

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2005 CITY OF SEATTLE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; THE CITY OF SEATTLE STANDARD PLANS, 2005 EDITION; AND SEATTLE DEPARTMENT OF TRANSPORTATION, DIRECTOR'S RULE 2004-02 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. PURCHASE ALL SIGNS FROM SDOT. SDOT TO INSTALL SNS.
- 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."
- CONTRACTOR SHALL CONTACT METRO CONSTRUCTION COORDINATOR - (RICHARD GARCIA @ (206) 684-2732) A MINIMUM OF 3 BUSINESS DAYS PRIOR TO TEMPORARY RELOCATION OF BUS STOPS.

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 PVC PIPE AND CMP 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.

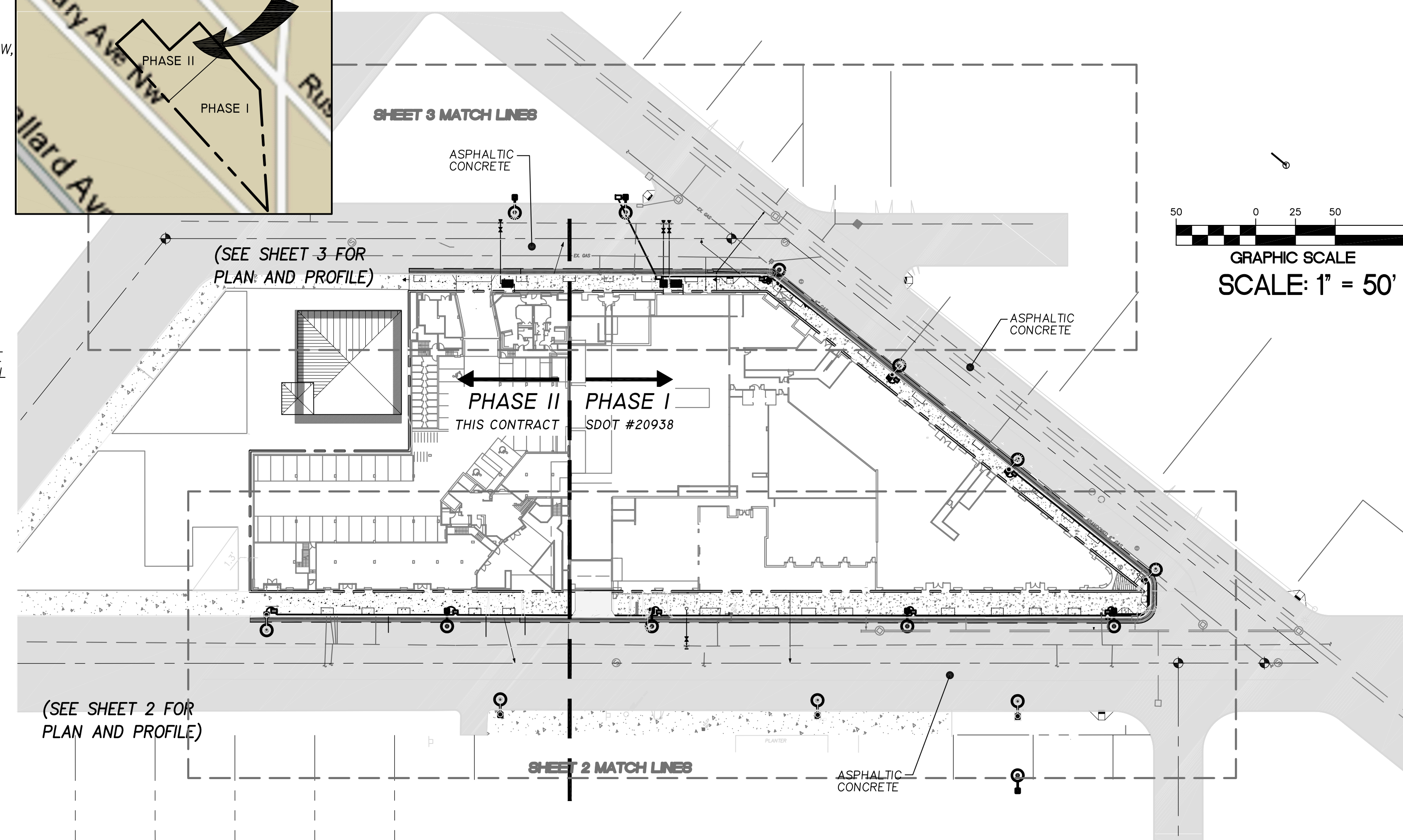
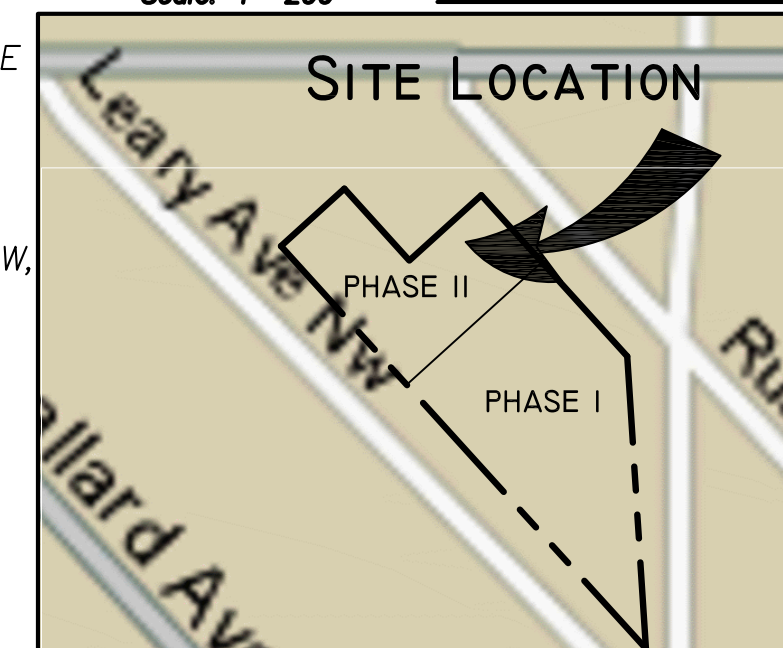
WATER SERVICE NOTES

- 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

PHASE II 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 & 6 & 17-20, 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.
- 2A- LEARY BLDG. ELEV.
- 2B- LEARY AVE. DISCHARGE
- 3 - RUSSELL AVE. N.W.
- 3A- RUSSELL BLDG. ELEV.
- 4 - CROSS-SECTIONS
- 5 - STREET LIGHTING
- 6 - EXISTING CONDITIONS

OWNER/CONTRACTOR : BALLARD LEARY PHASE II 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 : RUTLEDGE MAUL ARCHITECTS
19336 - 47th AVE. N.E.
LAKE FOREST PARK
WA. 98155-2954
TEL: (206) 440-0330
FAX: (206) 362-4381

Canal Station Condominiums 5450 LEARY AVE. N.W.

Pacific Engineering Design, LLC
Civil Engineering & Planning Consultants
15445 53rd Ave. South
Seattle, WA. 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648
WEB SITE: www.paceng.com

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. TWS8354 SPU W/O# - NS 70045
PERMIT NO. 49511 APPROVED
SCALE: H:1"=30' V:1"=30' INSPECTOR'S BOOK

Leary Ave. N.W. et al
Street Improvement Plans
Cover Sheet

SDOT PROJECT NO.	49511
VAULT PLAN NO.	774-402
SHEET	1 OF 9