

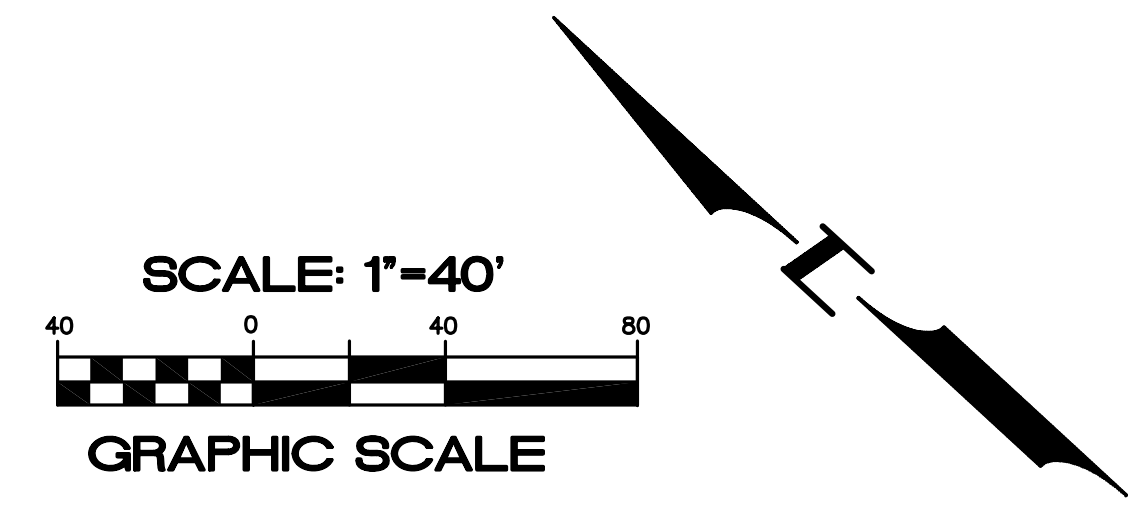
# BALLARD CENTRAL

SEATTLE, WA.

## CIVIL PLANS

### LEGEND

	EXISTING	REMOVE	PROPOSED		EXISTING	REMOVE	PROPOSED
ASPHALT PAVING	[Symbol]	[Symbol]	[Symbol]	GAS LINE	[Symbol]	[Symbol]	[Symbol]
SIDEWALK	[Symbol]	[Symbol]	[Symbol]	GAS VALVE/METER	[Symbol]	[Symbol]	[Symbol]
BUILDING	[Symbol]	[Symbol]	[Symbol]	OVERHEAD TELEPHONE	[Symbol]	[Symbol]	[Symbol]
CONSTRUCTION ENTRANCE	[Symbol]	[Symbol]	[Symbol]	OVERHEAD POWER	[Symbol]	[Symbol]	[Symbol]
CONTOUR (INDEX)	[Symbol]	[Symbol]	[Symbol]	TELEPHONE LINE	[Symbol]	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]	[Symbol]	TELEPHONE RISER/MH	[Symbol]	[Symbol]	[Symbol]
TEMP. SHORING WALL	[Symbol]	[Symbol]	[Symbol]	FIBER OPTIC LINE	[Symbol]	[Symbol]	[Symbol]
CONSTRUCTION LIMITS	[Symbol]	[Symbol]	[Symbol]	STORM DRAINAGE LINE	[Symbol]	[Symbol]	[Symbol]
CENTERLINE	[Symbol]	[Symbol]	[Symbol]	SANITARY SEWER LINE	[Symbol]	[Symbol]	[Symbol]
SITE FENCE	[Symbol]	[Symbol]	[Symbol]	SANITARY SEWER MH/CO	[Symbol]	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]	[Symbol]	STORM CB/MH	[Symbol]	[Symbol]	[Symbol]
PROPERTY BOUNDARY	[Symbol]	[Symbol]	[Symbol]	WATER METER/VALVE/TH	[Symbol]	[Symbol]	[Symbol]
				WATER LINE	[Symbol]	[Symbol]	[Symbol]



**OWNER/DEVELOPER :** CONTINENTAL PROPERTIES, INC.  
1380 112TH AVE. NE, SUITE 307  
BELLEVUE, WA 98004  
PHONE: (425) 462-0700  
FAX: (425) 462-0692  
SCOTT BREWER

**CIVIL ENGINEER :** PACIFIC ENGINEERING DESIGN  
1800 LIND AVE. S.W.  
RENTON, WA, 98055  
PHONE: (425) 251-8811  
FAX: (425) 251-8880  
GREG A. DIENER P.E.

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

### SHEET INDEX

C1 - CIVIL COVER SHEET  
C2 - EXISTING CONDITIONS  
C3 - DEMOLITION PLAN  
C4 - B.M.P (BEST MANAGEMENT PRACTICES) PLAN  
C5 - SECTIONS

### 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

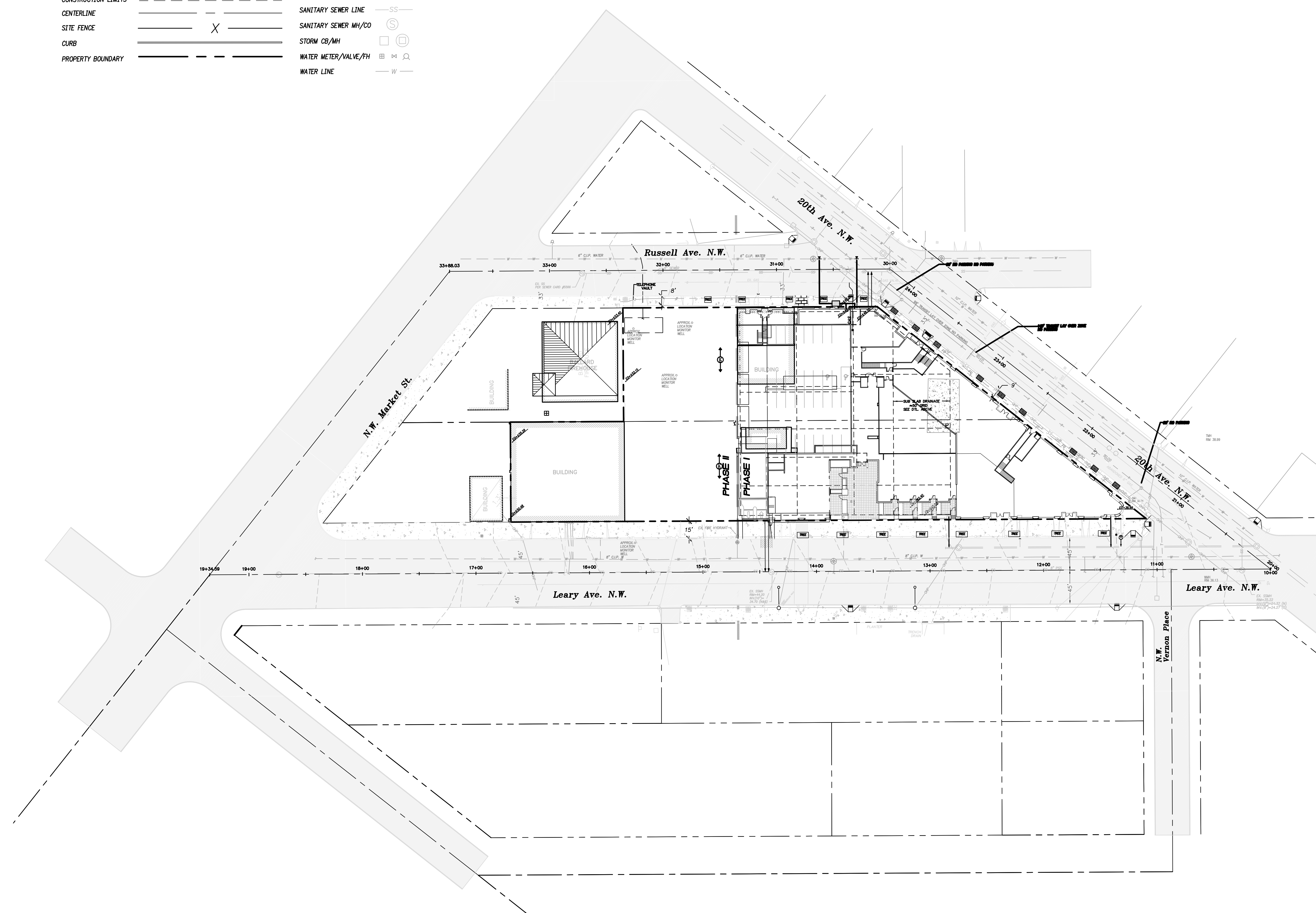
### LEGAL DESCRIPTION

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.

### SURVEY

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

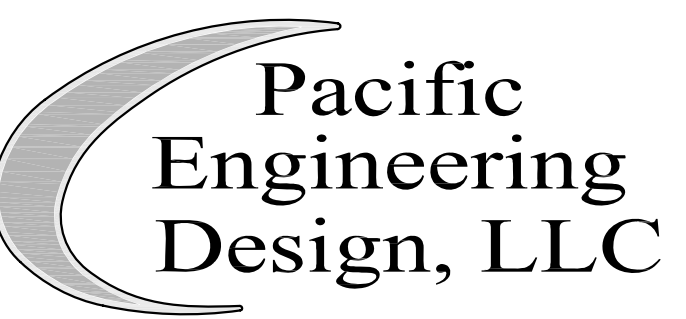
### VICINITY MAP



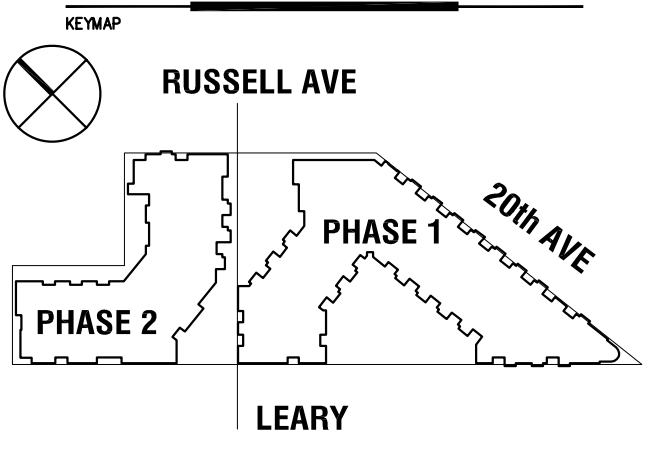
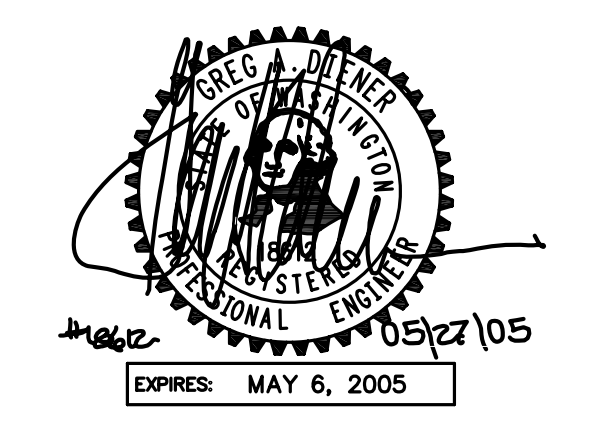
**MITHUN**  
Architects+Designers+Planners

Pier 56  
1201 Alaskan Way  
Suite 200  
Seattle, WA 98101  
TEL 206 623-3344  
FAX 206 623-7005

**PROJECT:** Ballard Central Condominiums  
**LOCATION:** Seattle, WA  
**PREPARED FOR:** Continental Pacific Investment



Civil Engineering and Planning Consultants  
4180 LIND AVE. S.W. RENTON, WA 98055  
PHONE: (425) 251-8811 FAX: (425) 251-8880  
WWW.PACENG.COM



NO.	DATE	REVISION

PROJECT DIRECTOR	PROJECT DESIGNER
MS	SH
PROJECT MANAGER	PROJECT ARCHITECT
JWH	SH
PROJECT CHECKER	PROJECT TEAM MEMBERS
TH	TH, JH, MM
CHECK	RD, VF, BT
ARCHITECT SEAL	

**50% PERMIT SET**  
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATIONS BY GOVERNMENTAL AGENCIES

### COVER SHEET

PROJECT NO. 05002  
ORIGINAL ISSUE DATE: 2005-02-04  
REVISION DATE:  
PROJECT NETWORK PATH: P:\LDD\05002\05002CV01.dwg  
SHEET NUMBER: C01 SET

**C01 SET**