASAWAY  
EMAIL: CALVIN@GREENEGASAWAY.COM

PARKING COUNT

66 STANDARD STALLS  
2 ADA STALLS

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON  
ORTHOMETRICALLY CORRECTED GPS  
OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983/11  
WASHINGTON STATE PLANE NORTH PROJECTION,  
BASED ON GPS OBSERVATIONS USING WSRN AND  
GEOID 2012A. UNITS OF MEASUREMENT ARE US  
SURVEY FEET.

REFERENCE SURVEY

- 1) ROS, AFN 9412029012  
2) ROS, AFN 20051201900003

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 THIS 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.

UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD  
LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON  
THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON  
COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR  
MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN  
DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE  
APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES  
BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES.  
UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR  
CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON  
UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT  
OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC.  
ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

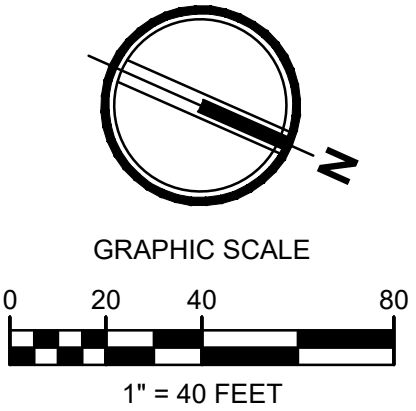
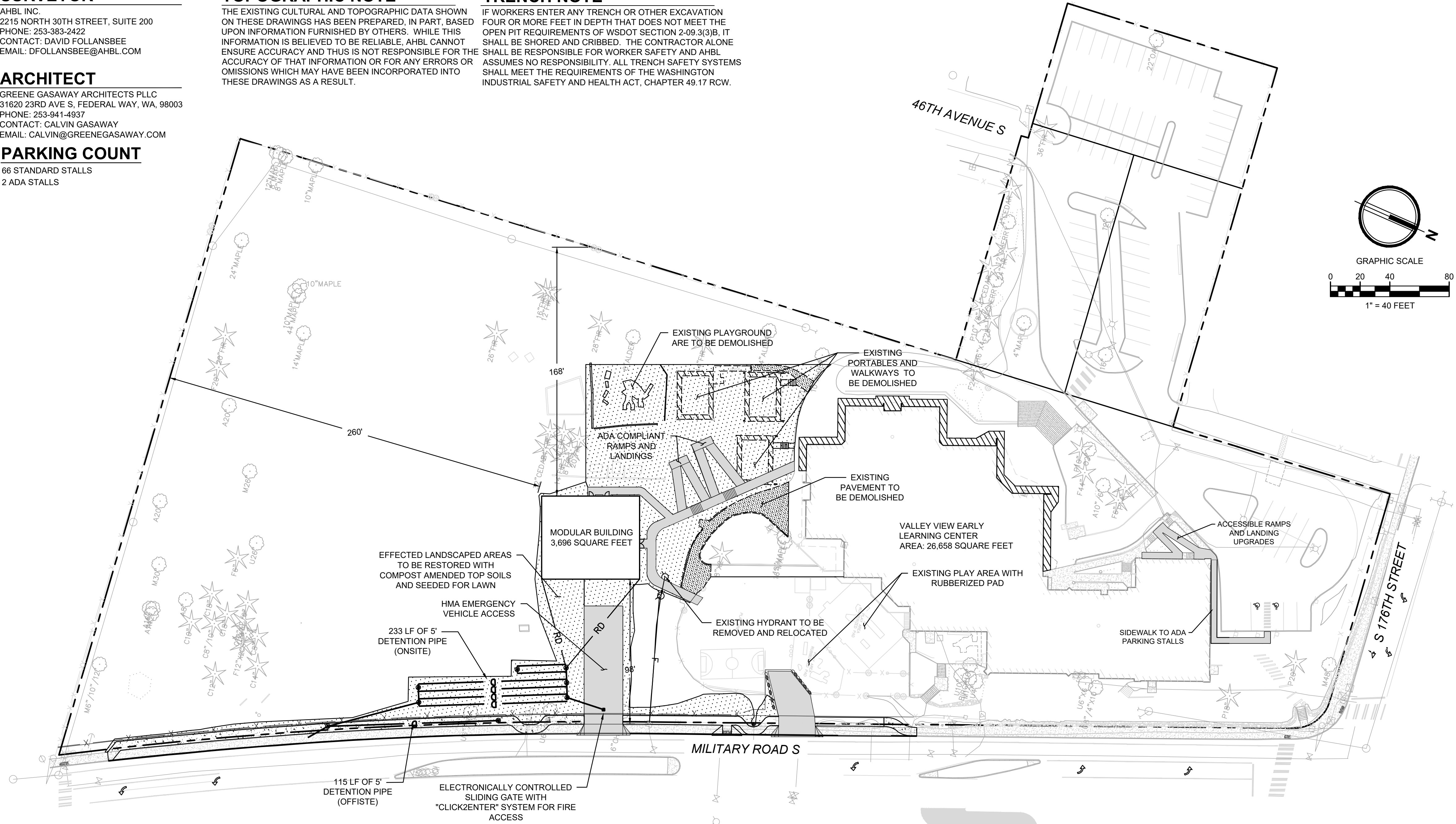
TRENCH NOTE

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.

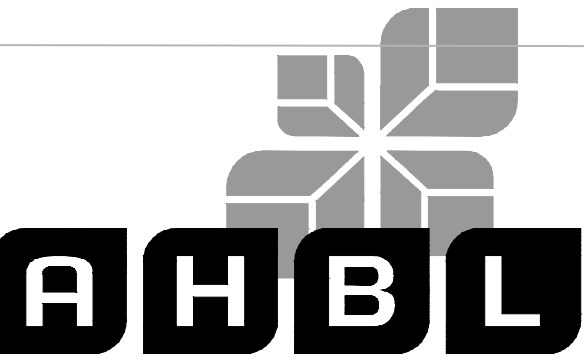


VICINITY MAP

NOT TO SCALE



Know what's below.  
Call before you dig.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

VALLEY VIEW EARLY  
LEARNING CENTER  
EXPANSION

Client:

HIGHLINE SCHOOL  
DISTRICT NO. 401

15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

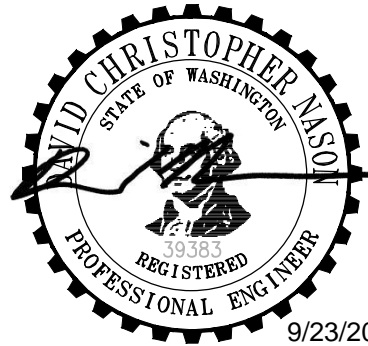
Project No.

2230708.10

Issue Set & Date:

CONDITIONAL USE  
PERMIT SET

09/23/2024



NOTICE  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE  
PROFESSIONAL SEAL AND SIGNATURE PUBLICATION OF  
THIS DOCUMENT DOES NOT GUARANTEE FROM ASSUMED  
OWNERSHIP HEREIN. THE DOCUMENT IS THE PROPERTY OF THE USER  
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK  
AND IS NOT TO BE USED FOR OTHER PROJECTS OR  
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

Revisions:

Sheet Title:

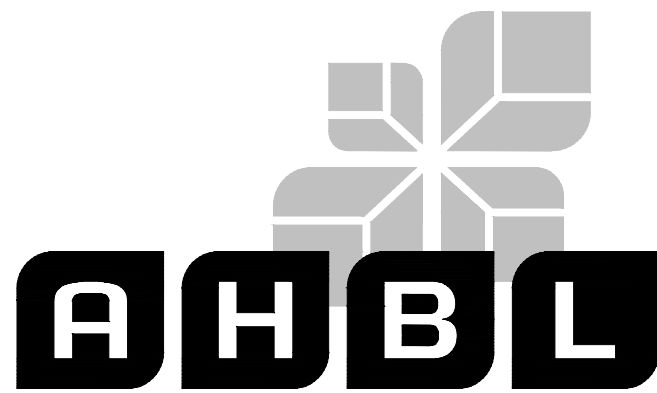
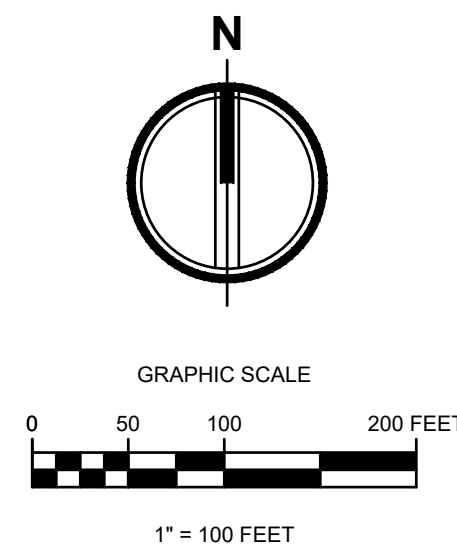
COVER SHEET

Designed by: CS Drawn by: CS Checked by: DN

Sheet No.

C0.00  
1 of 8 Sheets

VALLEY VIEW EARLY LEARNING CENTER  
A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.  
KING COUNTY, WASHINGTON.



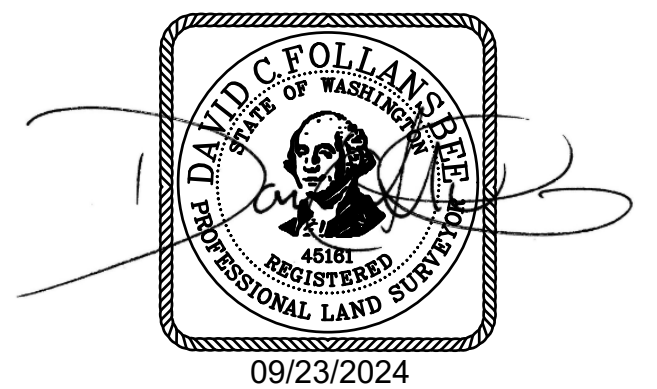
2215 North 30th Street, Suite 200 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**VALLEY VIEW  
EARLY LEARNING  
CENTER EXPANSION**

Client:  
**HIGHLIE SCHOOL  
DISTRICT NO. 401**  
  
15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
  
ELLIE DANESHNIA

Job No.  
  
2230708.50

Issue Set & Date:  
  
MARCH 18, 2024



NOTICE:  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE  
PROFESSIONAL SEAL AND SIGNATURE. PERMISSION OF  
THIS DOCUMENT DOES NOT CONSTITUTE FROM REPRODUCED  
UNLESS PARTS OF IT. THE DOCUMENT IS TO BE USED  
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK  
AND IS NOT TO BE USED FOR OTHER PURPOSES, IN  
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

**VERTICAL DATUM**

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS  
OBSERVATIONS USING WSRN AND GEOID 2012A.

**BASIS OF BEARING**

NAD 1983/11  
WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS  
USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

**REFERENCE SURVEY**

- 1) ROS, AFN 9412029012
- 2) ROS, AFN 20051201900003

**UTILITY NOTES**

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED  
VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER  
THAN THOSE GRAPHICALLY DEPICTED HEREON.

2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON  
COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS  
AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL  
UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME  
CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE  
UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR  
CONNECTIONS WHICH ARE NOT SHOWN.

3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY  
LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY  
DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO  
LIABILITY FOR THE ACCURACY OF SAID DATA.

4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

**EQUIPMENT USED**

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR  
CONTROL AND STAKING.

**SITE INFORMATION**

APN 3423049221, 3423049234 & 3423049169

ADDRESS:  
APN 3423049221  
17622 46TH AVE S  
SEATAC, WA 98188

COMBINED PARCEL AREA:  
272,668 SF OR 6.26 AC.

**SURVEYOR'S CERTIFICATE**

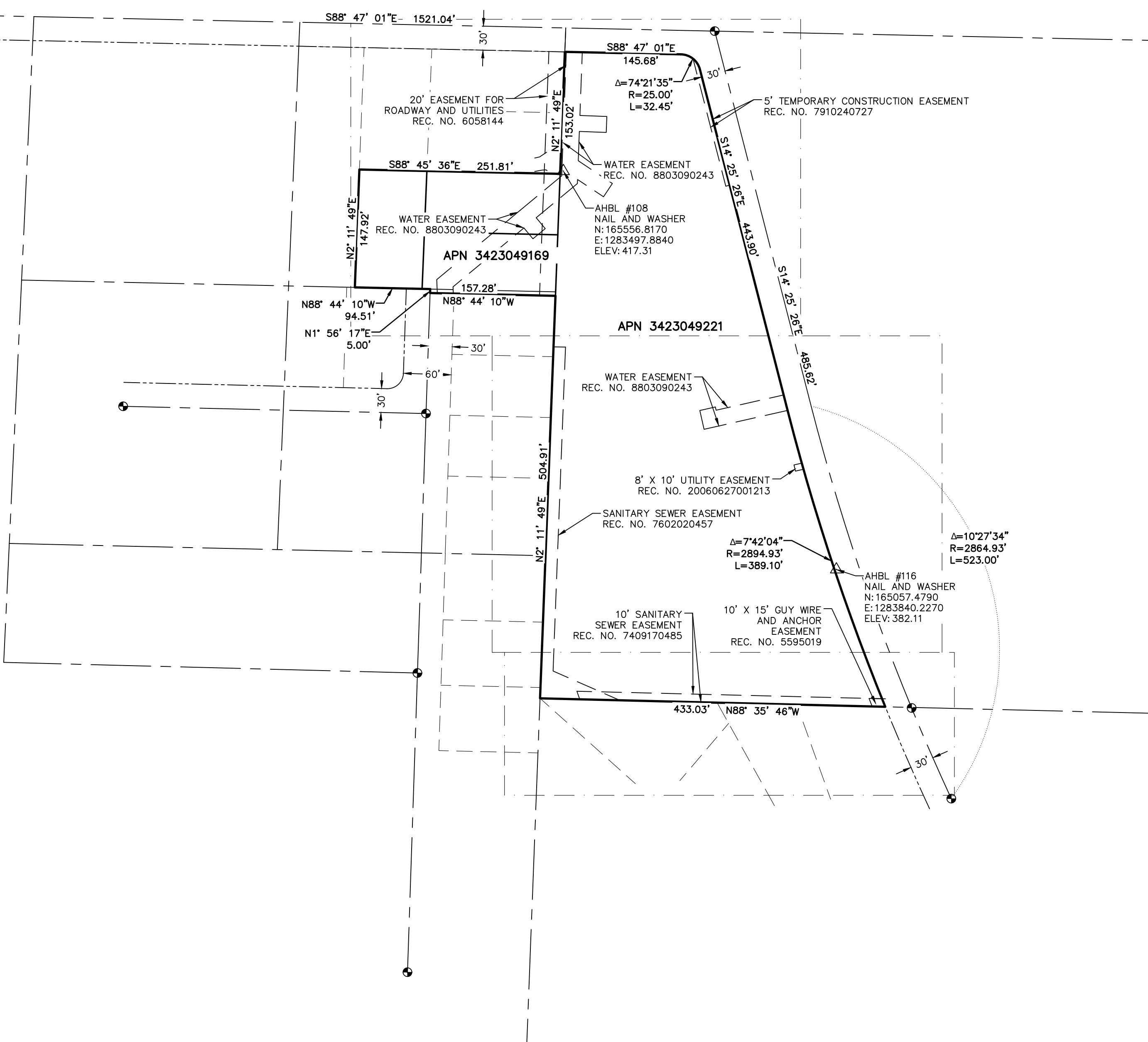
I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE  
OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS  
A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN SEPTEMBER  
2022 IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING  
ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF  
HIGHLIE SCHOOL DISTRICT NO. 401.

  
DAVID C. FOLLANSBEE, PLS 45161

09/23/2024  
DATE

**LEGAL DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN  
KING COUNTY, WASHINGTON;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF  
MILITARY ROAD ESTABLISHED BY RESOLUTION RECORDED IN VOLUME 29 OF  
COMMISSIONERS' RECORDS, PAGE 344;  
THENCE SOUTHERLY ALONG THE WEST LINE OF ROAD TO ITS INTERSECTION WITH THE  
NORTH LINE OF THE SOUTH 15 ACRES OF SAID NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER;  
THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH ALONG THE WEST LINE, 825 FEET MORE OR LESS TO THE POINT OF  
BEGINNING.  
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD (SOUTH 176TH  
STREET) BY DEED RECORDED UNDER RECORDING NO. 3566429.  
ALSO EXCEPT THAT PORTION CONVEYED TO COUNTY OF KING BY WARRANTY DEED  
RECORDED OCTOBER 24, 1979 UNDER RECORDING NO. 7910240726.  
TOGETHER WITH THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THAT  
PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23  
NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE  
NORTH 30 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 34, AND NORTH OF  
THE SOUTH 20 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 34.  
ALSO TOGETHER WITH THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF  
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER  
OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING  
SOUTHERLY OF THE SOUTHERLY LINE OF SOUTH 17TH STREET AND NORTHERLY OF THE  
NORTHERLY LINE OF THE SOUTH 20 FEET OF SAID NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF THE NORTHEAST QUARTER.  
EXCEPT THAT PORTION, IF ANY, WITHIN 46TH AVENUE SOUTH.  
ALSO TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE EAST 20 FEET OF THAT  
PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 34, LYING NORTH OF THE  
NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT AND SOUTH OF THE NORTH 30  
FEET OF SAID NORTHEAST QUARTER OF SECTION 34.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



**REFERENCE PLANS**

1. VALLEY VIEW ELEMENTARY SCHOOL - GRADING AND STORM DRAINAGE PLANS  
ESM JOB NO. 303-04-872, SHEET A.O.3 DATED 4/30/1987
2. VALLEY VIEW ELEMENTARY SCHOOL - SEWAGE DISPOSAL SYSTEM  
FRED BASSETTI & COMPANY/ARCHITECTS, SHEET C-1 DATED 9/23/1968

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER

Revisions:


Sheet Title:  
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: Drawn by: Checked by:  
FS DF

Sheet No.



GRAPHIC SCALE

0 10 20 40 FEET

1" = 20 FEET



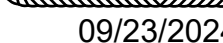
Project Title:  
**VALLEY VIEW  
EARLY LEARNING  
CENTER EXPANSION**

15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA





Job No. 2230708.50

Issue Set & Date:

MARCH 18, 2024



**NOTICE**  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVING OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Revisions:

Sheet Title:

**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: \_\_\_\_\_ Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
ES DE

Sheet No.

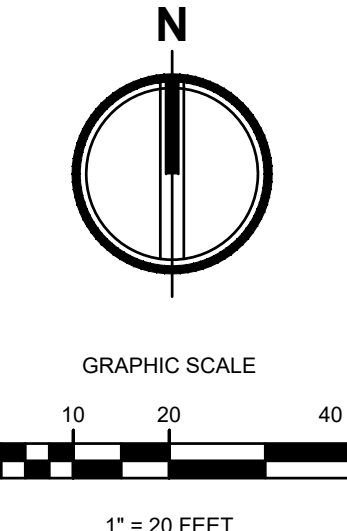
2

2 of 4 Sheets





**VALLEY VIEW EARLY LEARNING CENTER**  
**A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.**  
**KING COUNTY, WASHINGTON.**



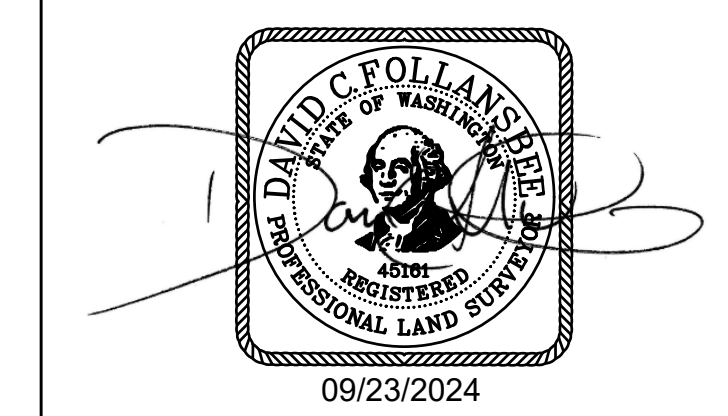
2215 North 30th Street, Suite 200 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**VALLEY VIEW  
EARLY LEARNING  
CENTER EXPANSION**

Client:  
**HIGHLIE SCHOOL  
DISTRICT NO. 401**  
  
15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

Job No.  
  
2230708.50

Issue Set & Date:  
  
MARCH 18, 2024



NOTICE:  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE  
PROFESSIONAL SEAL AND SIGNATURE OF THE SURVEYOR.  
THIS DOCUMENT DOES NOT CONSTITUTE A PROFESSIONAL  
SURVEY REPORT. IT IS THE PROPERTY OF THE SURVEYOR  
AND IS NOT TO BE USED FOR OTHER PROJECTS, IN WHOLE  
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE  
SURVEYOR.

Revisions:

Sheet Title:  
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

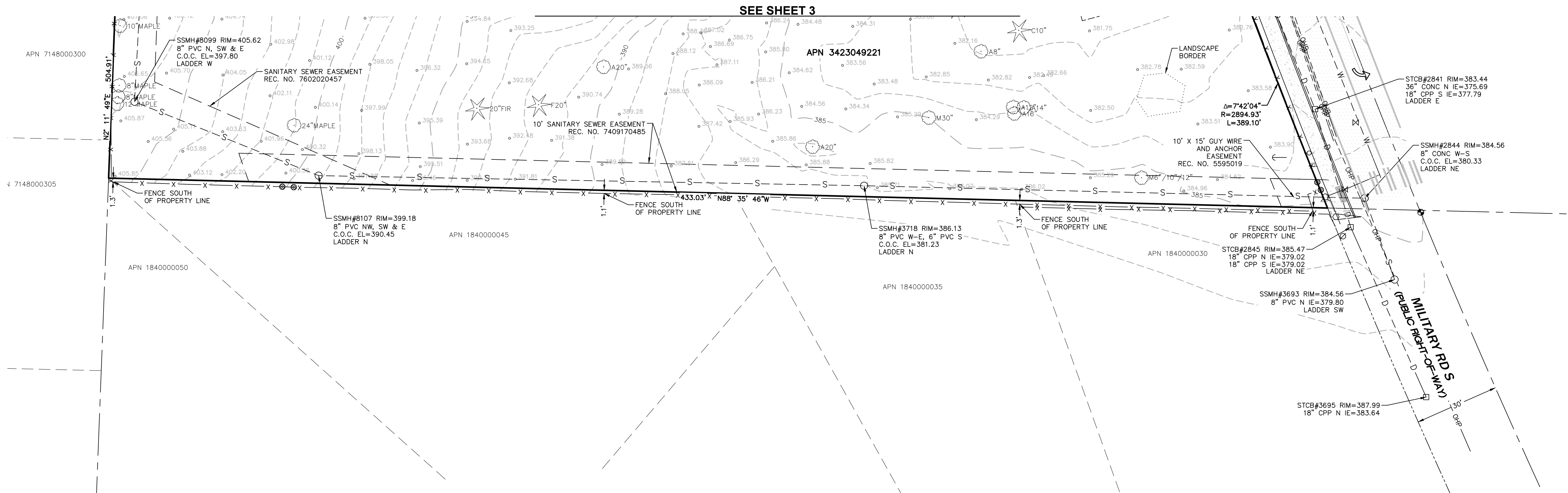
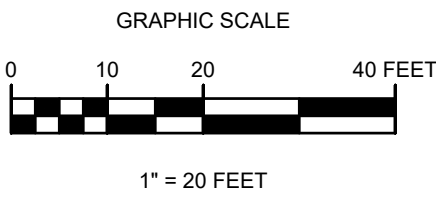
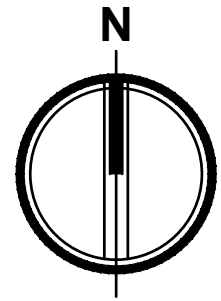
Designed by: Drawn by: Checked by:  
FS DF

Sheet No.  
  
**3**  
3 of 4 Sheets



- LEGEND**
- BOLLARD
  - MAIL BOX
  - SIGN AS NOTED
  - GATE POST
  - SANITARY SEWER MANHOLE
  - STORM CLEANOUT
  - STORM CATCH BASIN
  - STORM MANHOLE
  - YARD DRAIN
  - ROOF DRAIN
  - GAS METER
  - GAS VALVE
  - TRAFFIC SIGNAL POLE
  - POWER TRANSFORMER
  - GUY ANCHOR
  - UTILITY POWER POLE
  - JUNCTION BOX
  - POWER METER
  - POWER VAULT
  - LUMINAIRE
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - HOSE BIB
  - WATER METER
  - WATER VALVE
  - WATER VAULT
  - CONIFEROUS TREE AS NOTED
  - DECIDUOUS TREE AS NOTED
  - LEFT TURN ARROW
  - RIGHT TURN ARROW
  - STRAIGHT ARROW
  - HANDICAP STALL
  - BENCH
- 
- D STORM LINE
  - S SEWER LINE
  - W WATER LINE
  - G GAS LINE
  - P ELECTRICAL LINE
  - C COMMUNICATION LINE
  - OHP OVERHEAD UTILITIES
  - OT OVERHEAD COMM
  - F FENCE
- 
- ASPHALT
  - CONCRETE
  - ROCK WALL

VALLEY VIEW EARLY LEARNING CENTER  
A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.  
KING COUNTY, WASHINGTON.



LEGEND

- |   |                            |     |         |                    |
|---|----------------------------|-----|---------|--------------------|
| ○ | BOLLARD                    | --- | D       | STORM LINE         |
| □ | MAIL BOX                   | --- | S       | SEWER LINE         |
| ⊕ | SIGN AS NOTED              | --- | W       | WATER LINE         |
| ⊗ | GATE POST                  | --- | G       | GAS LINE           |
| ○ | SANITARY SEWER MANHOLE     | --- | P       | ELECTRICAL LINE    |
| ○ | STORM CLEANOUT             | --- | T       | COMMUNICATION LINE |
| □ | STORM CATCH BASIN          | --- | OHP     | OVERHEAD UTILITIES |
| ⊕ | STORM MANHOLE              | --- | OT      | OVERHEAD COMM      |
| ⊗ | YARD DRAIN                 | --- | x-x-x-x | FENCE              |
| ⊗ | ROOF DRAIN                 |     |         |                    |
| ⊗ | GAS METER                  |     |         |                    |
| ⊗ | GAS VALVE                  |     |         |                    |
| ⊗ | TRAFFIC SIGNAL POLE        |     |         |                    |
| ⊗ | POWER TRANSFORMER          |     |         |                    |
| ⊗ | GUY ANCHOR                 |     |         |                    |
| ⊗ | UTILITY POWER POLE         |     |         |                    |
| ⊗ | JUNCTION BOX               |     |         |                    |
| ⊗ | POWER METER                |     |         |                    |
| ⊗ | POWER VAULT                |     |         |                    |
| ⊗ | LUMINAIRE                  |     |         |                    |
| ⊗ | FIRE DEPARTMENT CONNECTION |     |         |                    |
| ⊗ | FIRE HYDRANT               |     |         |                    |
| ⊗ | HOSE BIB                   |     |         |                    |
| ⊗ | WATER METER                |     |         |                    |
| ⊗ | WATER VALVE                |     |         |                    |
| ⊗ | WATER VAULT                |     |         |                    |
| ⊗ | CONIFEROUS TREE AS NOTED   |     |         |                    |
| ⊗ | DECIDUOUS TREE AS NOTED    |     |         |                    |
| ⊗ | LEFT TURN ARROW            |     |         |                    |
| ⊗ | RIGHT TURN ARROW           |     |         |                    |
| ⊗ | STRAIGHT ARROW             |     |         |                    |
| ⊗ | HANDICAP STALL             |     |         |                    |
- |  |           |
|--|-----------|
|  | ASPHALT   |
|  | CONCRETE  |
|  | ROCK WALL |
- [B] BENCH



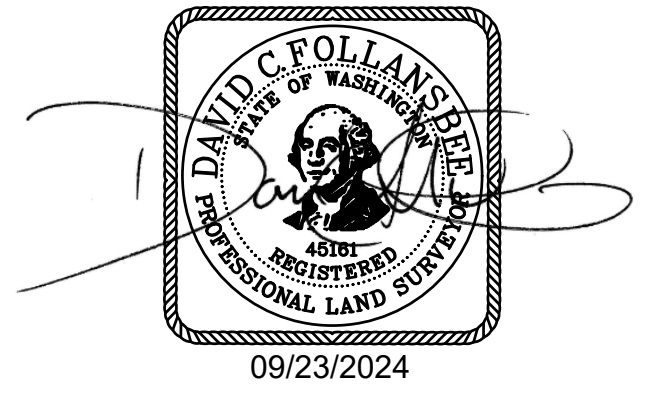
2215 North 30th Street, Suite 200 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**VALLEY VIEW  
EARLY LEARNING  
CENTER EXPANSION**

Client:  
**HIGHLIE SCHOOL  
DISTRICT NO. 401**  
  
15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

Job No.  
  
2230708.50

Issue Set & Date:  
  
MARCH 18, 2024



NOTICE:  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE  
PROFESSIONAL SEAL AND SIGNATURE. REPRODUCTION OF  
THIS DOCUMENT DOES NOT CONSTITUTE A PROFESSIONAL  
LAND SURVEY. IT IS THE USER'S RESPONSIBILITY TO  
VERIFY THE ACCURACY OF THE INFORMATION FOR USE  
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK  
AND IS NOT TO BE USED FOR OTHER PROJECTS, OR  
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

Revisions:


Sheet Title:  
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: Drawn by: Checked by:  
FS DF

Sheet No.  
  
**4**  
4 of 4 Sheets



GRAPHIC SCALE

0 10 20 40 FEET

1" = 20 FEET



2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX [www.ahbl.com](http://www.ahbl.com) WEB

Project Title:

Client:

HIGHLINE SCHOOL  
DISTRICT NO. 401

5675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

Project No.

2230708.10

Issue Set & Date:

## CONDITIONAL USE PERMIT SET

09/23/2024



**NOTICE**  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

Revisions:

Sheet Title:

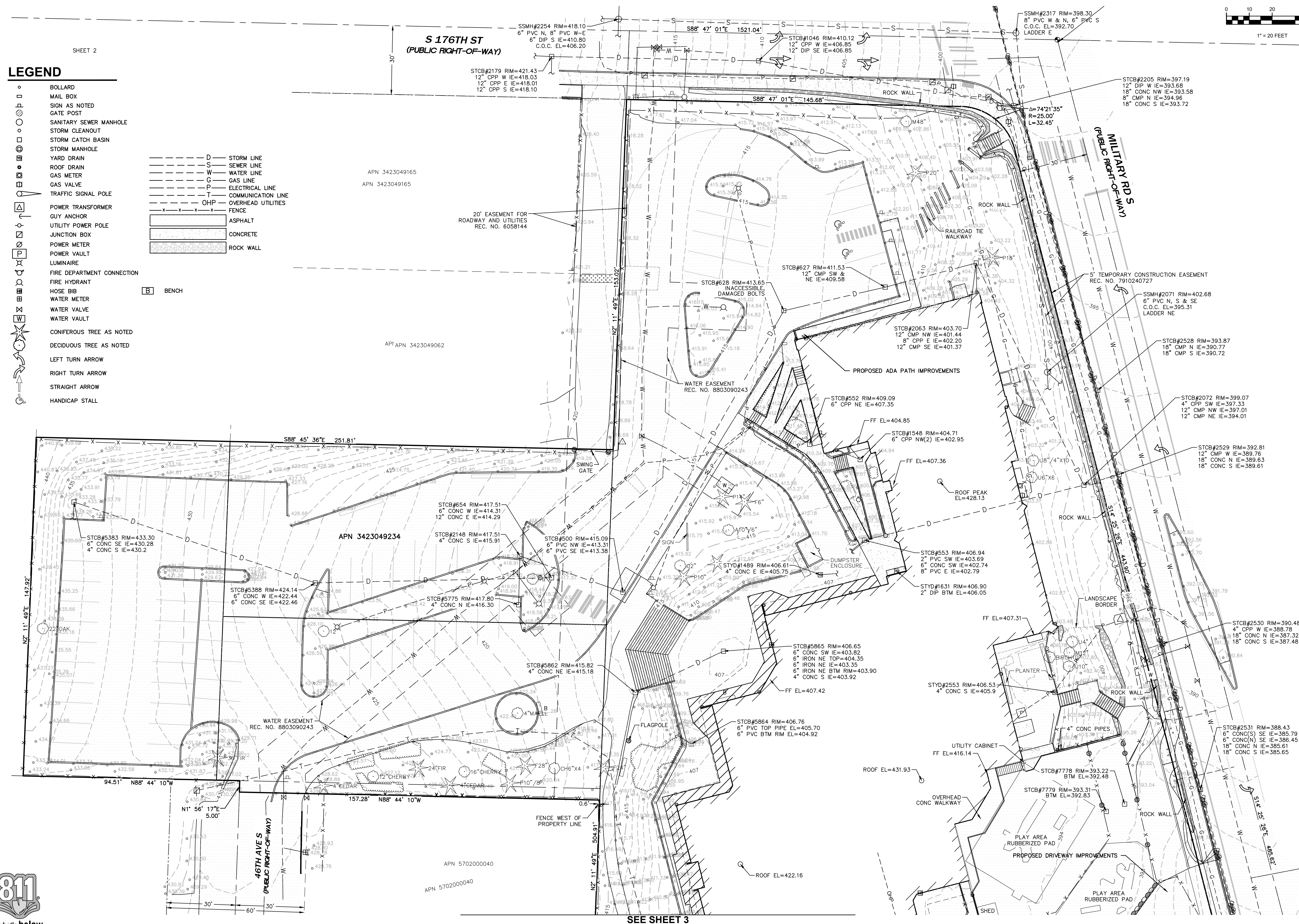
**TOPOGRAPHIC  
SURVEY WITH  
PROPOSED  
OVERLAY**

Designed by: CS      Drawn by: CS      Checked by: DN

Sheet No.

## C1.04

6 of 8 Sheets



**SEE SHEET 3**



Know what's **below**.  
**Call** before you dig.



VALLEY VIEW EARLY LEARNING CENTER  
A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.  
KING COUNTY, WASHINGTON



**LEGEND**

	BOLLARD
	MAIL BOX
	SIGN AS NOTED
	GATE POST
	SANITARY SEWER MANHOLE
	STORM CLEANOUT
	STORM CATCH BASIN
	STORM MANHOLE
	YARD DRAIN
	ROOF DRAIN
	GAS METER
	GAS VALVE
	TRAFFIC SIGNAL POLE
	POWER TRANSFORMER
	GUY ANCHOR
	UTILITY POWER POLE
	JUNCTION BOX
	POWER METER
	POWER VAULT
	LUMINAIRE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	HOSE BIB
	WATER METER
	WATER VALVE
	WATER VAULT
	BENCH
	CONIFEROUS TREE AS NOTED
	DECIDUOUS TREE AS NOTED
	LEFT TURN ARROW
	RIGHT TURN ARROW
	STRAIGHT ARROW
	HANDICAP STALL

	STORM LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRICAL LINE
	COMMUNICATION LINE
	OVERHEAD UTILITIES
	FENCE
	ASPHALT
	CONCRETE
	ROCK WALL

N

SHEET 3

GRAPHIC SCALE

0 10 20 40 FEET

1" = 20 FEET

**AHBL**

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

**VALLEY VIEW EARLY LEARNING CENTER EXPANSION**

Client:

HIGHLINE SCHOOL DISTRICT NO. 401

15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

Project No.

2230708.10

Issue Set & Date:

**CONDITIONAL USE PERMIT SET**

09/23/2024

9/23/2024

NOTICE  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE PUBLICATION OF THIS DOCUMENT DOES NOT INDICATE FIRM ASSURES OWNERSHIP RIGHTS IN THE DOCUMENT OR THE USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PURPOSES OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

Revisions:

Sheet Title:

**TOPOGRAPHIC SURVEY WITH PROPOSED OVERLAY**

Designed by: CS Drawn by: CS Checked by: DN

Sheet No.

**C1.05**

9 of 8 Sheets

**811**

Know what's below.  
Call before you dig.



# VALLEY VIEW EARLY LEARNING CENTER

A PORTION OF THE NW1/4 & THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWN. 23 N., RGE. 4 E. W.M.  
KING COUNTY, WASHINGTON

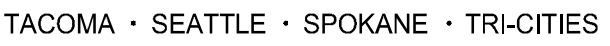
The site plan illustrates the proposed layout for the Valley View Early Learning Center. The main building is a large, rectangular structure with a central entrance and several wings. To the left of the building is a parking area with a new sidewalk for accessible parking and accessible path adjustments. To the right of the building is a playground area with a relocated fire hydrant and a restored playground access. The plan also shows a new chainlink fence, a 5-ft right of way dedication, and a 6-ft wide planter strip and sidewalk. The site is bounded by Military Rd S to the south and a new driveway apron to the east. The plan includes various annotations such as 'Paved Pedestrian Path Patches', 'ADA Compliant Ramps and Landings', 'HMA Emergency Vehicle Access', and 'Electronically Controlled Sliding Gate with "Clickcenter" System for Fire Access'. Elevation points are marked throughout the site, including EG: 384.03, EG: 383.95, EG: 382.24, EG: 384.14, EG: 393.80, EG: 393.58, EG: 406.94, EG: 406.98, EG: 390.17, and EG: ???.

MATCHLINE SEE BELOW

MATCHLINE SEE TOP LEFT

MATCHLINE SEE TOP RIGHT

811  
Know what's below.  
Call before you dig.



2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX [www.ahbl.com](http://www.ahbl.com) WEB

Project Title:

Client: HIGHLINE SCHOOL  
DISTRICT NO. 401

15675 AMBAUM BOULEVARD SW  
BURIEN, WA 98165  
ELLIE DANESHNIA

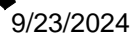
Project No.

2230708.10

Issue Set & Date:

# LAND USE GRADING PLAN

9/18/2024



**NOTICE**

ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

4

3

2

1

Revisions:

Sheet Title:

## GRADING PLAN

Designed by: CS      Drawn by: CS      Checked by: DN

Sheet No. \_\_\_\_\_

## C2.00

8 of 8 Sheets



Know what's **below**.  
**Call** before you dig.



○ NOTES

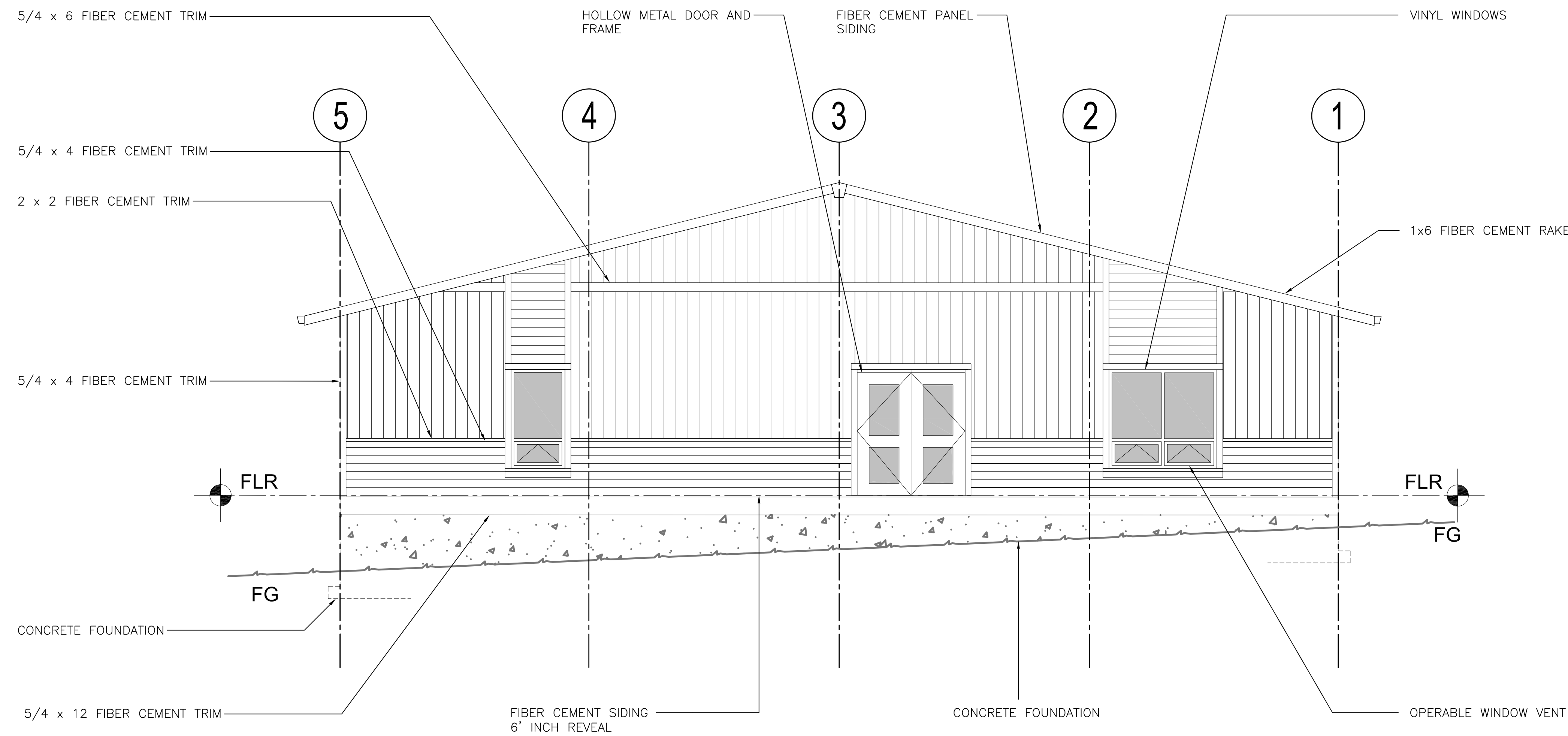
ABA	AMERICANS WITH DISABILITIES ACT
BF	BARRIER FREE
CD	CHANGING TABLE
DF	DRINKING FOUNTAIN
FDN	FOUNDATION
FTG	FOOTING
HVAC	HEATING VENTILATION AIR CONDITIONING
MB	MARKERBOARD
MS	MOP SINK
L	LONG
LAV	LAVATORY
RR	RESTROOM
TB	TACKBOARD
TS	TUBE STEEL
W	WIDE / WAX (WAX @ FIN SCH)
WC	WATER CLOSET



# A200



10 ELEV—EAST  
SCALE 1/4" = 1'-0"



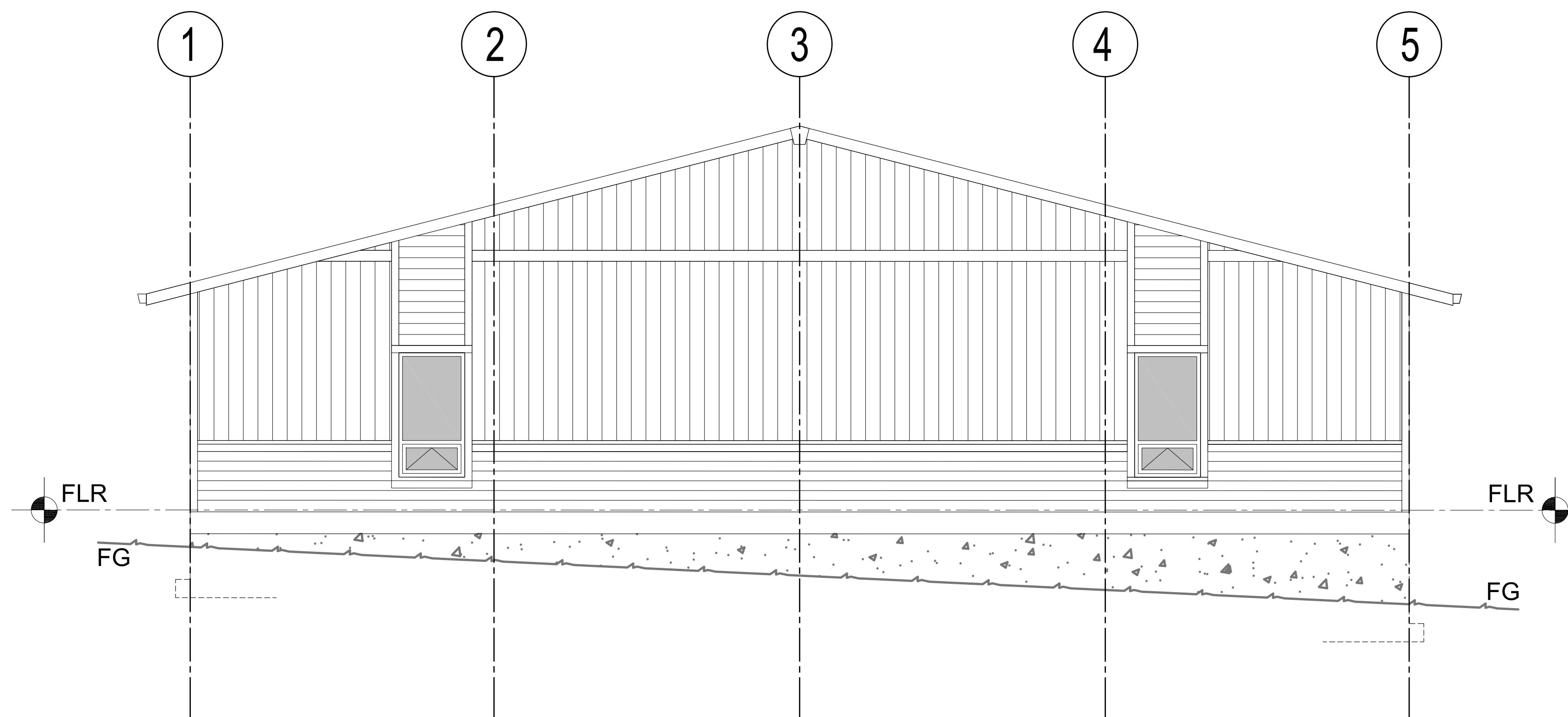
NOTES

○ NOTES

ABBREVIATIONS

FLR	FLOOR
FG	FINISH GARDE
PVC	POLY VINYL CHLORIDE

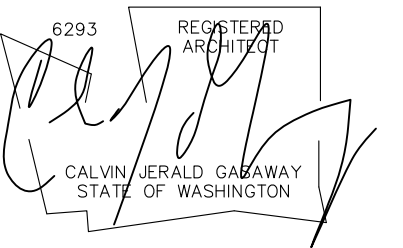
20 ELEV—EAST  
SCALE 1/4" = 1'-0" FCIC SEE 10—A300



greenegasaway

PO BOX 4158  
FEDERAL WAY, WA. 98063  
TEL: 253-941-4937

ARCHITECT STAMP



CONSULTANT

CONSULTANT STAMP

HIGHLINE SCHOOL DISTRICT  
VALLEY VIEW EARLY LEARNING CENTER  
ELEVATIONS - OPTION A

DATE AUG 12, 2024  
DRAWN BY RC  
REV

A300  
PRE—APP

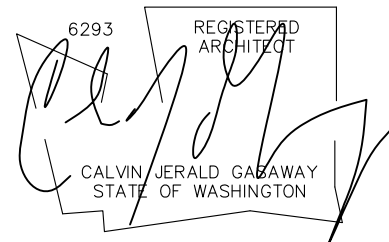


NOTES

greenegasaway

PO BOX 4158  
FEDERAL WAY, WA. 98063  
TEL: 253-941-4937

ARCHITECT STAMP

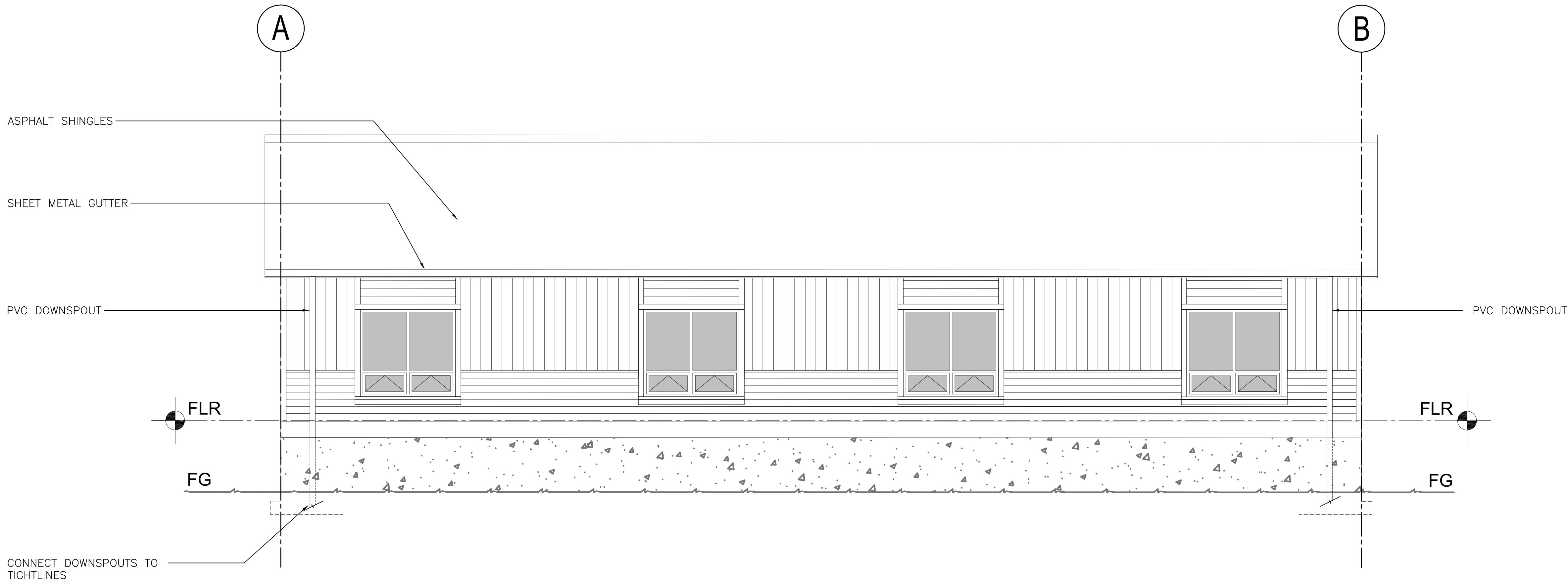


CONSULTANT

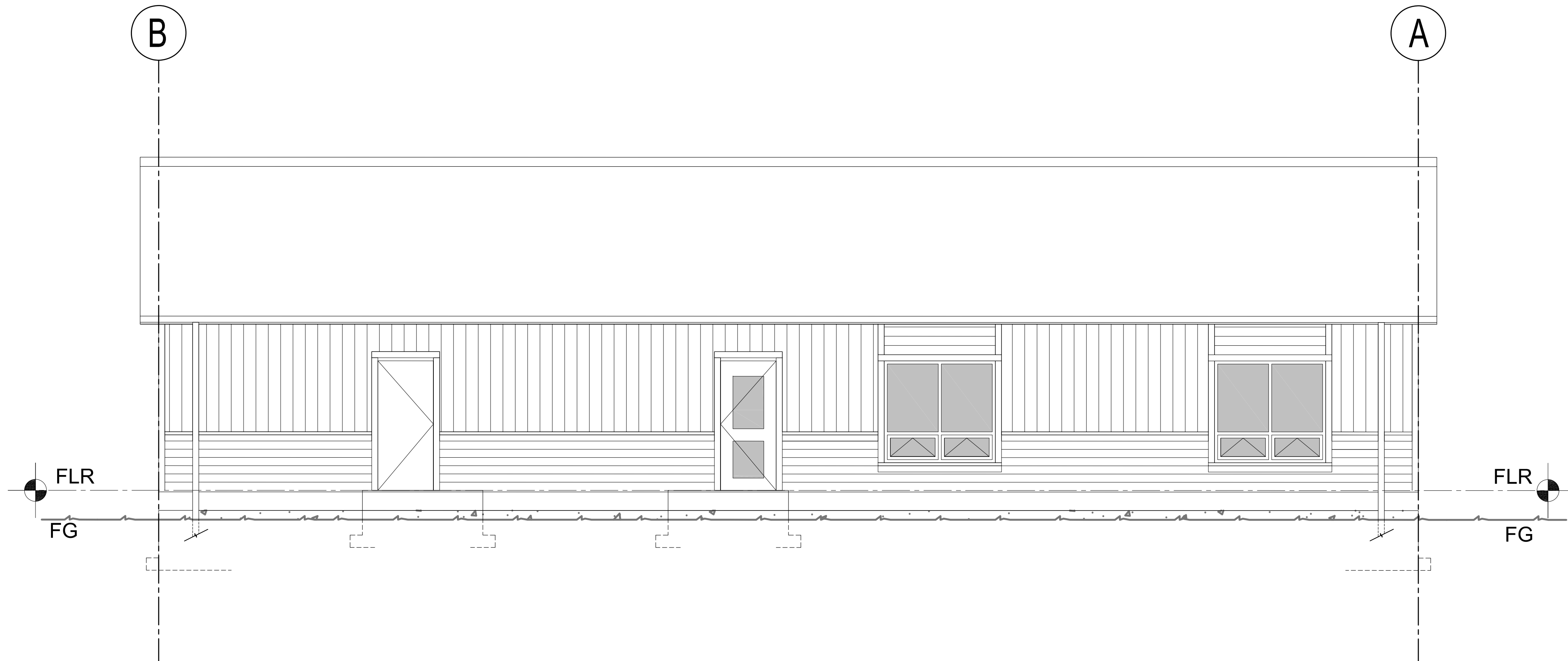
CONSULTANT STAMP

NOTES

10 ELEV-EAST  
SCALE 1/4" = 1'-0"



20 ELEV-WEST  
SCALE 1/4" = 1'-0" FOR CALLOUTS IN COMMON SEE 10-A300

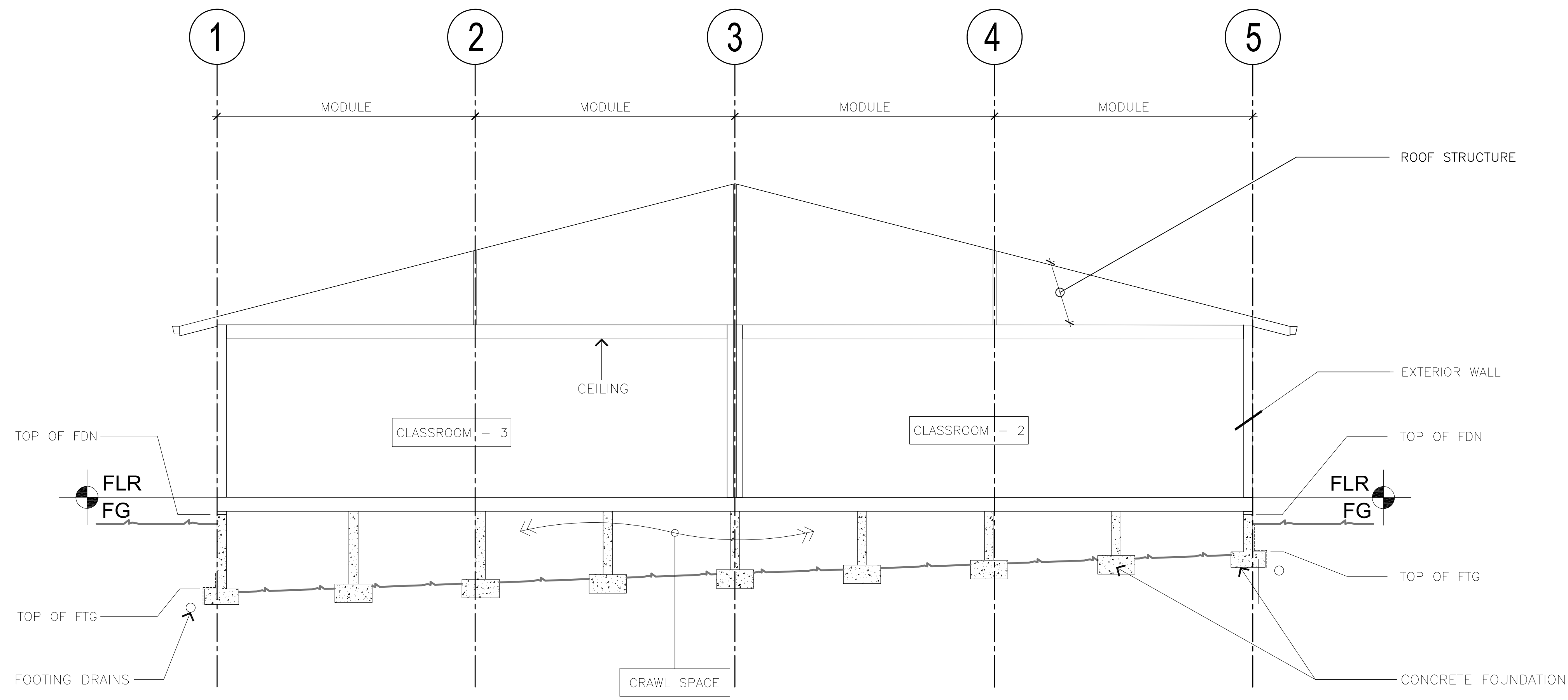


HIGHLINE SCHOOL DISTRICT  
VALLEY VIEW EARLY LEARNING CENTER  
ELEVATIONS - OPTION A

DATE AUG 12, 2024  
DRAWN BY RC  
REV

A301  
PRE-APP





NOTES

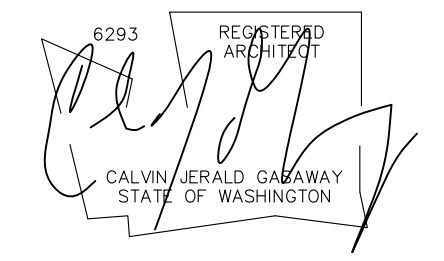
○ NOTES

1 SECTION  
SCALE 1/4" = 1'-0"

greenegasaway

PO BOX 4158  
FEDERAL WAY, WA. 98063  
TEL: 253-941-4937

ARCHITECT STAMP



CONSULTANT

CONSULTANT STAMP

HIGHLINE SCHOOL DISTRICT  
VALLEY VIEW EARLY LEARNING CENTER

DATE AUG 12, 2024  
DRAWN BY RC  
REV

A400  
PRE-APP