

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE 2003 CITY OF SEATTLE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; THE CITY OF SEATTLE STANDARD PLANS, 2003 EDITION; AND SEATTLE DEPARTMENT OF TRANSPORTATION, DIRECTOR'S RULE 94-8 (REV. 1) FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF SEATTLE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT OF THE PRECONSTRUCTION MEETING TIME AND LOCATION.
- PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR.
- DATUM: NAVD 88. THE CITY OF SEATTLE ESTABLISHED BENCHMARK USED FOR THIS PROJECT IS SEE BELOW RIGHT.
- ALL SURVEYING AND STAKING OF IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY IS TO BE PROVIDED BY THE CITY OF SEATTLE AT OWNER'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- 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.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE.
- THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE STREET USE INSPECTOR.
- BACKFILL MATERIAL USED IN PUBLIC RIGHT-OF-WAY SHALL MEET STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY SEATTLE DEPARTMENT OF TRANSPORTATION.
- INSPECTION AND ACCEPTANCE OF ALL WORK IN STREET RIGHTS-OF-WAY WILL BE ACCOMPLISHED BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR SEATTLE DEPARTMENT OF TRANSPORTATION APPROVAL.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL. A TRAFFIC CONTROL PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF PERMIT.
- COORDINATE SIGN AND METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION (ROBERT BURNS) AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLAN NO.'S 620, 622, 624, & 625.
- ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE WATER, AND OTHER PUBLIC UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
- CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
- CONTRACTOR SHALL NOTIFY KING COUNTY METRO AT 684-2732 SEVEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
- CONTRACTOR SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, LANDSCAPE ARCHITECT'S OFFICE AT (206)684-5693 FOR APPROVAL OF STREET TREE SPECIES SUBSTITUTIONS AND THEN INSPECTION OF TREES TWO DAYS PRIOR TO PLANTING.
- "THE CONTRACTOR SHALL NOTIFY THE SDOT LANDSCAPE ARCHITECT'S OFFICE AT LEAST TWO DAYS BEFORE TREE-PLANTING AT (206) 684-5693."

**SEWER & DRAINAGE NOTES**

- PIPE LESS THAN 12" DIAMETER SHALL BE CONCRETE PER ASTM C14 CLASS 3.
- PIPE 12" AND 15" DIAMETER SHALL BE CONCRETE PER ASTM C76 CLASS IV.
- PIPE 18" DIAMETER AND LARGER SHALL BE CONCRETE PER ASTM C76 CLASS III.
- DUCTILE IRON PIPE SHALL BE PER ANSI A21.51 CLASS 50 WITH PUSH-ON JOINTS. FITTINGS FOR DUCTILE IRON PIPE SHALL BE DUCTILE PER ANSI A21.10 OR ANSI A21.53 WITH PUSH-ON JOINTS. GLANDS ON MECHANICAL JOINT PIPE AND FITTINGS SHALL BE DUCTILE.
- PVC PIPE AND FITTINGS SHALL BE PER ASTM D3034, SDR35 WITH RUBBER GASKET JOINTS. PVC PIPE FOR PSS AND PSD SHALL BE TESTED FOR EXCESSIVE DEFLECTION WITH A MANDREL PER SECTION 7-17.3(4) OF THE SPECIFICATIONS.
- SUBSURFACE DRAIN (SSD) PIPE AND FITTINGS SHALL BE PVC PER ASTM D2241 SDR21 (CLASS 200) WITH RUBBER GASKET JOINTS. PIPE SHALL HAVE SLOTTED PERFORATIONS. SLOTS ARE TO BE 0.040" WIDE 1.0" LONG AND SPACED 0.25" APART. SLOT LOCATIONS SHALL BE LOCATED PER DETAIL ON PLAN.
- BEDDING SHALL BE CLASS B FOR ALL PIPE EXCEPT DUCTILE IRON PIPE, WHICH SHALL BE CLASS D. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MINERAL AGGREGATE TYPE 22. BEDDING MATERIAL FOR DUCTILE IRON PIPE SHALL BE MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS MEASURED BY ASTM D-698.
- TEES ON NEW PIPE LESS THAN 24" DIAMETER SHALL BE PREFABRICATED. TEES ON EXISTING PIPE OR ON NEW PIPE WITHOUT PREFABRICATED TEES SHALL BE CONNECTED BY CORE DRILLING AND FLEXIBLE CONNECTION. SEE SPECIFICATIONS.
- CATCH BASIN CONNECTIONS, INLET CONNECTIONS, AND SERVICE DRAINS SHALL BE 8" DIAMETER PIPE.
- TEES, CATCH BASIN CONNECTIONS, SIDE SEWERS, AND SERVICE DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 50%. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50%.
- RECONNECTION OF EXISTING CATCH BASINS SHALL INCLUDE NEW TRAPS, CONNECTION TO STORM DRAINS, AND REMOVAL OF EXISTING TRAPS.
- SERVICE DRAINS AND SIDE SEWERS SHALL BE CONNECTED OR RECONNECTED AS APPROVED BY THE INSPECTOR.
- RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE INSPECTOR.
- WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE UTILITIES.
- SERVICE DRAINS AND SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE INSPECTOR.
- PIPE 12" DIAMETER AND LARGER TO BE ABANDONED SHALL BE FILLED WITH PORTLAND CEMENT AND SAND MIXTURE. SEE SPECIFICATIONS.
- SOILS TEST BORING LOCATIONS ARE INDICATED ON THE PLANS. TEST DATA IS INCLUDED IN THE SPECIFICATIONS.
- ALL EXCAVATIONS ADJACENT TO CITY LIGHT POLES OR OTHER INSTALLATIONS SHALL COMPLY WITH WASHINGTON ADMINISTRATIVE CODE (WAC), SAFETY STANDARDS FOR CONSTRUCTION WORK, PART N. SITE SAFETY PROCEDURES AND EXCAVATION PROTECTIVE SYSTEMS SHALL SPECIFICALLY COMPLY WITH WAC 296-155-650, EXCAVATION, TRENCHING AND SHORING.

**WATER SERVICE NOTES**

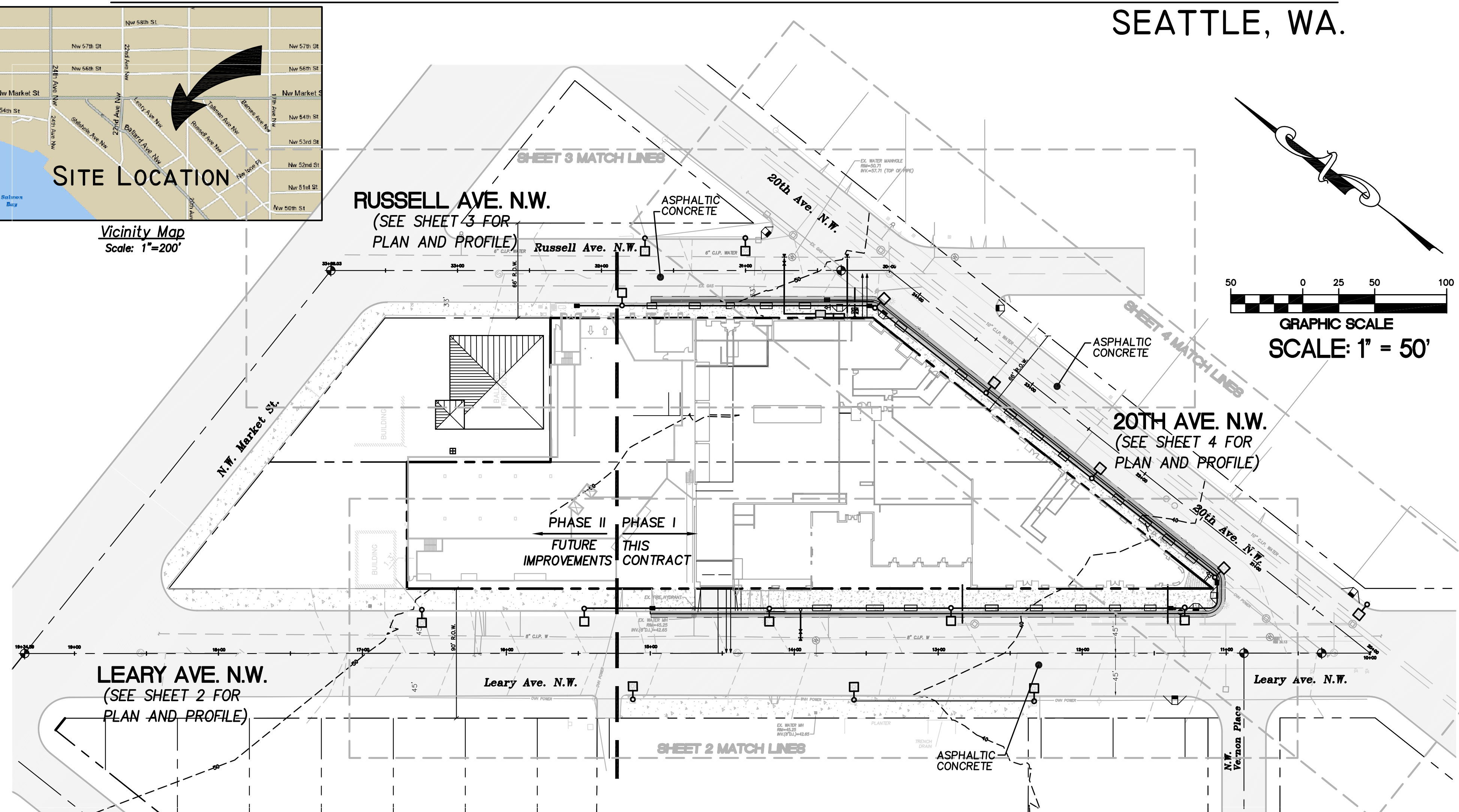
- APPLICATION FOR A NEW METERED WATER SERVICE AND ALL FEES PAID, IS REQUIRED 60 TO 90 DAYS BEFORE SERVICE WILL BE AVAILABLE. OWNER WILL NEED WATER AVAILABILITY CERTIFICATE, LEGAL DESCRIPTION OF PROPERTY AND THREE (3) COPIES OF APPROVED STREET IMPROVEMENT PLANS WHEN MAKING APPLICATION.
- ALL WATER SERVICE PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH.
- FOR INFORMATION AND INSPECTION, PHONE WATER SERVICE AT 684-5800.

# CANAL STATION CONDOMINIUMS

SEATTLE, WA.



Vicinity Map  
Scale: 1"=200'



**BASIS OF BEARING**  
CITY OF SEATTLE

**VERTICAL DATUM**

OLD CITY OF SEATTLE DATUM + 9.74' =  
NEW CITY OF SEATTLE DATUM = NAVD 88

**BENCHMARK**

BASE:  
CENTER NUT OF FIRE HYDRANT AT N.E. CORNER  
OF INTERSECTION OF N.W.56TH STREET AND  
22ND AVENUE N.W. BOOK 2055M, PAGE 73  
ELEV.=65.01



**SURVEY**

TOPOGRAPHIC AND EXISTING UTILITY SURVEY  
INFORMATION PROVIDED BY:  
BAIMA AND HOLMBERG (JOB# 935-023)  
AUGMENTED BY:  
OTAK (JOB# 8713)  
PACIFIC ENGINEERING DESIGN, LLC (JOB# 99001)  
CITY RECORD DWGS (#777-153)  
AND SEWER CARDS (#4734,4735,5565, & 5566)

**NOTE**

BUILDING UTILITY SERVICE CONNECTION DESIGN  
SHOWN HEREON FOR REFERENCE. SEE SEPARATE  
APPROVED PLANS PREPARED BY PACIFIC  
ENGINEERING DESIGN LLC FOR CONSTRUCTION  
DETAIL.

**LEGAL DESCRIPTION**

LOTS 5-20, BLOCK 79, GILMAN PARK ADDITION,  
AS PER PLAT RECORDED IN VOLUME 3 OF  
PLATS ON PAGE 40, RECORDS OF KING COUNTY,  
WASHINGTON;  
EXCEPT THE NORTHWESTERLY 12 FEET OF LOTS  
11-20, AS PROVIDED BY ORDINANCE NO. 21303  
OF THE CITY OF SEATTLE FOR LEARY AVE.

**SHEET INDEX**

- 1 - COVER SHEET
- 2 - LEARY AVE. N.W.
- 3 - RUSSELL AVE. N.W.
- 4 - 20TH AVE. N.W.
- 5 - CROSS-SECTIONS
- 6 - 20TH & LEARY CROSS-SECTIONS
- 7 - STREET LIGHTING
- 8 - EXISTING CONDITIONS

OWNER/CONTRACTOR : BALLARD LEARY LP  
1380-112TH AVENUE NE, SUITE 307  
BELLEVUE, WA., 98004  
PHONE: (425) 462-0700  
FAX: (425) 462-0692

CIVIL ENGINEER : PACIFIC ENGINEERING DESIGN L.L.C.  
4180 LIND AVE SW  
RENTON, WA. 98055  
PHONE: (425) 251-8811  
FAX: (425) 251-8880

ARCHITECT : MITHUN  
PIER 56  
1201 ALASKA WAY SUITE 200  
SEATTLE, WA. 98101  
TEL: (206) 623-3344  
FAX: (206) 623-7005

- L1 - SIDEWALK SCORING PLAN
- L2 - LANDSCAPE PLAN
- L3 - IRRIGATION PLAN
- L4 - LANDSCAPE/SCORING DETAILS

Canal Station Condominiums 5440 LEARY AVE. N.W.

**Pacific Engineering Design, LLC**  
Civil Engineering and Planning Consultants  
4180 LIND AVE. S.W.  
RENTON, WA 98055  
PHONE: (425) 251-8811  
FAX: (425) 251-8880  
WEB SITE: PACENG.COM

APPROVED BY SEATTLE TRANSPORTATION	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED: L. LARSEN	REVIEWED:
CHECKED: G. DIENER	PLAN REVIEW ANALYST:
DRAWN: D. WHITE	PLAN REVIEW SEC. MGR:
CHECKED: G. DIENER	RECEIVED:
DESIGN REVIEW	REVISED AS-BUILT:

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle  
**Seattle Department of Transportation**

WORK ORDER NO. TWS7863 SPU W/O# - NS 50118  
PERMIT NO. 22560 APPROVED  
SCALE: H:1"=30' V:1"=30' INSPECTOR'S BOOK

**Leary Ave. N.W.**  
Street Improvement Plans  
Cover Sheet

SDOT PROJECT NO.	T05-2727
VAULT PLAN NO.	
SHEET 1 OF 8	