

Barnabie Point Project

PERMIT SET

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GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MERCER ISLAND DEVELOPMENT STANDARDS. THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
- PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS BRANDON WINTERS, 206.297.0996.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER.
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MERCER ISLAND COMMUNITY DEVELOPMENT DEPARTMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PLANS PRIOR TO ANY GRADING OR LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
- A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
- NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND FORECLOSURES.
- TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) D OF THE WSDOT STANDARD SPECIFICATIONS.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 811.
- PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE PUBLIC WORKS DIRECTOR WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.

LEGAL DESCRIPTION

PARCEL A: (TAX PARCEL NO. 082405-9045-07)

THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 11 WITH THE NORTH LINE OF DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON; THENCE SOUTH 89° 09'34" EAST ALONG THE NORTH LINE OF SAID DOYLE-HANSEN ADDITION, A DISTANCE OF 253.49 FEET TO THE WEST LINE OF LOT 7 OF CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 01° 12'29" EAST ALONG SAID WEST LINE, A DISTANCE OF 111.48 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID CHANNEL CREST; THENCE SOUTH 85° 39'49" WEST ALONG SAID SOUTH LINE 173.15 FEET TO SOUTHEASTERLY LINE OF LAND CONVEYED TO STATE OF WASHINGTON TOLL BRIDGE AUTHORITY UNDER RECORDING NO. 3032009; THENCE SOUTH 65° 24'55" WEST ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY MARGIN OF EAST MERCER WAY, AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 923897; THENCE SOUTH 01° 02'29" WEST TO THE NORTH LINE OF SAID DOYLE-HANSEN ADDITION; THENCE SOUTH 89° 09'34" EAST ALONG SAID NORTH LINE 70.61 FEET TO THE POINT OF BEGINNING.

PARCEL B: (TAX PARCEL NO. 210700-0010-06)

LOTS 1 THROUGH 5, INCLUSIVE, DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C: (TAX PARCEL NO. 151560-0010-01)

LOTS 1 THROUGH 7, INCLUSIVE, CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED 7/8THS INTEREST IN TRACT "A" OF SAID PLAT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 14TH, 2023.

HORIZONTAL DATUM

HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010).

SITE DATA

SITE ADDRESS:	3700 E MERCER WAY, MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	0824059045, 2107000010, 1515600010, 151560TRCT
ZONING:	B AND R-9.6

EARTHWORK QUANTITIES¹

STRIPPING (6")	1,067 CY
EXCAVATION	3,488 CY
FILL	739 CY

NOTE: THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES. THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

OWNER: HERZL-NER TAMID
CONSERVATIVE CONGREGATION

ARCHITECT: ANJALI GRANT DESIGN
3427 BEACON AVE S
SEATTLE, WA 98144
CONTACT: ANJALI GRANT
ANJALI@AGRANTDESIGN.COM
206.512.4209

ENGINEER: JACOBSON CONSULTING ENGINEERS
255 S. KING STREET, SUITE #800
SEATTLE, WA 98104
CONTACT: ALAN JACOBSON
ALAN@JACOBSONENGINEERS.COM
206.399.6233

GENERAL CONTRACTOR: EXXEL PACIFIC
11820 NORTHUP WAY SUITE #300
BELLEVUE, WA 98005
CONTACT: SAM STEVENS
SAMS@EXXELPACIFIC.COM
206.715.1782

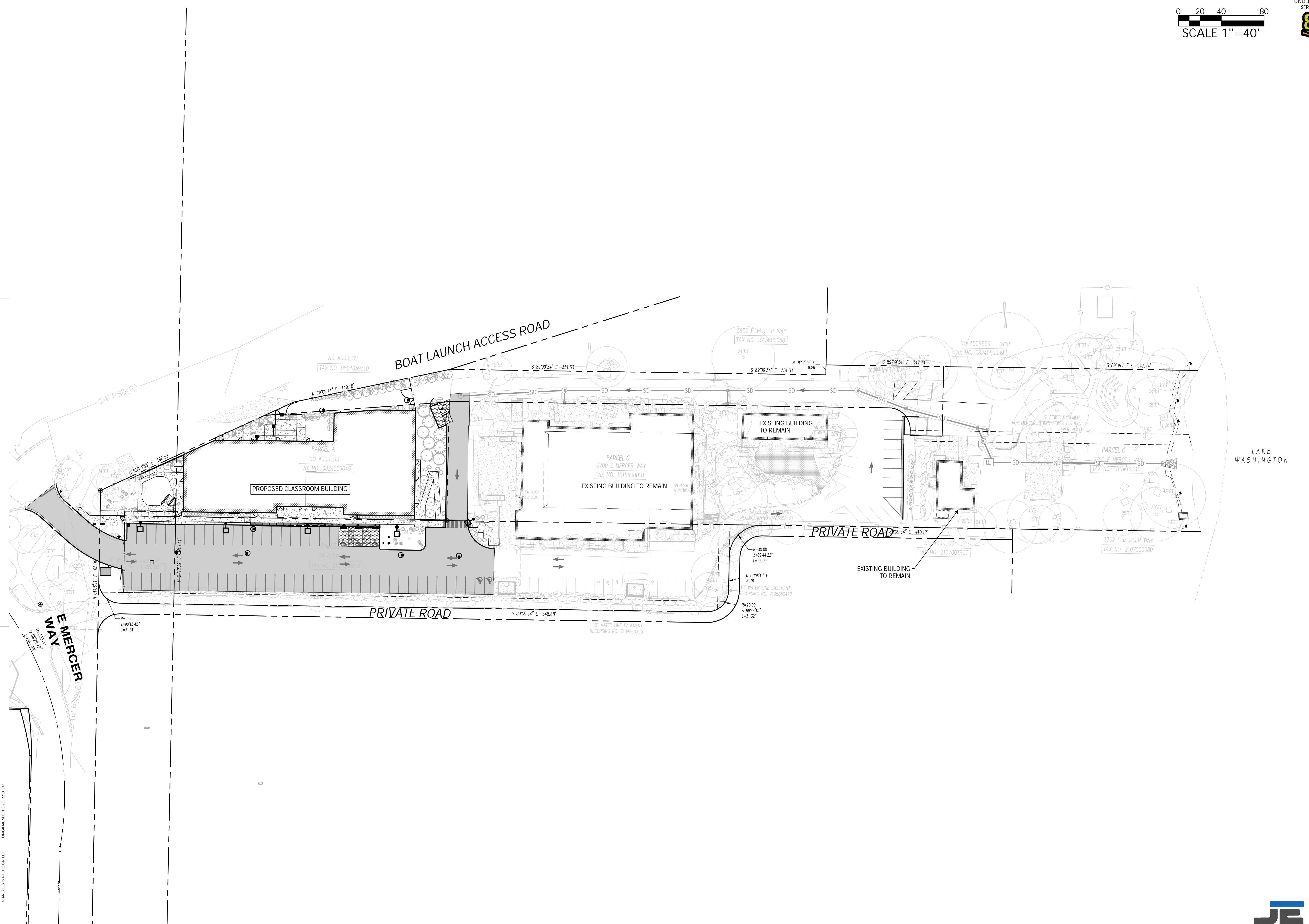
VICINITY MAP



NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		COVER SHEET

C0.00



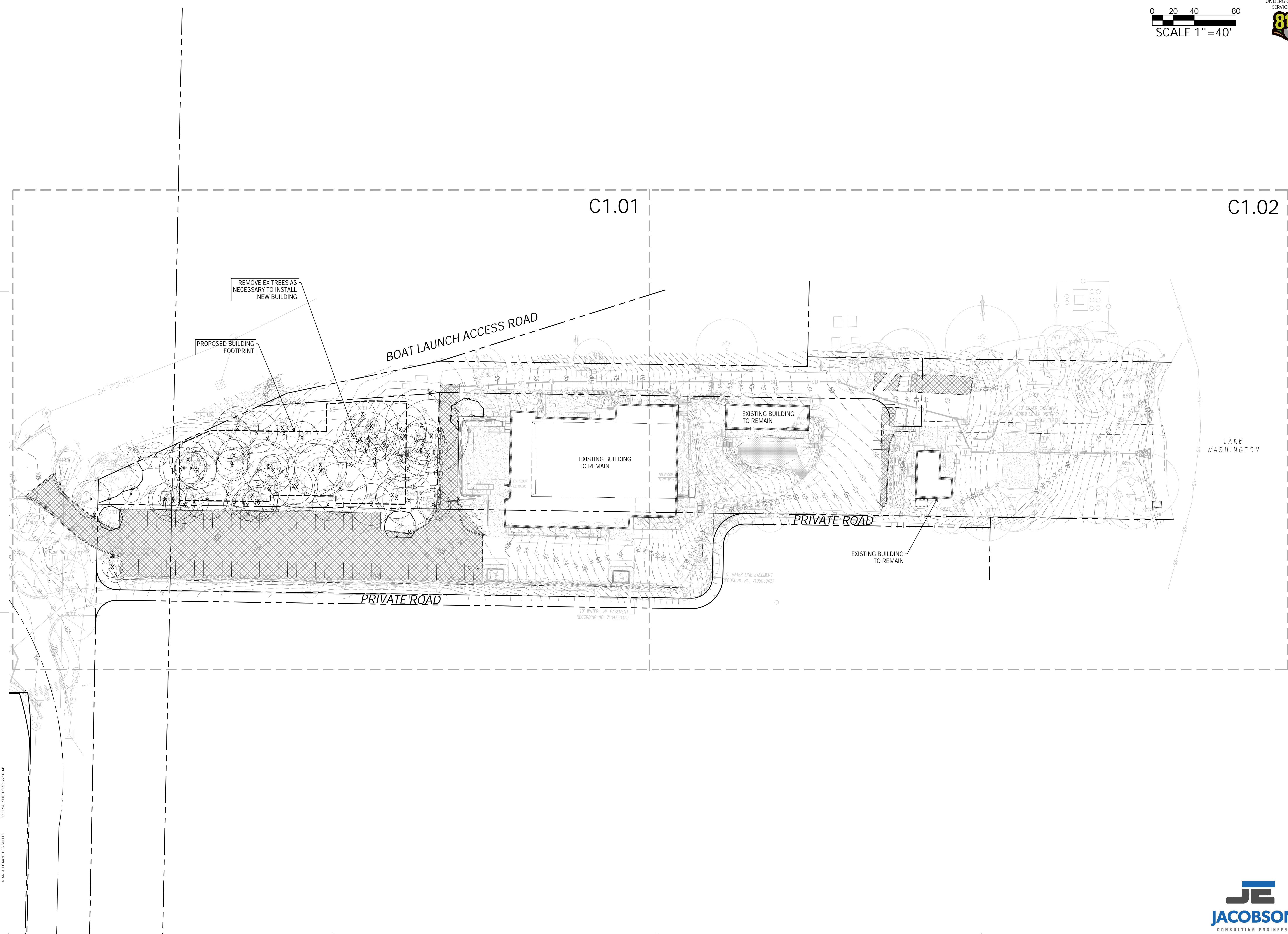


3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		OVERALL SITE PLAN

C0.10

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT - Overall Site Plan.dwg
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" x 34"



3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		OVERALL DEMO PLAN

C1.00

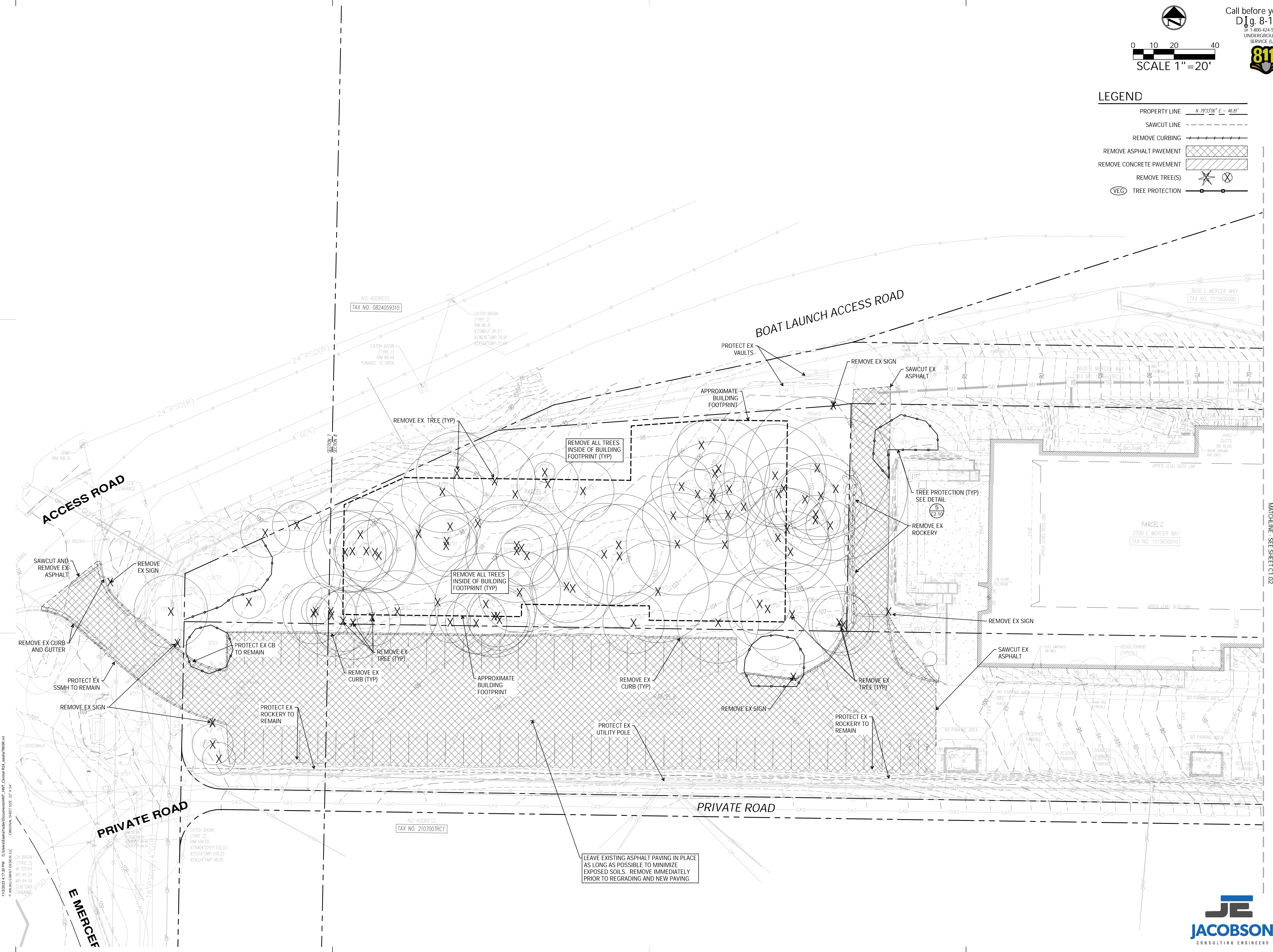
1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT\Barnabie Point.dwg ORIGINAL SHEET SIZE: 22" x 34"
 © ANJALI GRANT DESIGN LLC





LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE(S)
- VEG TREE PROTECTION



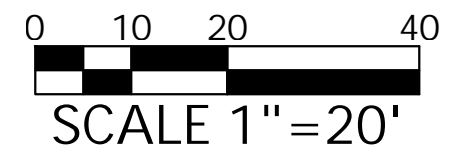
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BARNABEE POINT PROJECT

NO.	DATE	DESCRIPTION
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PROJECT:		DEMO PLAN

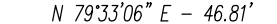
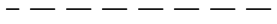
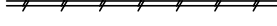


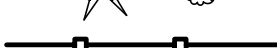

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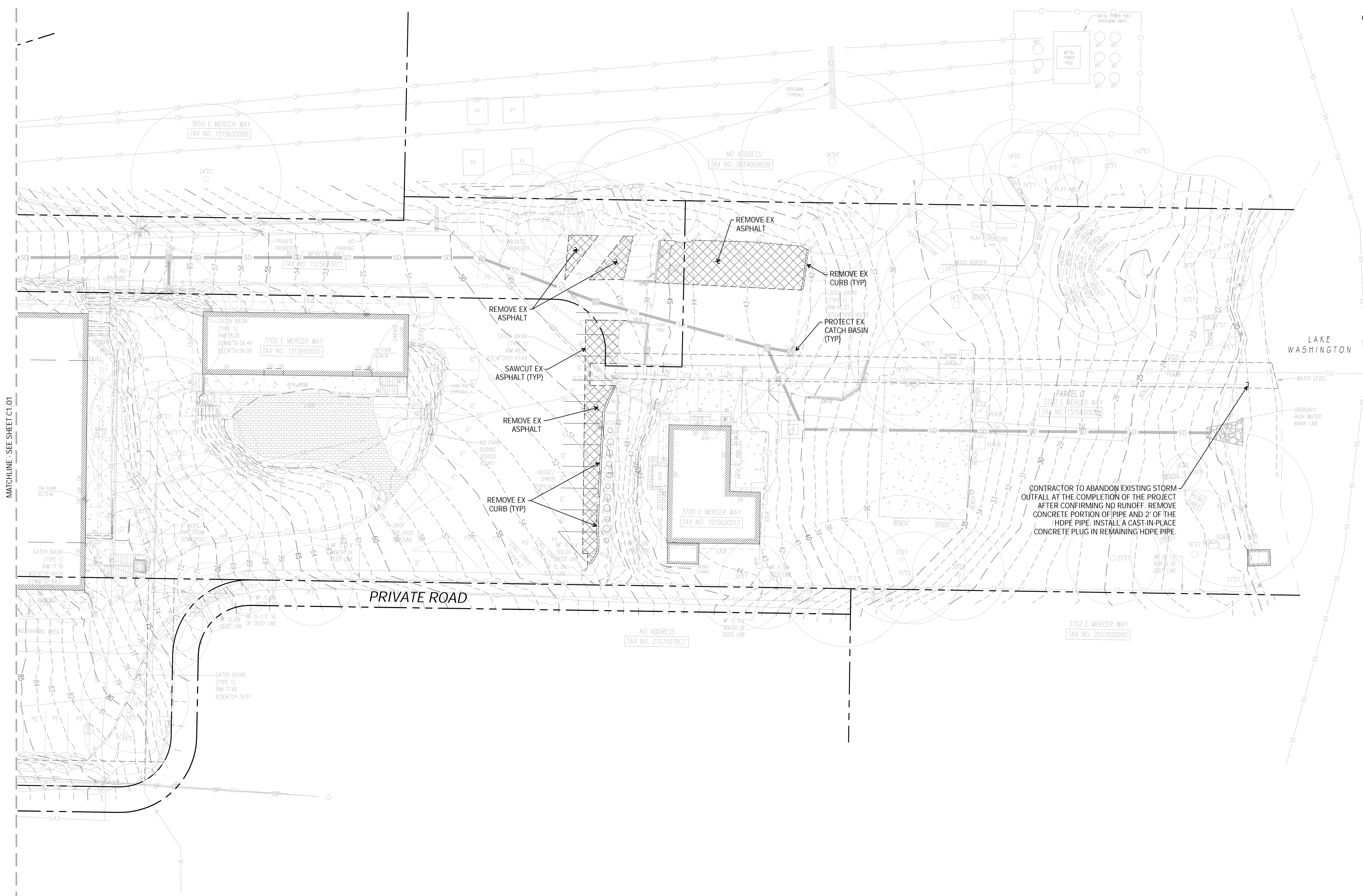


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 © ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22' x 34'



LEGEND

- PROPERTY LINE  N 79°33'26" E - 46.81'
- SAWCUT LINE 
- REMOVE CURBING 
- REMOVE ASPHALT PAVEMENT 
- REMOVE CONCRETE PAVEMENT 
- REMOVE TREE(S) 
- VEG TREE PROTECTION 



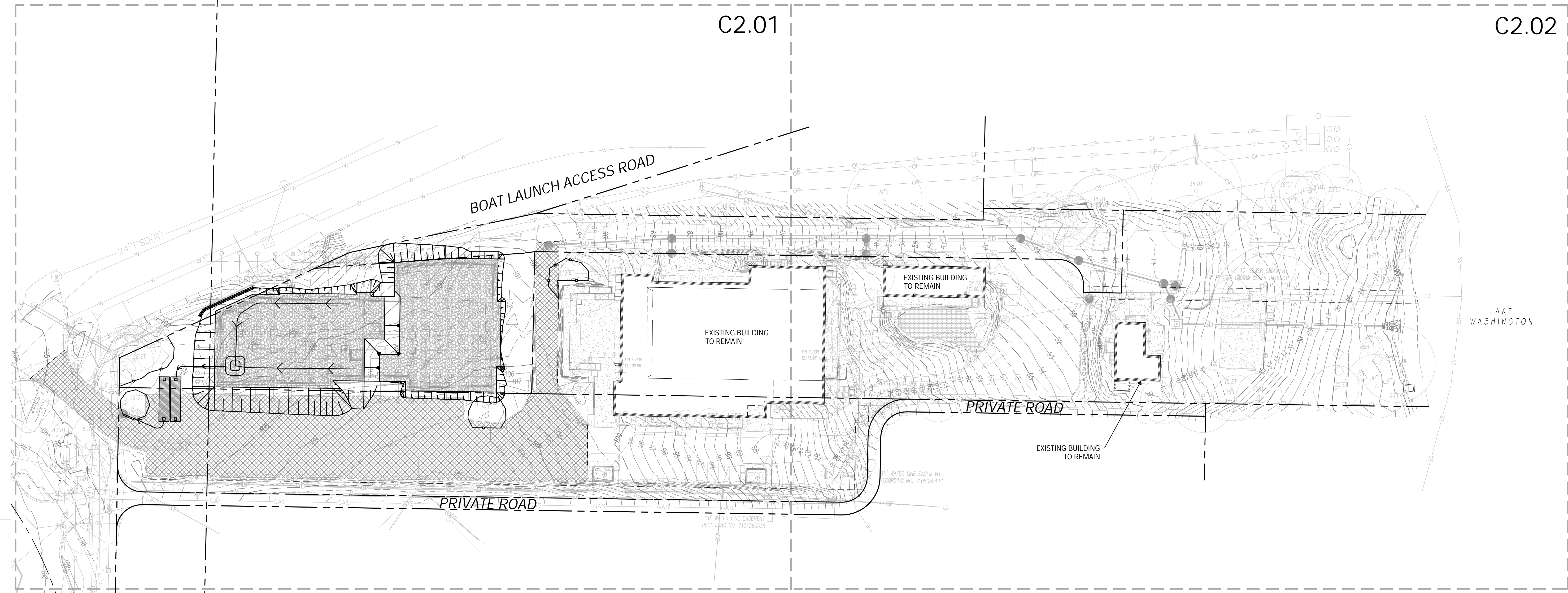
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 BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		DEMO PLAN

C1.02



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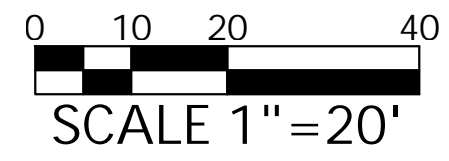


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PROJECT:		OVERALL MASS EXCAVATION AND TESC PLAN

C2.00

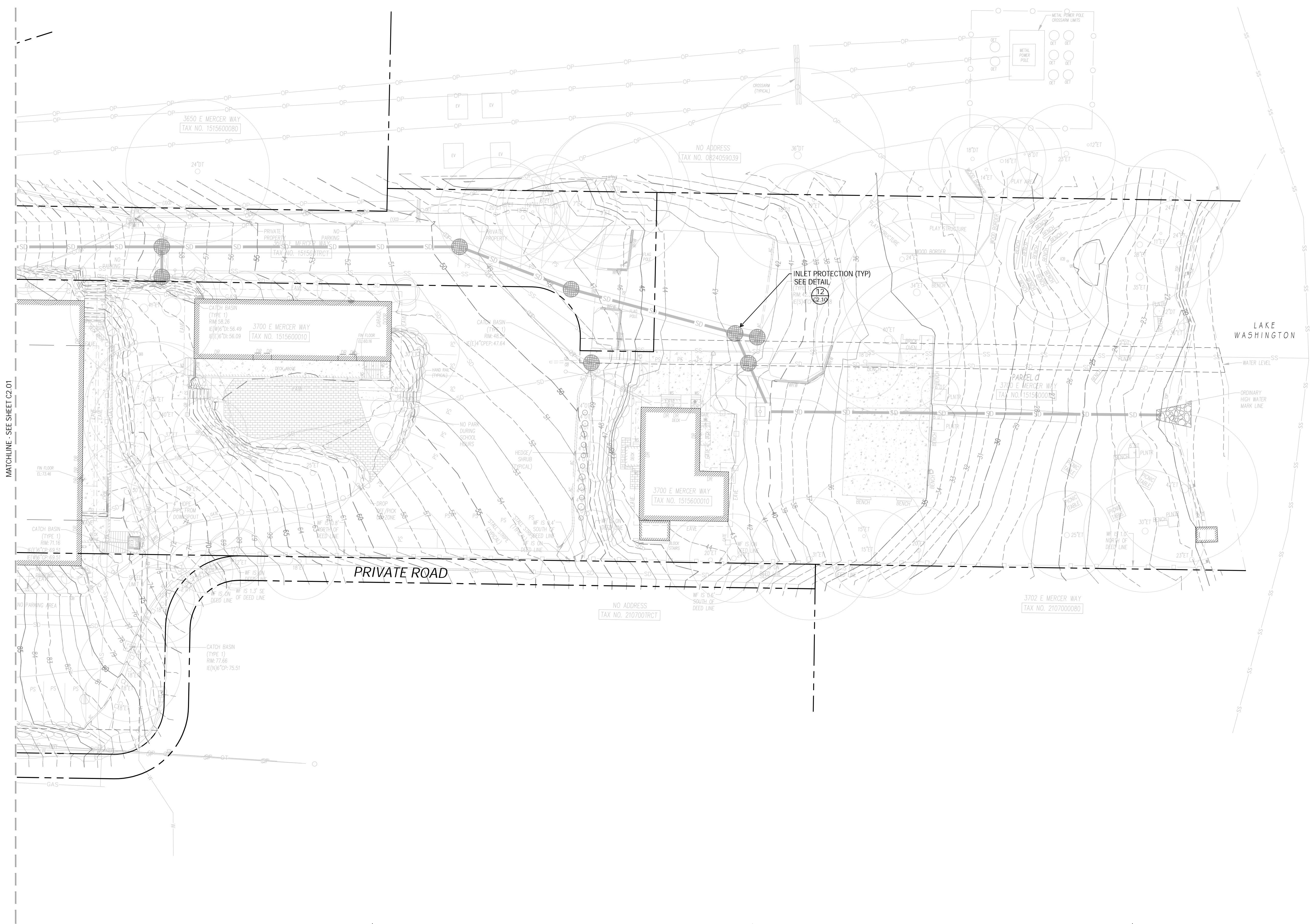
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 © ANJALI GRANT DESIGN, LLC





LEGEND

- VEG TREE PROTECTION
- SF SILT FENCE
- INLET PROTECTION



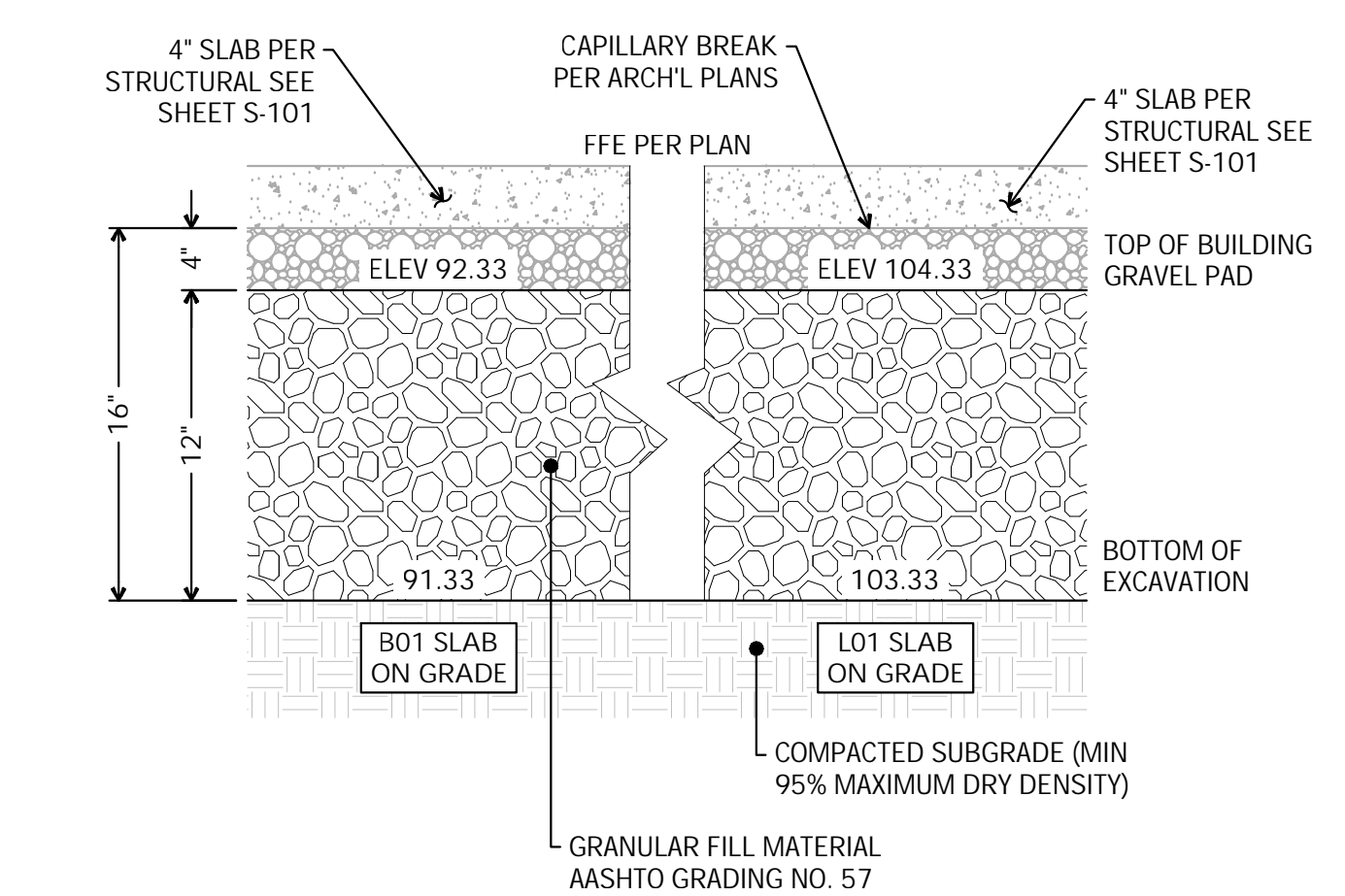
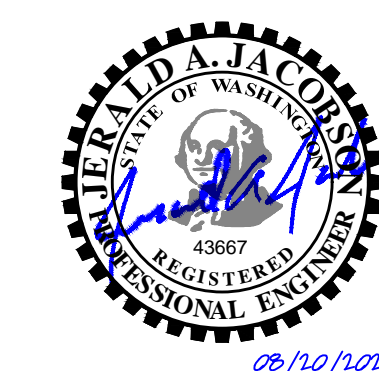
3700 EAST MERCER WAY
 BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT: MASS EXCAVATION AND TESC PLAN		

C2.02



1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT\Barnabie Point\Barnabie Point.dwg
 © ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" x 34"



NOTES:

- 1. ALL SURFACES COMPACTED TO 95%

NTS
Not Used 1

NTS
Not Used 2

NTS
Not Used 3

NTS
Gravel Building Pad 4

NTS
Not Used 5

NTS
Not Used 6

NTS
Not Used 7

NTS
Not Used 8

NTS
Not Used 9

NTS
Not Used 10

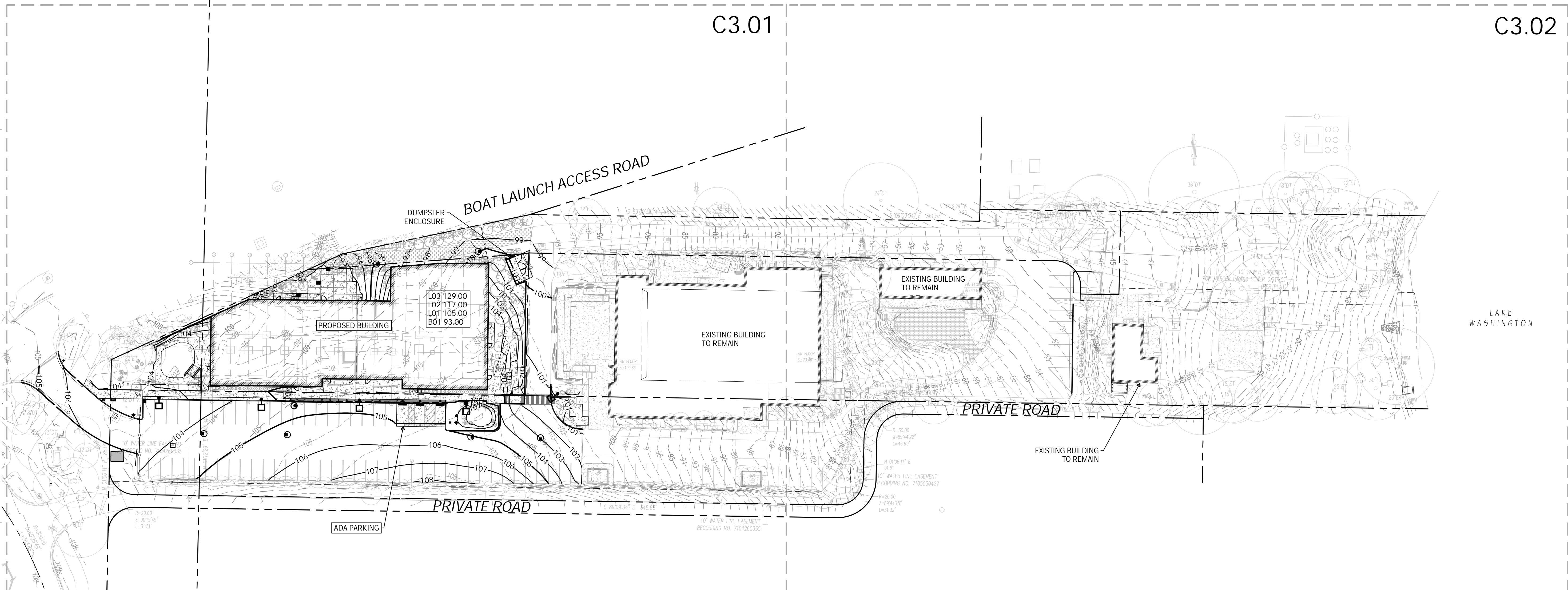
NTS
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3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		TESC DETAILS

C2.11



3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		OVERALL GRADING PLAN

C3.00

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT\Barnabie Point.dwg
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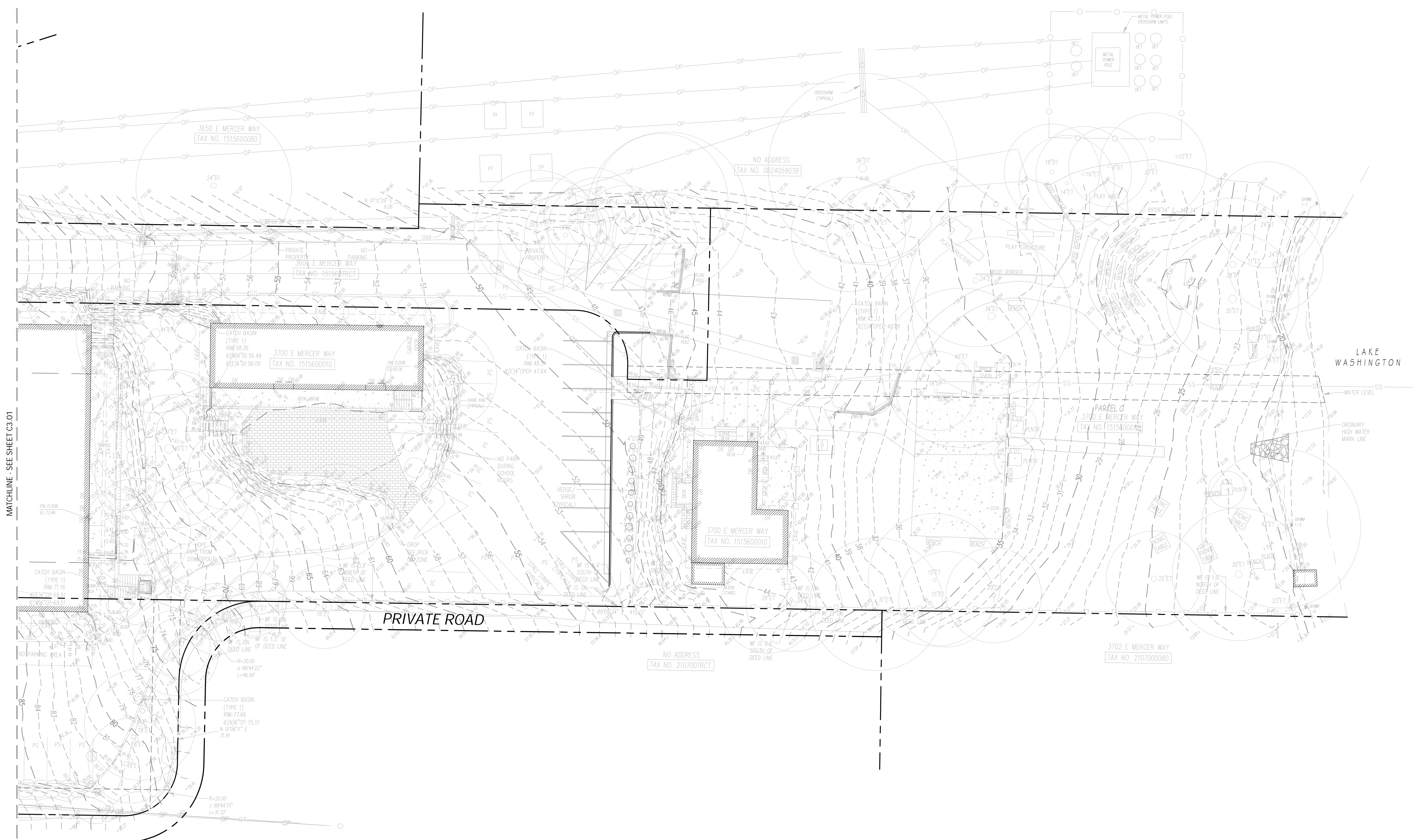
Call before you dig. 8-1-1
 OF 1-800-424-5555
 UNDERGROUND SERVICE (USA)



0 10 20 40
 SCALE 1" = 20'

LEGEND

- PROPERTY LINE $N 79^{\circ}33'28" E - 46.81'$
- CONTOUR (INDEX) 110
- CONTOUR 109
- SPOT ELEVATION 109.36 TC 109.86 BC 109.36
- GRADE BREAK $\text{---} \text{---} \text{---}$ RIDGE VALLEY

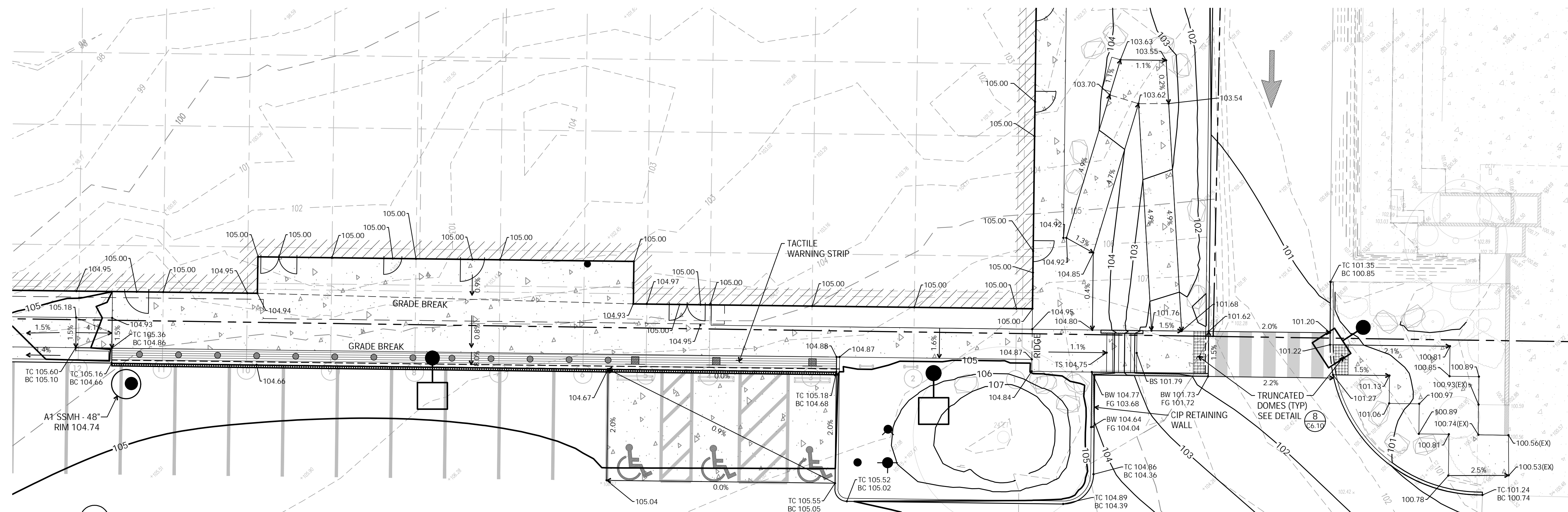


MATCHLINE - SEE SHEET C3.01

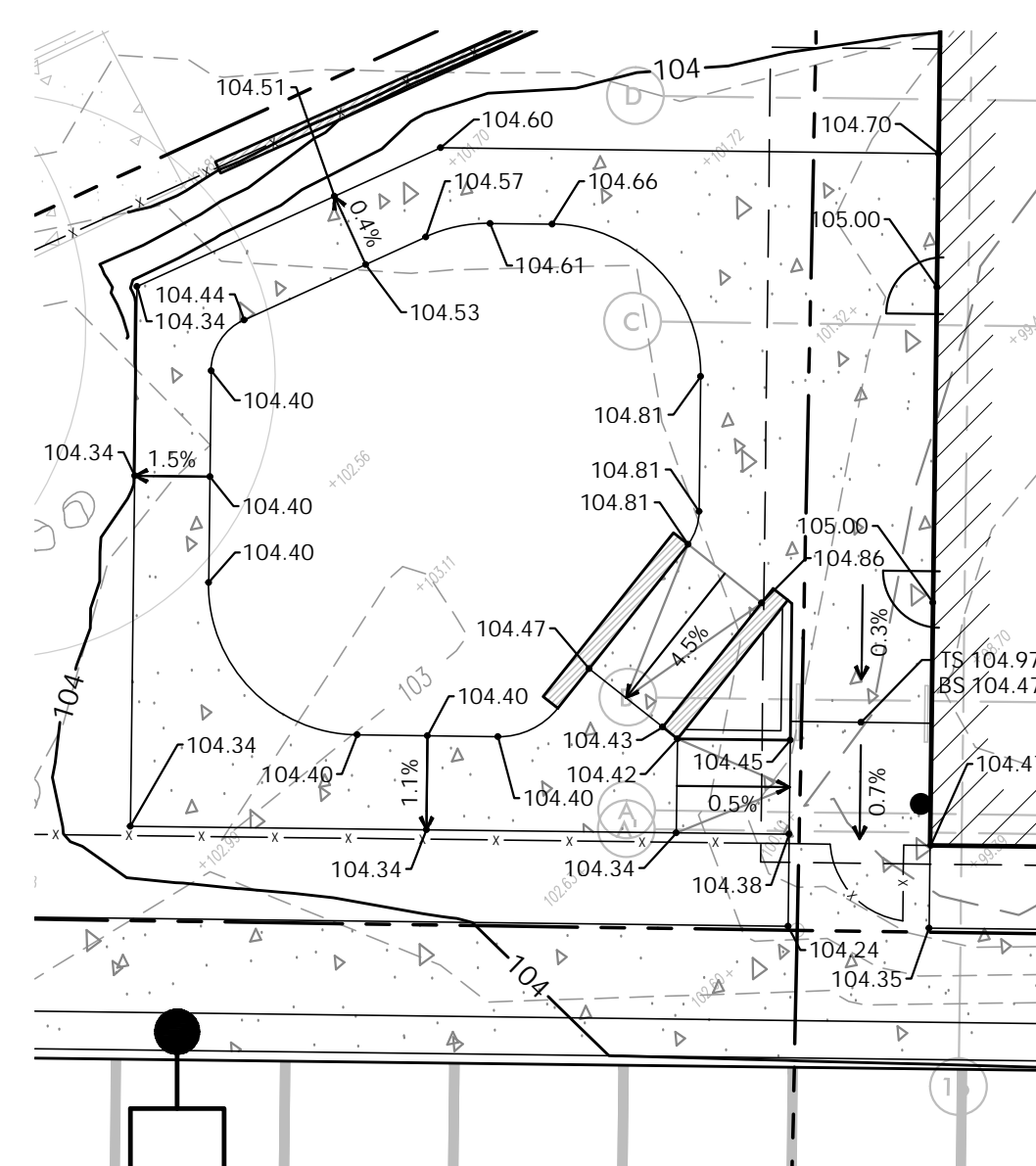


NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		GRADING PLAN

C3.02



Scale: 1"=10'
Detailed Grading Enlargement 4



Scale: 1"=10'
Detailed Play Area Enlargement 5

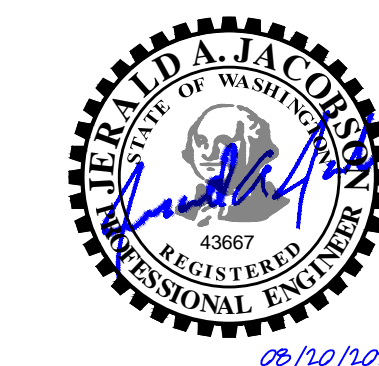
NTS
Not Used 6

NTS
Not Used 7

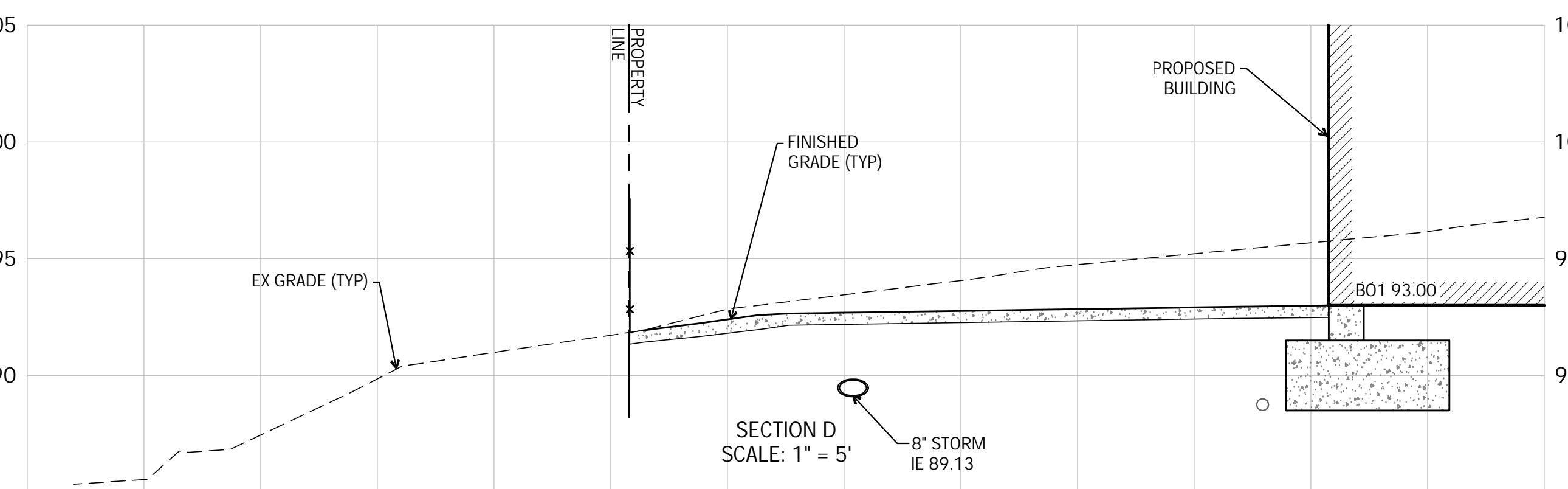
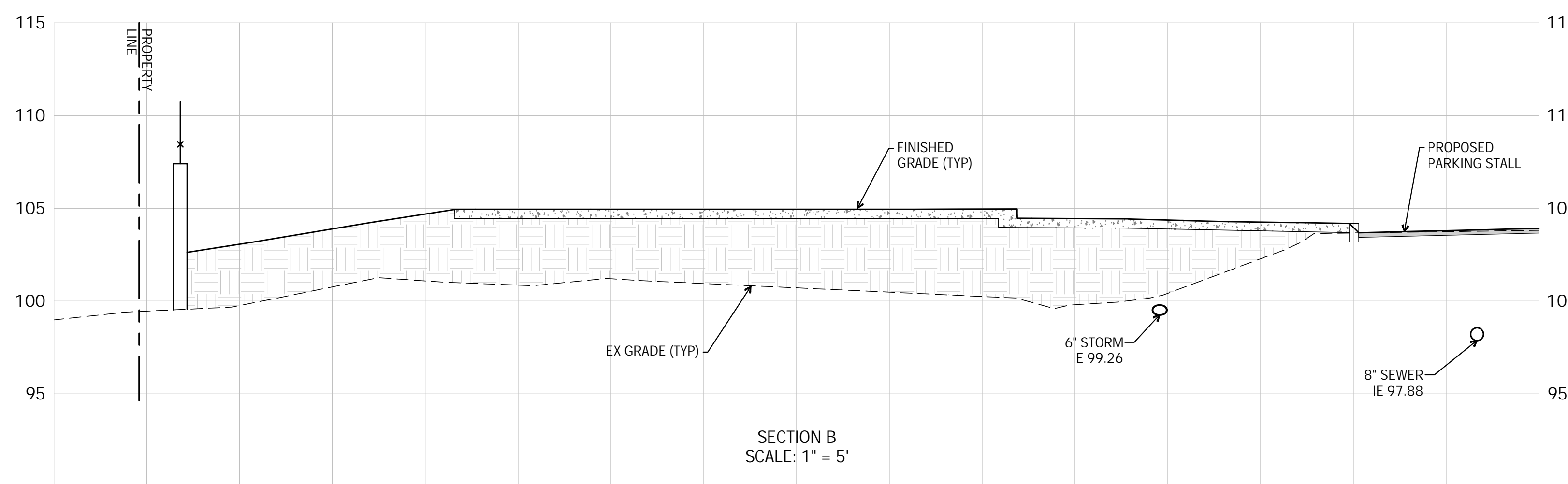
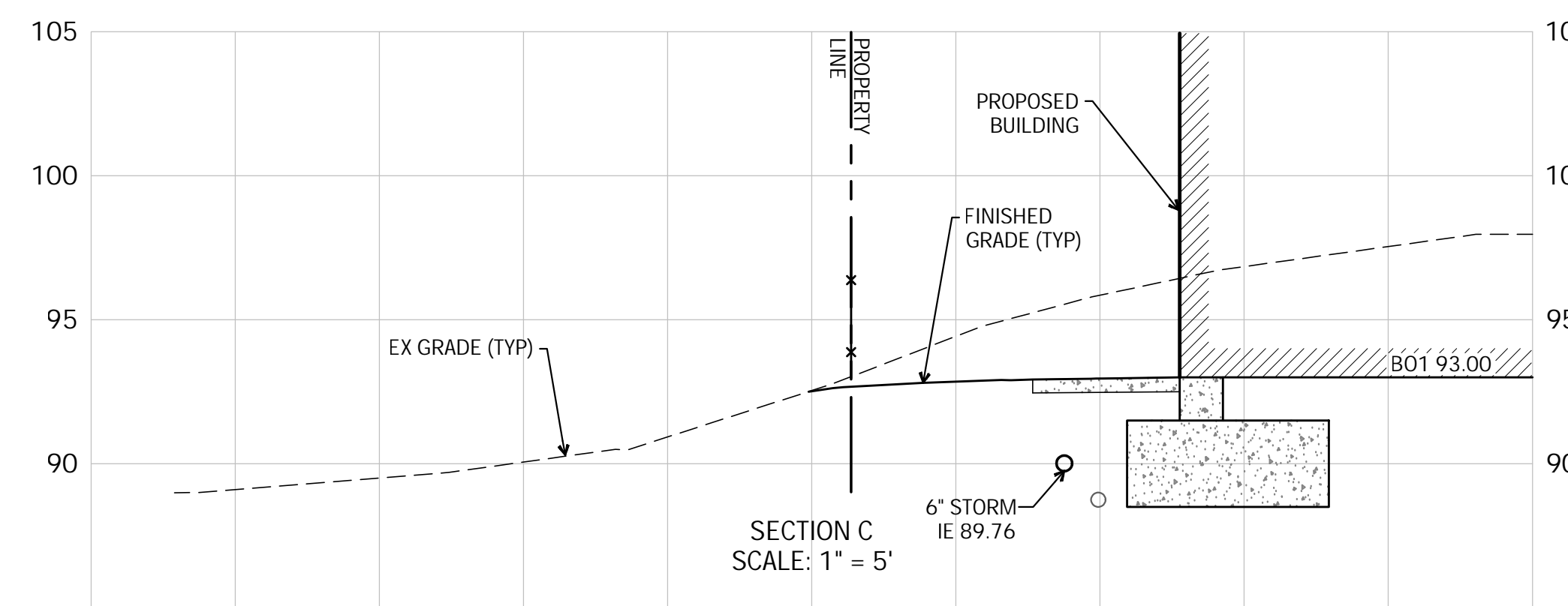
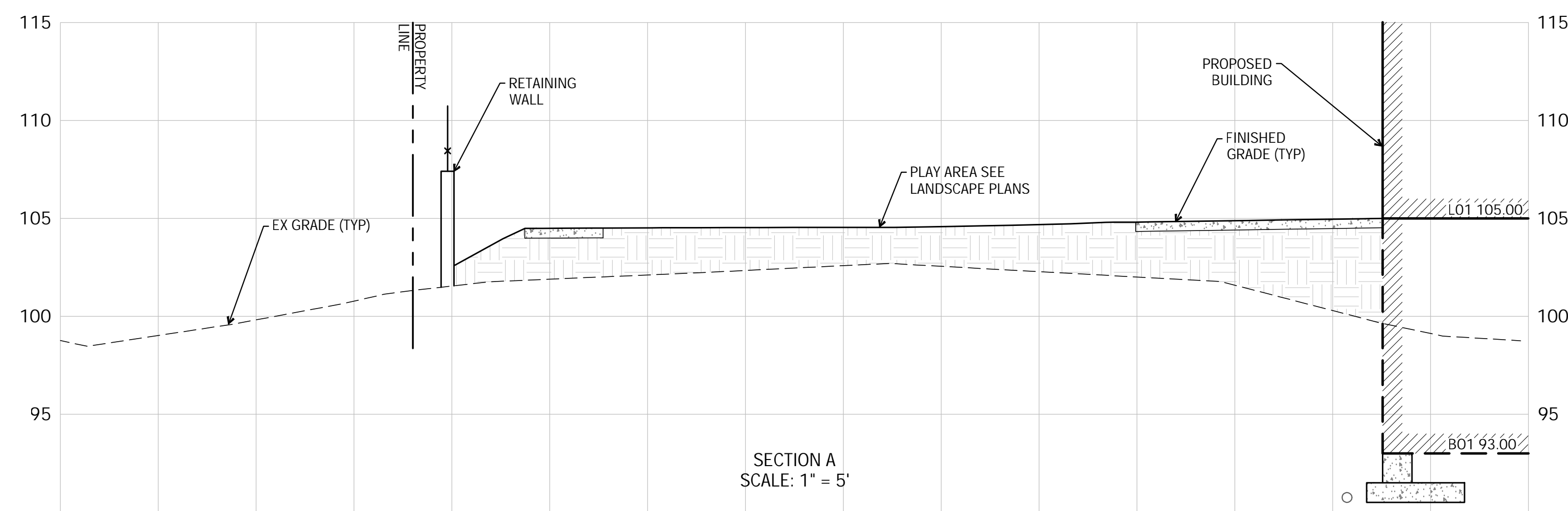
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	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		GRADING DETAILS

C3.10





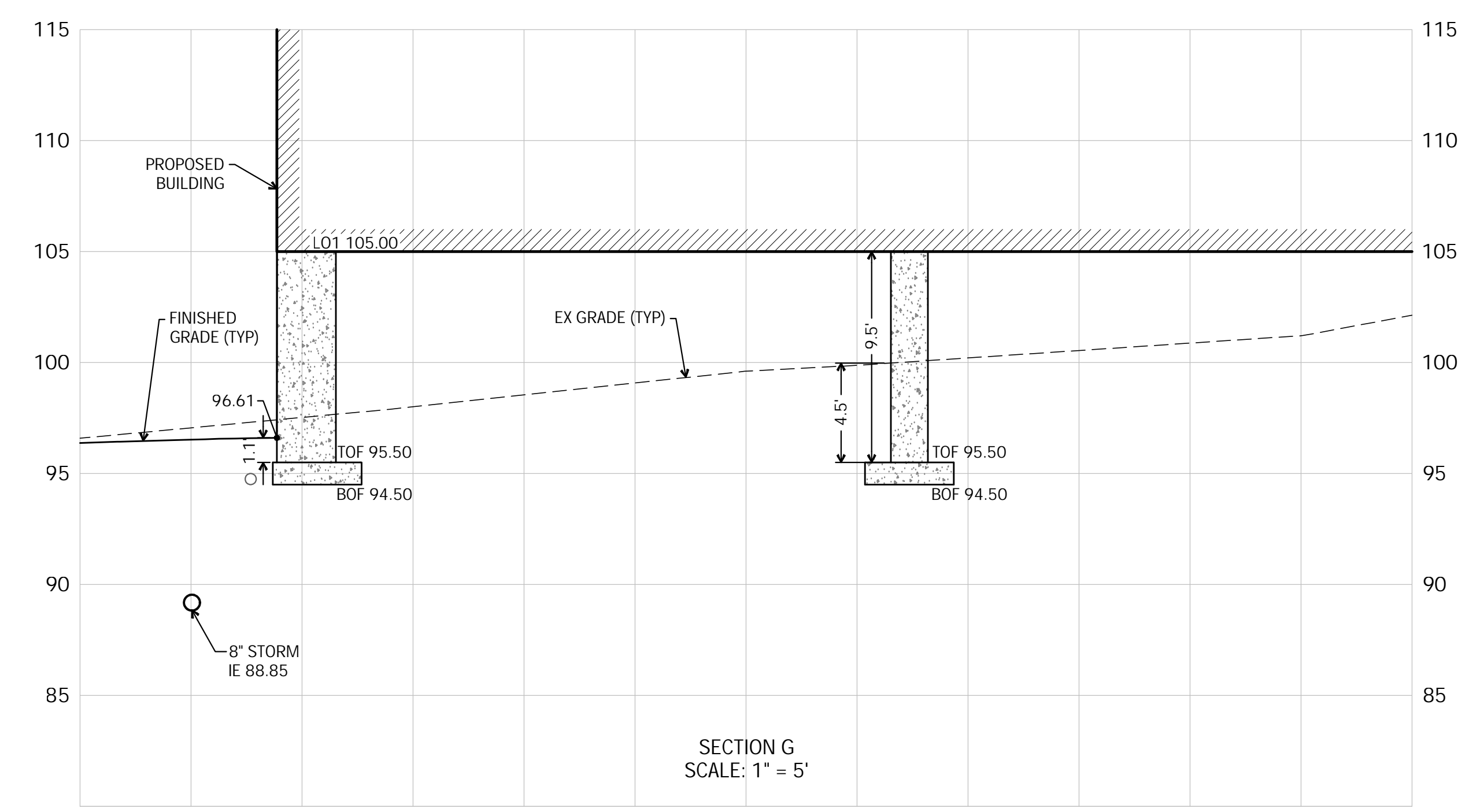
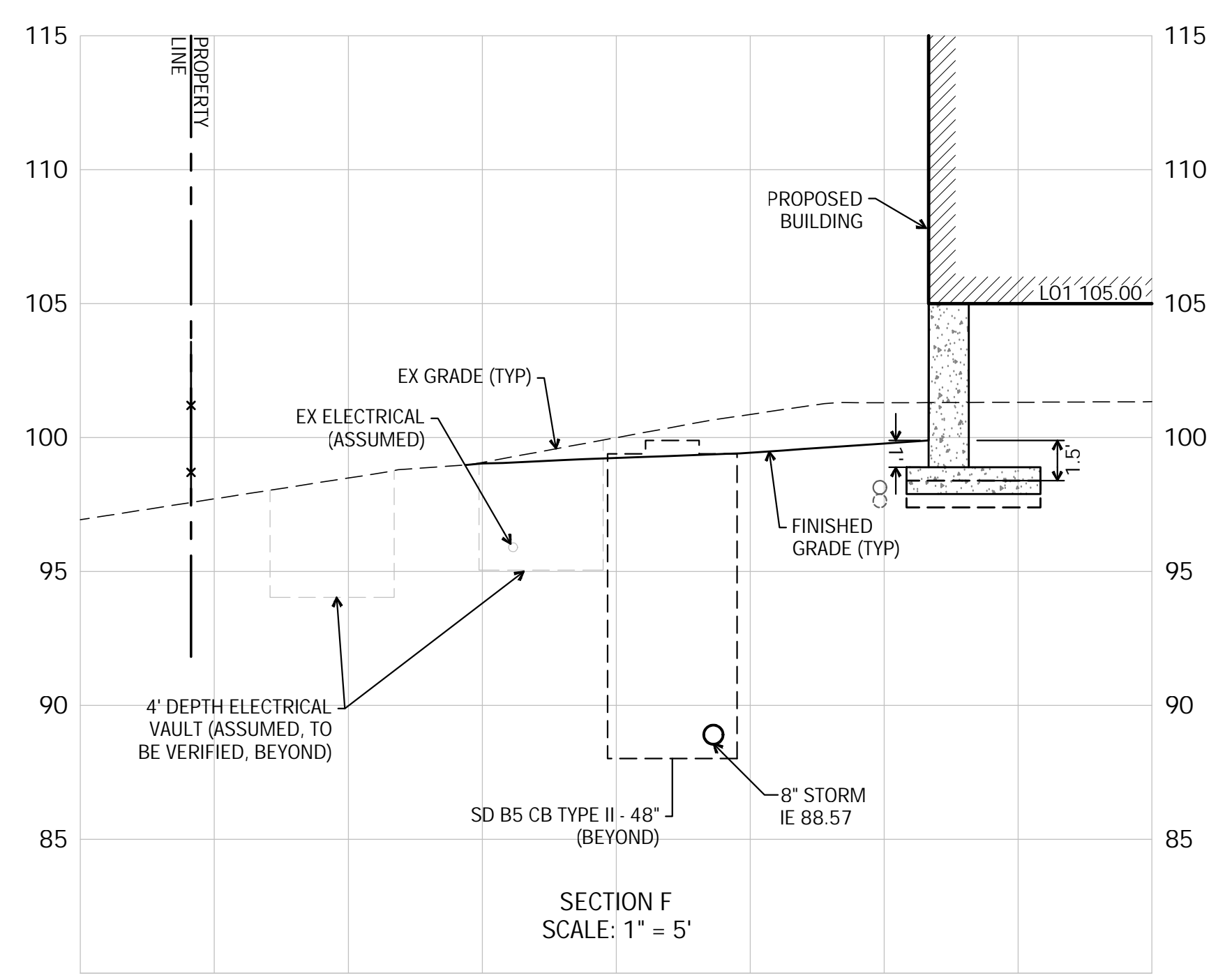
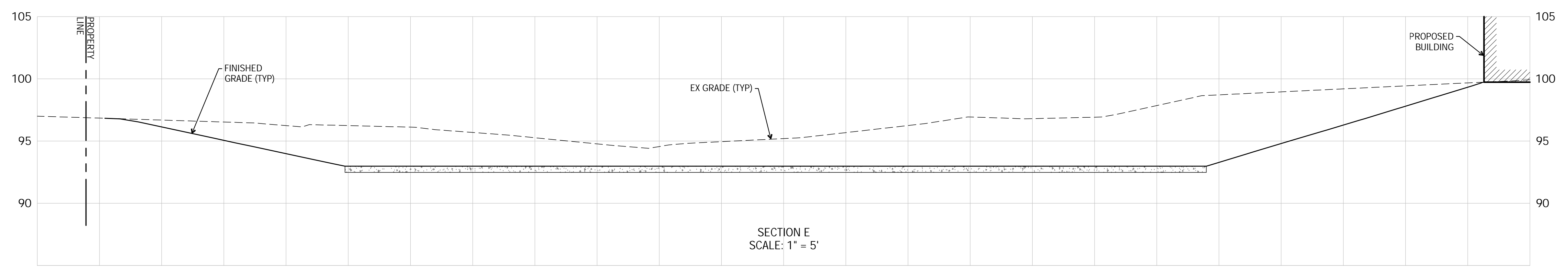
3700 EAST MERCER WAY
BARNABIE POINT PROJECT



NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS

PROJECT: GRADING SECTIONS

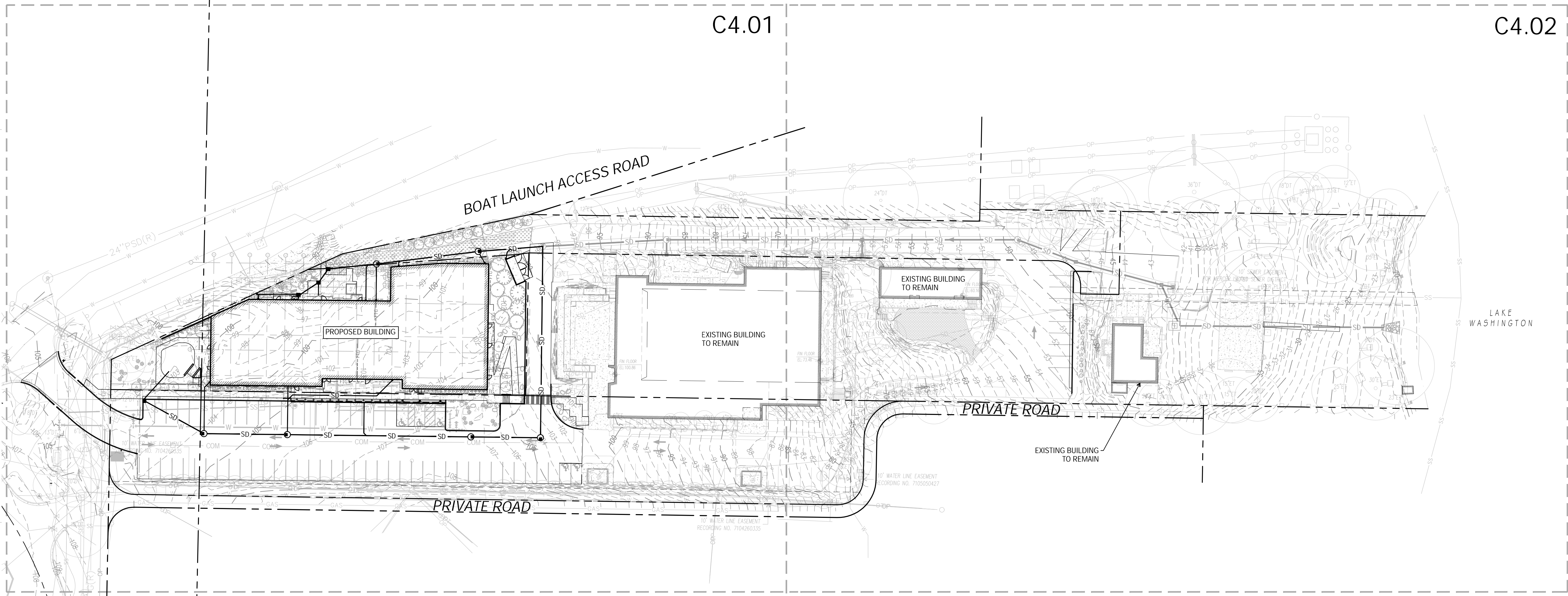
C3.20



NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		GRADING SECTIONS

C3.21





3700 EAST MERCER WAY
BARNABEE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS

PROJECT:
OVERALL STORM DRAINAGE PLAN

C4.00

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\Barnabee Point_Central\RAI\RAI.dwg (22' x 34')
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE 22' x 34'





Call before you dig. 8-1-1
 OF 1-800-424-5555
 UNDERGROUND SERVICE (USA)



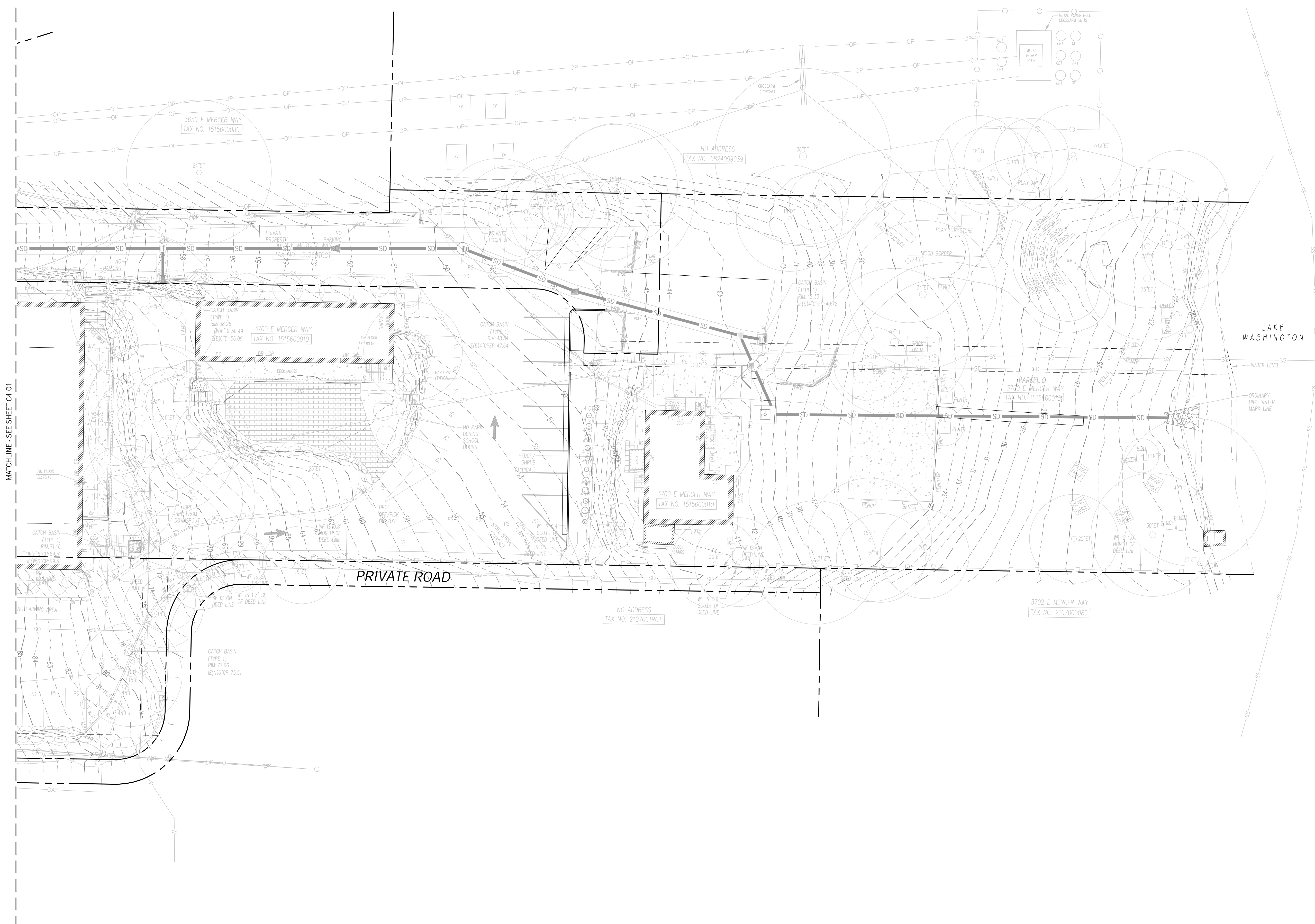
3427 BEACON AVE S
 SEATTLE 98144
 ANJALI@AGRANTDESIGN.COM
 206-512-4209

anjali grant design LLC



LEGEND

- PROPERTY LINE N 79°33'28" E - 46.81'
- CONTOUR (INDEX) 140=110
- CONTOUR 109=109
- STORM DRAINAGE PIPE SD
- FRENCH DRAIN - - - -
- CB TYPE 2/CB TYPE 1/
AREA DRAIN/SDCO ■ ■ ■ ■



MATCHLINE - SEE SHEET C4.01

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\PROJECTS\BARN\Drawings\BARN_C4.02.dwg
 © ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" x 34"

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

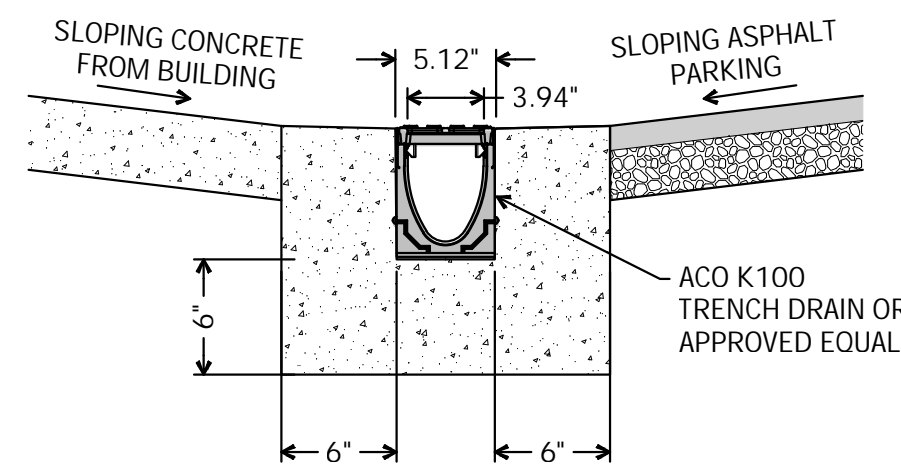
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	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		STORM DRAINAGE PLAN

C4.02





08/10/2025

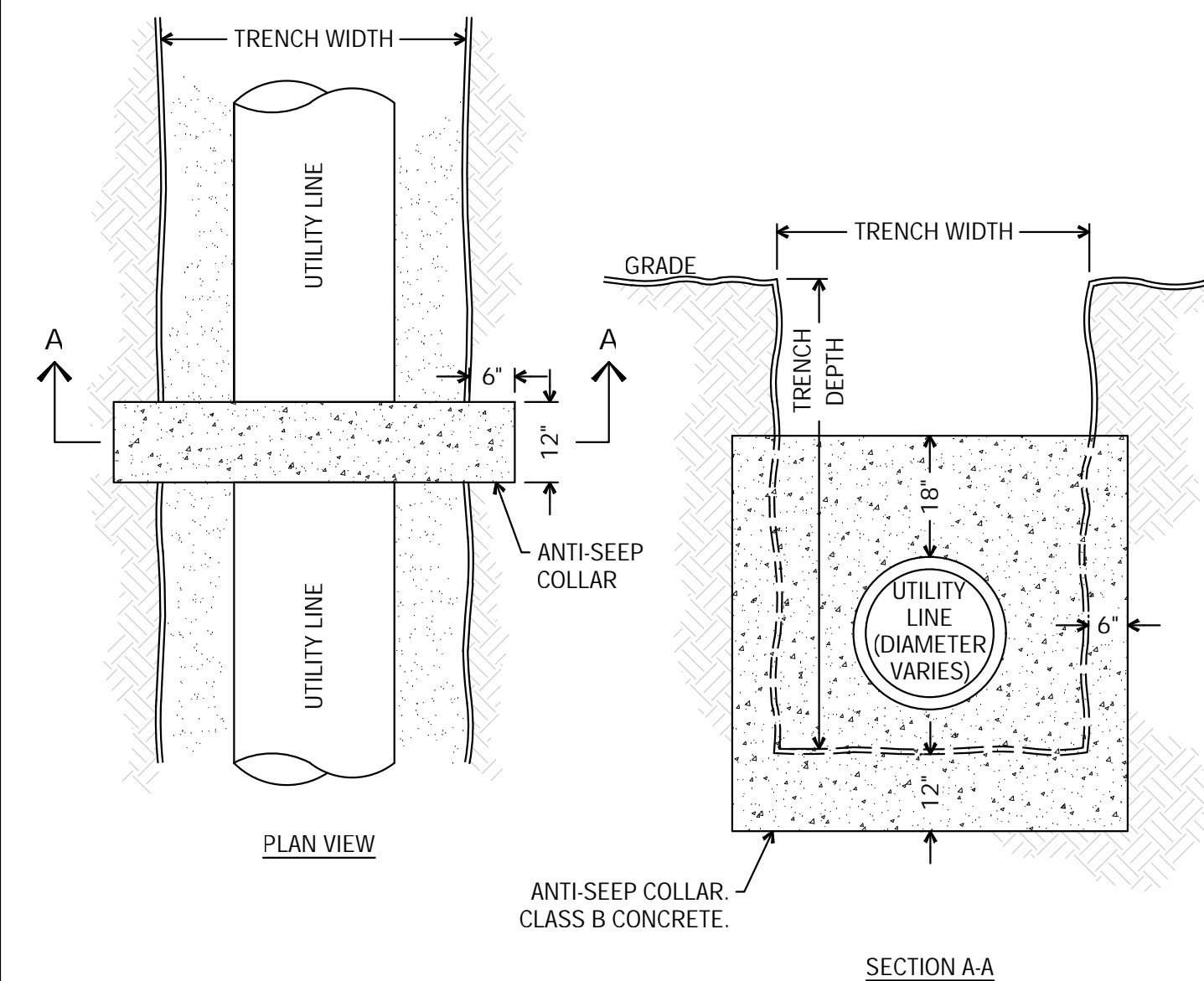


NOTES:

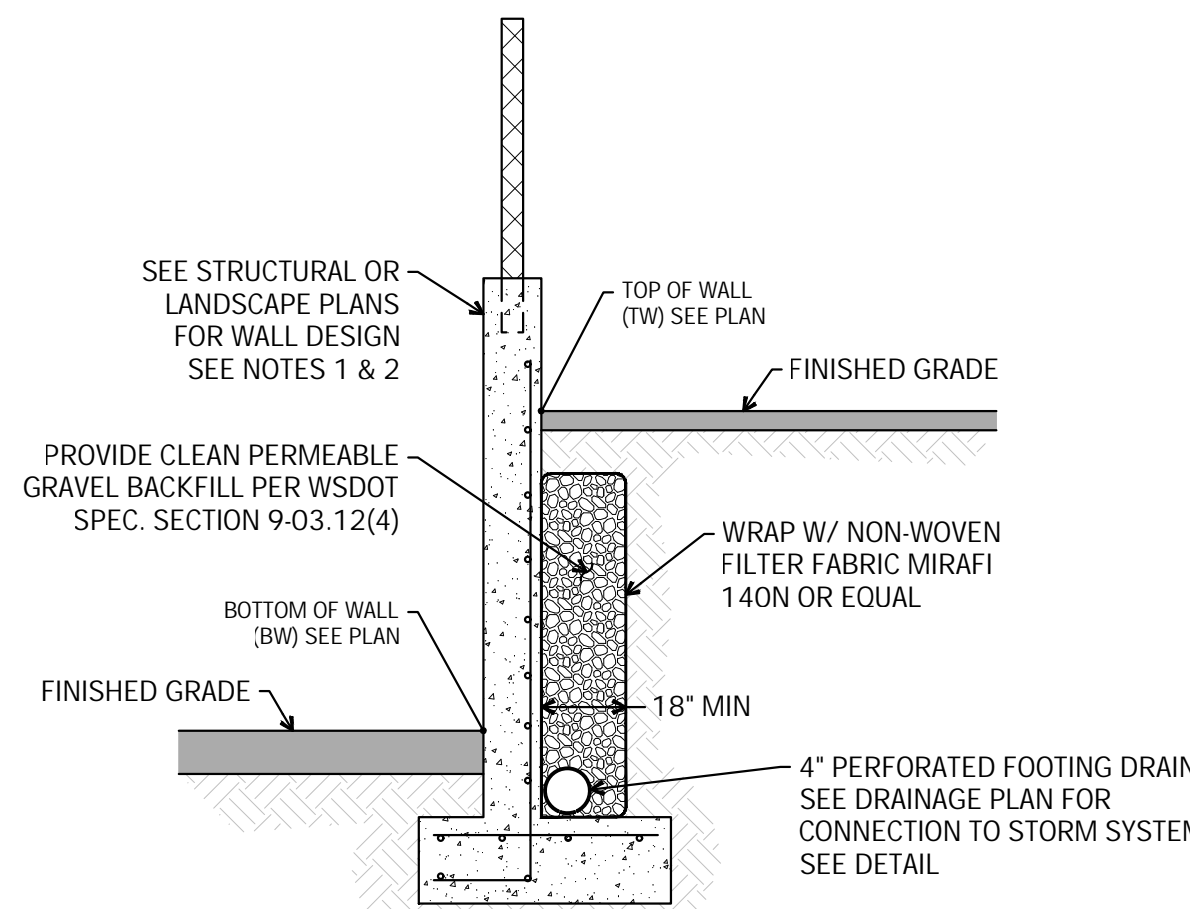
- TRENCH DRAIN WILL BE SLOPED ON EITHER SIDE TO THE CENTER OF THE TRENCH DRAIN TO THE K1 SERIES 900 CATCH BASIN
- TRENCH DRAIN GRATE TO BE IRON AGE 'ARGO'

ACO K100 TRENCH DRAIN NUMBERS	SHALLOW DEPTH	DEEP DEPTH
- K1-1 TO K1-17 - K1 SERIES 900 CATCH BASIN - K1-17 TO K1-1	3.94"	7.28"

NTS
Trench Drain 1



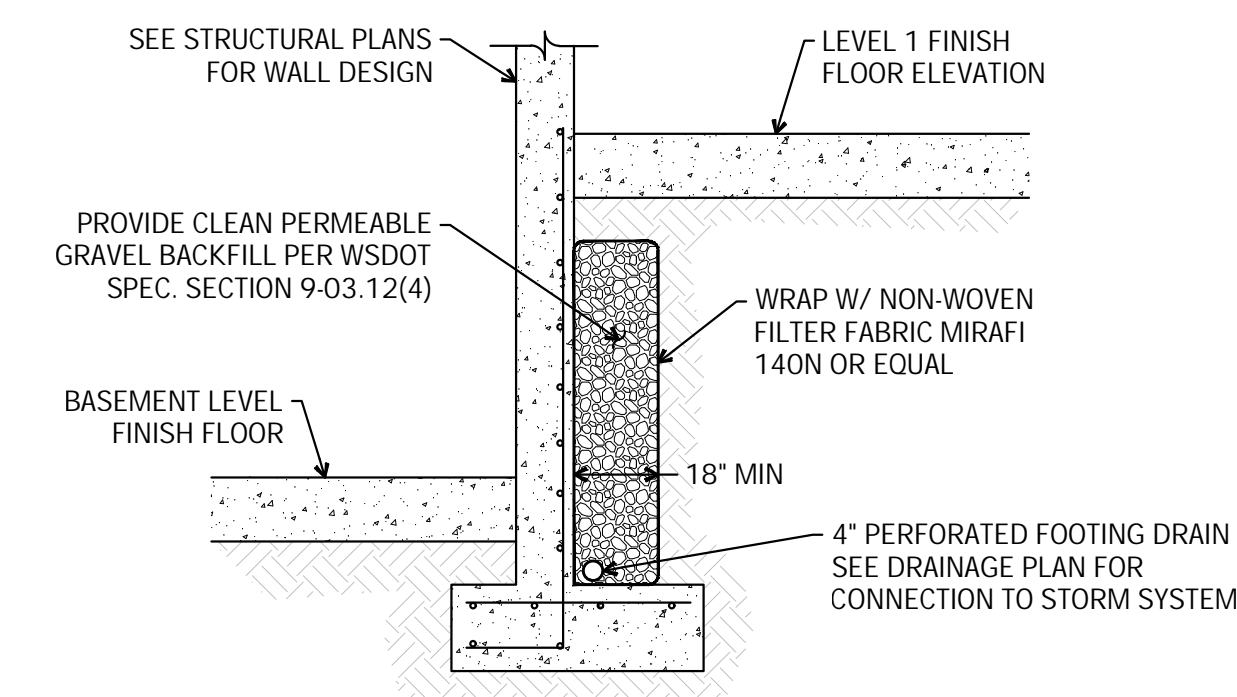
NTS
Anti-Seep Collar 2



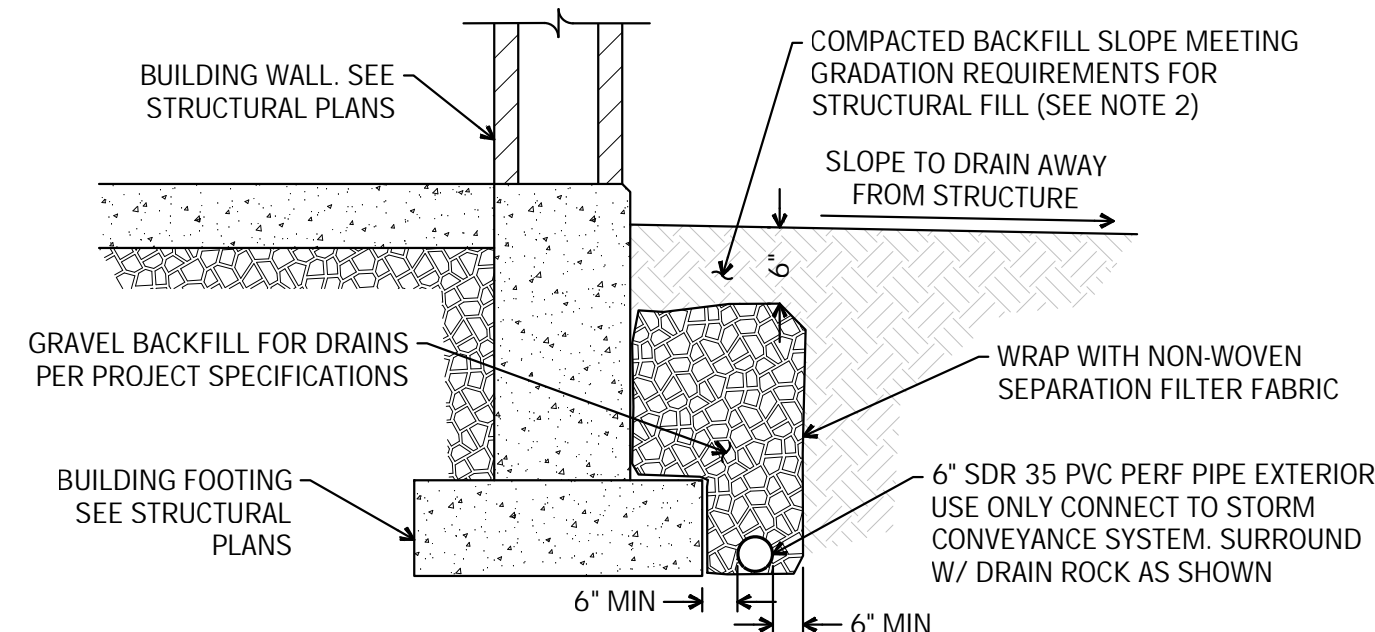
NOTES:

- FOR WALLS HIGHER THAN 4-FT. SEE STRUCTURAL PLANS
- FOR WALLS LESS THAN 4-FT. SEE LANDSCAPE PLANS

NTS
Wall Drain 3



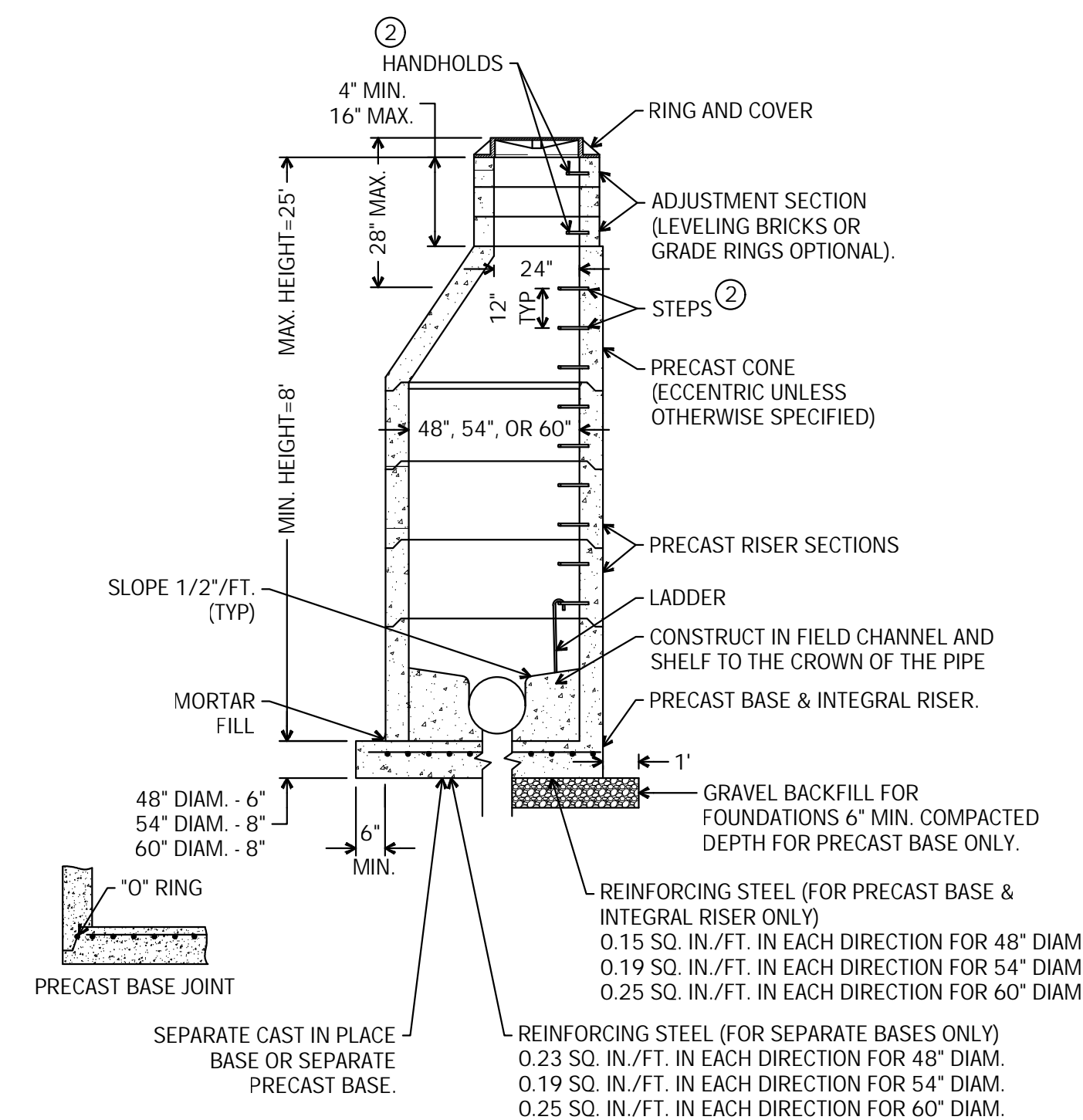
NTS
Internal Wall Foundation Drain 4



NOTES:

- PIPE SHALL BE PLACED NO LOWER THAN 3" BELOW BOTTOM OF FOOTING
- STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF SECTION 02200 OF THE PROJECT SPECIFICATIONS

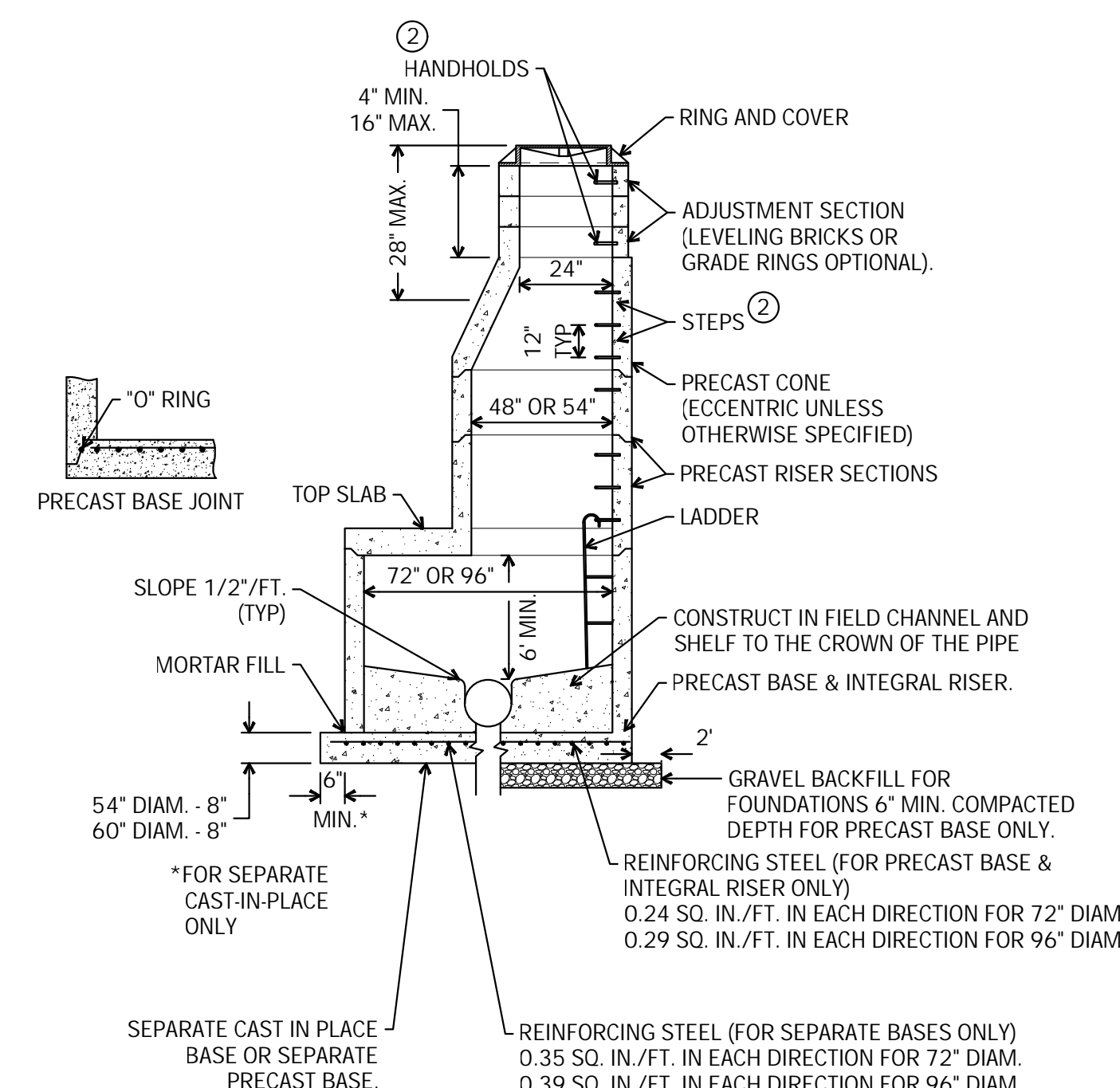
NTS
Footing Drain with Filter Fabric 5



NOTES:

- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN MANHOLE SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. 7-011, "MANHOLE DETAILS." HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HAND HOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS MANHOLE WALL THICKNESS. MAX. HOLE SIZE SHALL BE 36 IN. FOR 48 IN. MANHOLE, 42 IN. FOR 54 IN. MANHOLE, 48 IN. FOR 60 IN. M.H., 60 IN. FOR 72 IN. M.H. MIN. DISTANCE BETWEEN HOLES SHALL BE 8 IN.
- MANHOLE RINGS AND COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
- FOR HEIGHTS OF 12 FT. OR LESS, MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 LBS. PER SQ. FT. FOR HEIGHTS OVER 12 FT. MIN. SOIL BEARING VALUE SHALL EQUAL 3,800 LBS. PER SQ. FT.
- FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS. SEE FIG. 7-011, "MANHOLE DETAILS."
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7.05.3 FOR JOINT REQUIREMENTS.
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

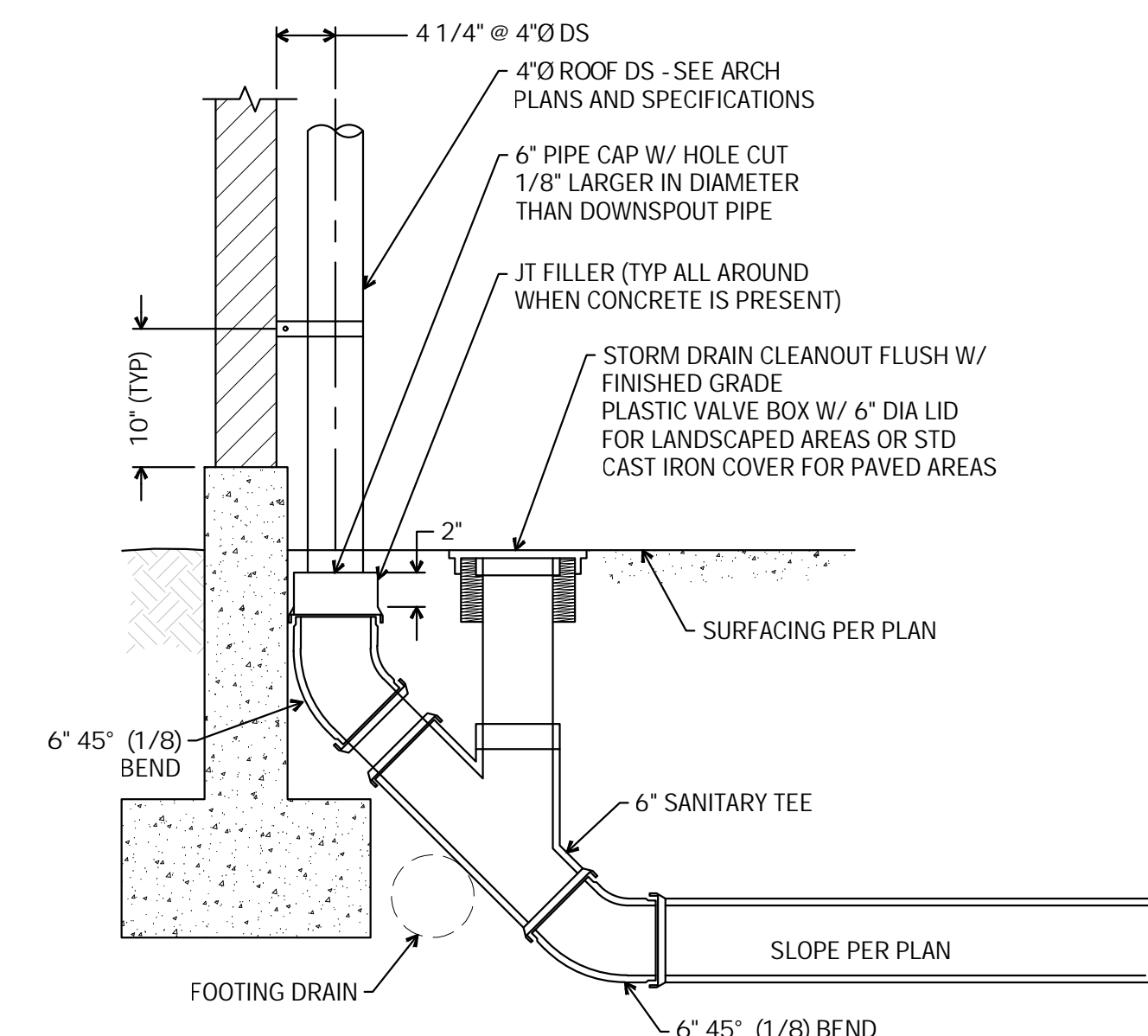
NTS
Type I Catch Basin 10



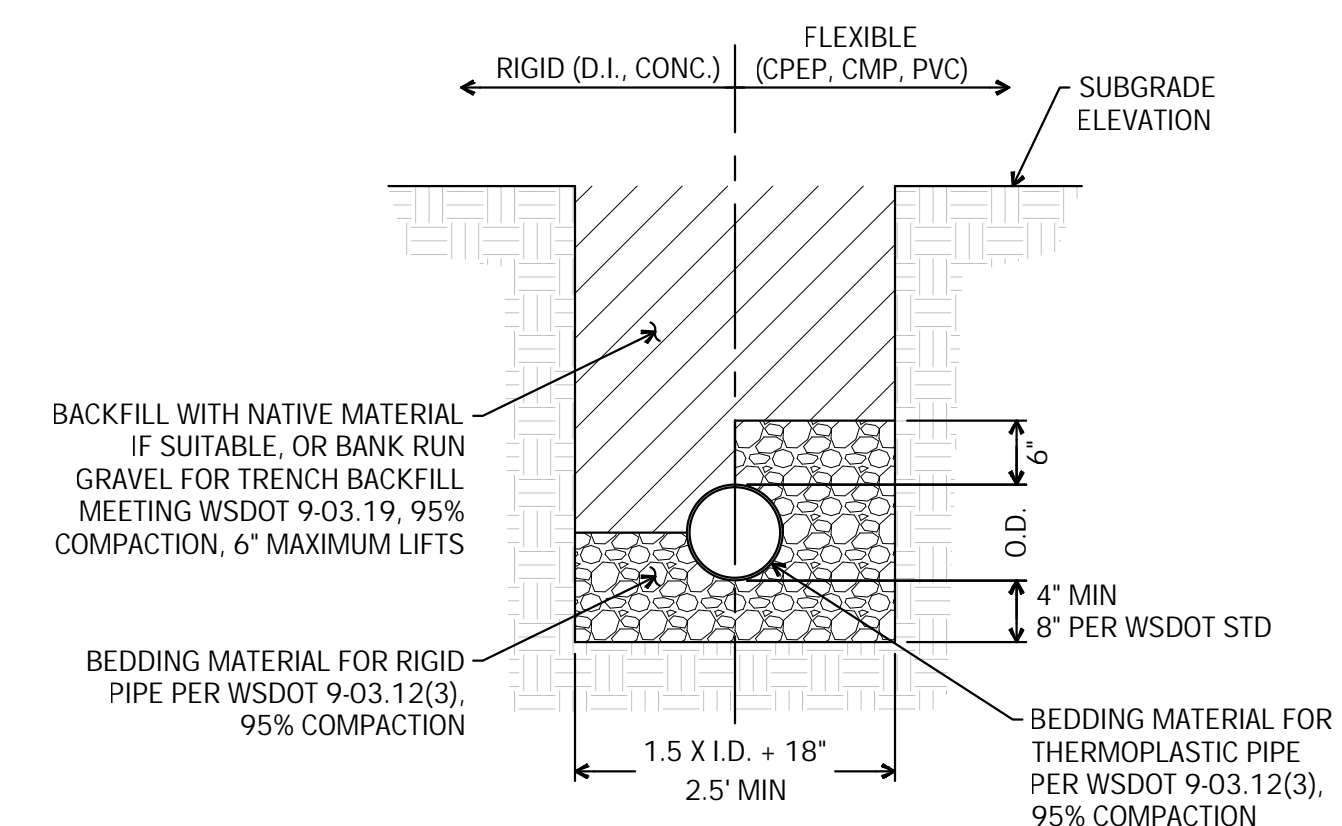
NOTES:

- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN MANHOLE SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. 7-011, "MANHOLE DETAILS." HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HAND HOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS MANHOLE WALL THICKNESS. MAX. HOLE SIZE SHALL BE 60 IN. FOR 72 IN. MANHOLE, 64 IN. FOR 96 IN. MANHOLE. MIN. DISTANCE BETWEEN HOLES SHALL BE 12 IN.
- MANHOLE RINGS AND COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
- FOR HEIGHTS OF 12 FT. OR LESS, MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 LBS. PER SQ. FT. FOR HEIGHTS OVER 12 FT. MIN. SOIL BEARING VALUE SHALL EQUAL 3,800 LBS. PER SQ. FT.
- FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS. SEE FIG. 7-011, "MANHOLE DETAILS."
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

NTS
Type II Catch Basin 11



NTS
Downspout Connection with Exterior Cleanout 9



NOTE:

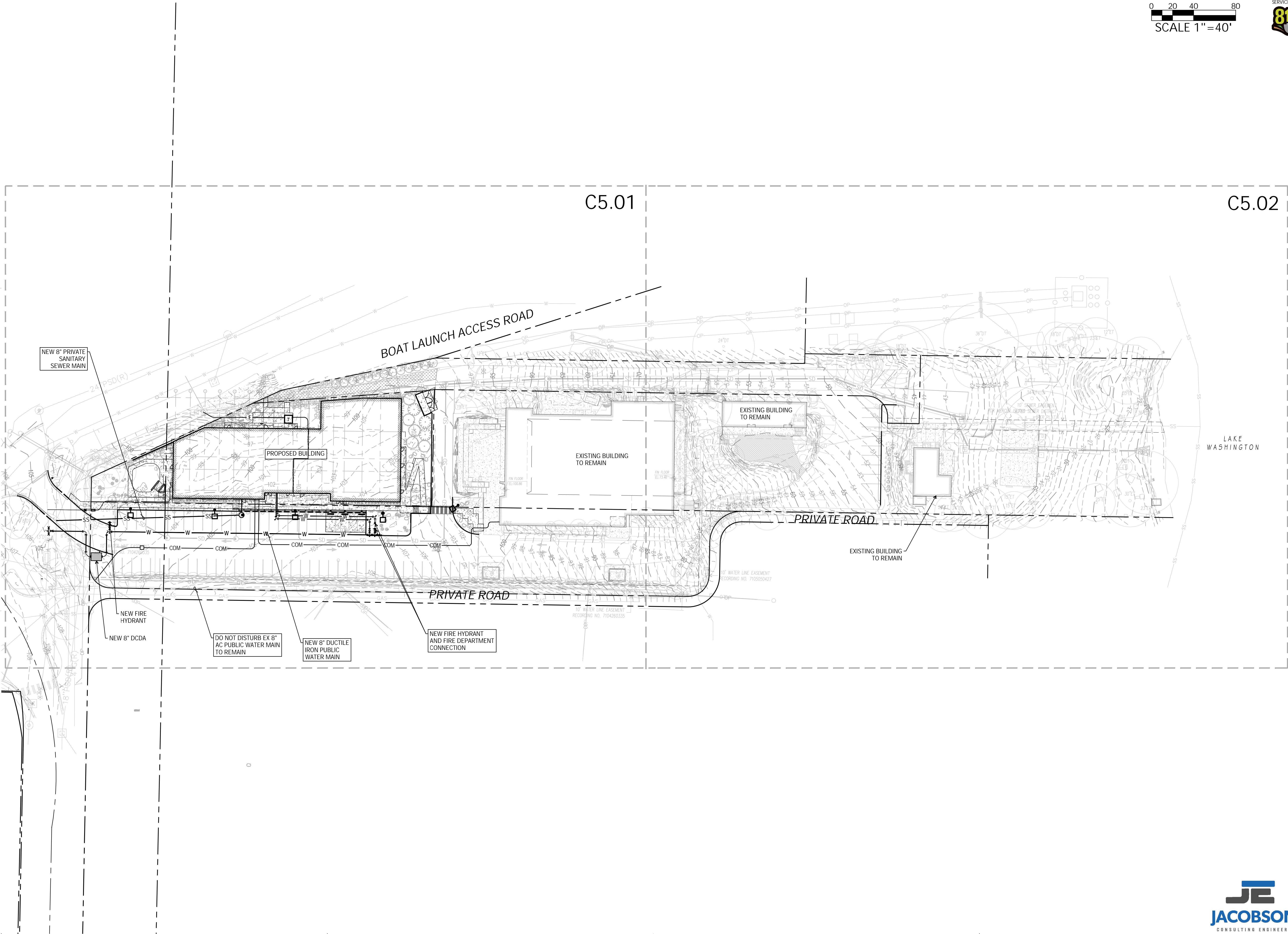
BACKFILL MATERIAL SHALL NOT HAVE PARTICLE SIZE GREATER THAN 1" WITHIN 6" OF THE PIPE OR THE CONTRACTOR HAS THE OPTION TO USE GRAVEL BACKFILL PIPE ZONE BEDDING CONFORMING TO WSDOT 9-03.12(3)

NTS
Pipe Bedding and Backfill 8

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS

PROJECT: STORM DRAINAGE DETAILS

C4.10



NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS

PROJECT: OVERALL UTILITY PLAN

C5.00

1/20/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT - Overall Plan - 25 AUGUST 2025.dwg ORIGINAL SHEET SIZE: 22" x 34" © ANJALI GRANT DESIGN, LLC





Call before you dig. 8-1-1
 OF 1-800-424-5555
 UNDERGROUND SERVICE (USA)

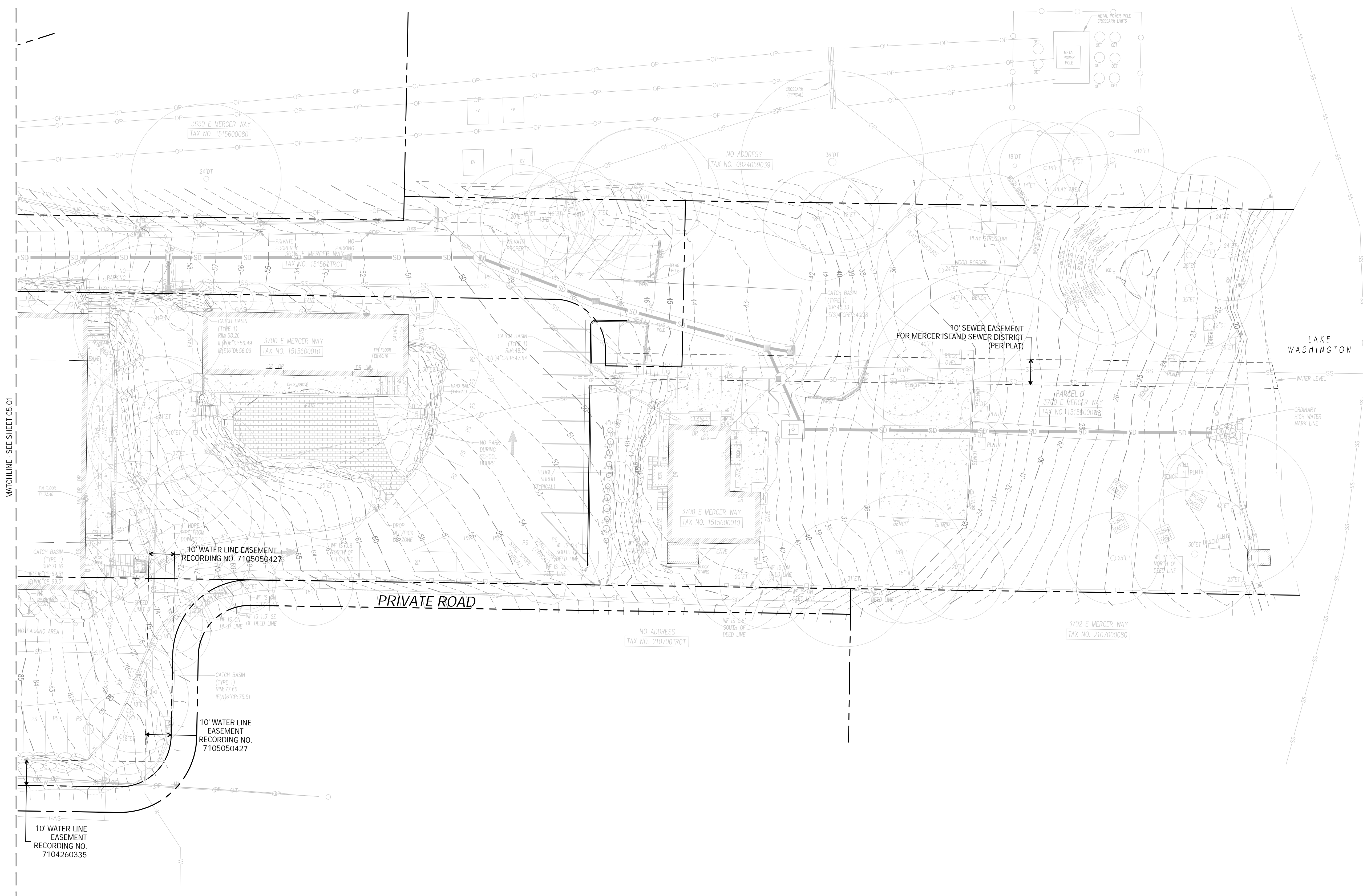


3427 BEACON AVE S
 SEATTLE 98144
 ANJALI@AGRANTDESIGN.COM
 206-512-4209

anjali grant design LLC

LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- STORM DRAINAGE PIPE SD
- YD/CO/CB/2/MH
- SANITARY SEWER SS
- SANITARY MH/CO
- WATER MAIN W
- FH/FDC/PIV/VALVE $FH \blacktriangle FDC \blacktriangle PIV \bullet WVV$
- WATER VAULT/METER



MATCHLINE - SEE SHEET C5.01

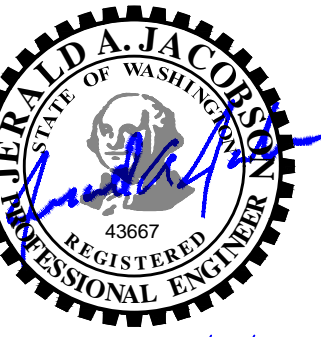
3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		UTILITY PLAN

C5.02

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABIE POINT\Barnabie Point\DWG\C5.02.dwg ANJALI GRANT DESIGN, LLC ORIGINAL SHEET SIZE: 22" x 34"





SECTION

DETAIL A-A

NOTES

- EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FOUR (4) FEET BELOW FINISHED GRADE.
- EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG. ONLY ONE EXTENSION PER VALVE WILL BE ALLOWED.
- ALL EXTENSIONS ARE TO BE MADE OF CAST OR DUCTILE IRON, SIZED AS NOTED AND PAINTED WITH TWO COATS ASPHALTIC VARNISH.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
WATER VALVE EXTENSION	
12-23-2013	NO SCALE
W-9	
REV DATE	APPROVED

NTS
Water Valve Extension 1

NOTES

- VALVE BOX RISER WITH PAVING LUGS SHALL BE OLYMPIC NO. VB2 OR EQUAL.
- MINIMUM VALVE BOX BOTTOM LENGTH OVERALL = 21 1/16". SHORT RISERS ARE NOT PERMITTED.
- SEE DWG. NO. W-7 FOR DETAILS.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
WATER VALVE BOX	
12-23-2013	NO SCALE
W-8	
REV DATE	APPROVED

NTS
Valve Marker Post 6

VALVE BOX LID

VALVE BOX TOP

VALVE BOX BOTTOM

NOTES

- VALVE BOX SHALL BE OLYMPIC FOUNDRY PART NO. VB940 OR EQUAL.
- THE TOP AND LID SHALL HAVE A MACHINED FIT.
- LOCKING LID, WHEN REQUIRED, SHALL BE OLYMPIC FOUNDRY PART NO. 13-5200 OR EQUAL.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
WATER VALVE BOX	
3-20-2006	NO SCALE
W-7	
REV DATE	APPROVED

NTS
Water Valve Box 3

NOTES

- CALL IN LOCATES TWO BUSINESS DAYS BEFORE YOU DIG. (1-800-424-5555)
- IN RIGHT-OF-WAY USE 100% 5/8 MINUS CRUSHED ROCK FOR BEDDING, PIPE ZONE AND BACKFILL.
- FOUNDATION MATERIAL SHALL BE 1 1/2" MINUS CRUSHED ROCK OR OTHER AGGREGATE AS APPROVED BY CITY ENGINEER.
- GRIND AND OVERLAY LIMITS SHALL EXTEND A MINIMUM OF 10' PAST THE END OF TRENCH AREAS.
- SEAL ALL FINAL PATCHING AND PAVING SEAMS WITH LIQUID ASPHALT, SQUEEGEE OR MOP THE SEALER. COVER WITH DRY SAND.

CITY OF MERCER ISLAND STANDARD DETAILS WATER			
TRENCH SECTION			
3-29-2021	NO SCALE	W-3	
REV DATE	APPROVED		

NTS
Trench Section 4

DUCTILE IRON TAPPING TEE MECHANICAL JOINT SLEEVE

STAINLESS STEEL TAPPING TEE

NOTES

- STAINLESS STEEL TAPPING TEES SHALL HAVE FULL CIRCLE SEAL.
- STEEL TAPPING TEES SHALL BE EPOXY COATED.
- NO SIZE ON SIZE TAPS. TAP SHALL BE AT LEAST 2" SMALLER DIAMETER THAN THE EXISTING MAIN.
- TAPPING TEES SHALL BE MULLER OR EQUAL.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
TAPPING TEE	
8-12-2009	NO SCALE
W-11	
REV DATE	APPROVED

NTS
Tapping Tee 5

NOTES

- PROVIDE A VALVE MARKER POST FOR EACH VALVE OUTSIDE OF THE PAVEMENT.
- THE FIBERGLASS VALVE MARKER POST SHALL BE BLUE IN COLOR, 3 3/4" WIDE (FLAT), 60" LONG, AND FURNISHED WITH A 2" x 2", HIGH-INTENSITY WHITE REFLECTOR (250 CANDLE POWER) AND A FLEXIBLE ANCHOR BARB. VALVE MARKER SHALL BE CARSONITE UTILITY MARKER CUM 375 OR EQUAL.
- THE POST SHALL BE SITUATED IN A SAFE, REASONABLY CONSPICUOUS LOCATION, AND AT A RIGHT ANGLE TO THE ROADWAY FROM THE VALVE.
- STENCIL FOOTAGE MEASUREMENT ON FRONT OF MARKER USING BRIGHT WHITE PAINT.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
VALVE MARKER POST	
7-01-2014	NO SCALE
W-10	
REV DATE	APPROVED

NTS
Valve Marker Post 6

THRUST BLOCKING TABLE

PIPE SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET				
	A	B	C	D	E
4	2	2	2	2	2
6	4	3	2	2	2
8	7	5	4	2	2
10	11	8	6	3	2
12	16	12	9	5	3
14	22	16	12	6	3
16	29	20	16	8	4

NOTES

- ROMAC MJ WEDGE ACTION RETAINER MAY BE SUBSTITUTED FOR VERTICAL BLOCKING UPON PRIOR APPROVAL OF THE CITY ENGINEER.
- CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
- THRUST BLOCKS SHALL BE CAST-IN-PLACE AND BE CONSTRUCTED WITH CLASS 3000 OR COMMERCIAL CONCRETE.
- BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF BOLTS AND JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT. WRAP FITTINGS WITH 8 MIL THICK POLYETHYLENE SHEETING PRIOR TO POURING CONCRETE.
- BEARING AREA MUST BE ADJUSTED FOR HIGHER INTERNAL PRESSURES AND LOWER SOIL BEARING VALUES.
- THE CONTRACTOR SHALL INSTALL BLOCK WHICH IS ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY STAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
HORIZONTAL CONCRETE BLOCKING	
3-30-2021	NO SCALE
W-5A	
REV DATE	APPROVED

NTS
Valve Marker Post 6

VERTICAL THRUST BLOCKING FOR 11 1/4" - 22 1/2" - 45"

PIPE SIZE NOM. DIAMETER - INCHES	TEST PRESSURE P.S.I.	VERTICAL BEND DEGREES	ROMAC MJ WEDGE ACTION RETAINER BLOCKING CU. FT.	LENGTH OF SIDE SHACKLE ROD IN FEET	SHACKLE ROD DIA. - INCHES	DEPTH OF ROD IN CONCRETE INCHES	NUMBER OF ROD SETS (2 EMBEDDED RODS PER SET)
4"	250	11-1/4	3.4	1.5	5/8"	12"	2
		22-1/2	5.4	1.75	5/8"	12"	2
6"	250	11-1/4	5.4	1.75	5/8"	12"	2
		22-1/2	11.4	2.25	5/8"	12"	2
8"	250	11-1/4	11.4	2.25	5/8"	12"	2
		22-1/2	27.0	3.0	5/8"	12"	2
10"	250	11-1/4	34.3	3.25	5/8"	12"	2
		22-1/2	64.0	4.0	5/8"	12"	2
12"	250	11-1/4	91.1	4.5	5/8"	12"	2
		22-1/2	125	5.0	5/8"	12"	2
14"	250	11-1/4	166	5.5	5/8"	12"	2
		22-1/2	107	4.75	3/4"	24"	2
16"	250	11-1/4	64.0	4.0	3/4"	24"	2
		22-1/2	125	5.0	3/4"	24"	2
18"	250	11-1/4	64.0	4.0	3/4"	24"	2
		22-1/2	145	5.25	3/4"	24"	2
			45	6.25	3/4"	24"	4

NOTES

- CONCRETE SHALL BE 3000 PSI CONCRETE
- SHACKLE RODS/ALL THREAD SHALL BE ZINC PLATED. REFER TO CHART FOR SIZE AND NUMBER OF SHACKLE RODS. REFER TO PIPE CLAMP FOR INSTALLATION OF SHACKLE ROD. AFTER CONCRETE IS PLACED, 24 HOURS LATER INSTALL NUT AND WASHER AND TIGHTEN SHACKLE RODS NUTS ON PIPE CLAMP.
- ANVIL PIPE CLAMP 595 FITS 4"-24" DIA.

CITY OF MERCER ISLAND STANDARD DETAILS WATER	
VERTICAL CONCRETE BLOCKING	
3-30-2021	NO SCALE
W-5B	
REV DATE	APPROVED

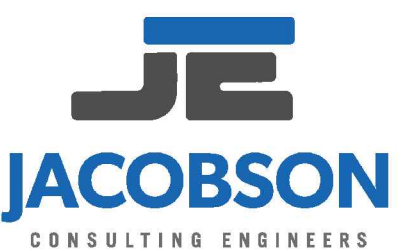
NTS
Concrete Blocking 7

NO. DATE DESCRIPTION

25 AUGUST 2025
90% CONSTRUCTION DOCUMENTS

PROJECT: UTILITY DETAILS

C5.10





MANHOLE COVER PLAN
NON-SKID PATTERN TO BE CAST INTEGRAL ON TOP OF COVER
(1) 1" HOLE
FOR 5/8" - NC x 1 1/4" SOCKET HD CAP SCREW (3 REQ'D.) (WHEN LOCKING LIDS ARE REQUIRED)

FRAME PLAN
8 WEBS, 1/2" THICK
1 3/4"

SECTION A-A
CAST IRON-LOCKING COVER
MINIMUM WEIGHT 150 LBS.

SECTION B-B
CAST IRON FRAME
MINIMUM WEIGHT: 150 LBS.

NOTES
1. COVER SHALL HAVE THE WORD "SEWER" IN 2" RAISED LETTERS.
2. MANHOLE FRAME AND COVER 24" ROUND SHALL BE OLYMPIC FOUNDRY #MH300/T.
3. WHEN LOCKING LIDS ARE REQUIRED, PROVIDE WRENCH FOR CAP SCREW TO CITY AS REQUIRED.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER 24" MANHOLE FRAME WITH COVER	
6-5-2009	NO SCALE
REV DATE	APPROVED

NTS
Not Used 1

PAVEMENT RESTORATION
MANHOLE FRAME AND GRATE SEE STANDARD DETAIL S-13
NEAT SAW CUT
EXISTING PAVEMENT
CONCRETE PERIMETER SEAL SHALL EXTEND 2" BELOW ADJUSTMENT RINGS

GRAVEL OR NATIVE MATERIAL RESTORATION
MATCH EXISTING SURFACE IN TYPE AND DEPTH
3,000 P.S.I. PORTLAND CEMENT CONCRETE PERIMETER SEAL
EXISTING SURFACE
PRE CAST ECCENTRIC CONE
CONCRETE BRICKS OR PRE-CAST CONCRETE ADJUSTMENT RINGS SET IN 3/4" GROUT (TYP.)
PRECAST MANHOLE

CITY OF MERCER ISLAND STANDARD DETAILS SEWER MANHOLE ADJUSTMENT DETAIL	
6-5-2009	NO SCALE
REV DATE	APPROVED

NTS
Manhole Adjustment 3

CASTING, SEE STANDARD DETAIL S-13.
ADJUSTMENT TO GRADE TO BE MADE WITH PRE CAST CONCRETE RINGS. USING MORTAR BETWEEN RINGS, SO EXCESS PUSHES OUT WHEN RING IS INSTALLED. THEN FINISH
PRE CAST ECCENTRIC CONCRETE CONE.
RUBBER GASKETED PRE CAST CONCRETE SECTIONS
SAFETY STEPS & LADDER SEE STANDARD DETAIL S-16
MAXIMUM PIPE SIZE - "E"
PRE CAST CONCRETE BASE SECTION
12" MAXIMUM
CAST IN PLACE CHANNEL AND SHELF WITH 3,000 P.S.I. CONCRETE 3/4 WAY UP PIPE SLOPE 2% MIN. AFTER LINES AND MANHOLE ARE INSTALLED. CHANNELS THROUGH MANHOLE TO BE HAND FINISHED TO INSURE A SMOOTH UNINTERRUPTED FLOW.
4" MIN. PEA GRAVEL

	"A"	"B"	"C"	"D"	"E"
48" MH	48"	6" MIN.	5" MIN.	24" MIN.	21" I.D.
54" MH	54"	8" MIN.	5.5" MIN.	24" MIN.	24" I.D.
60" MH	60"	8" MIN.	6" MIN.	42" MIN.	30" I.D.

NOTES
1. PRE-CAST SECTIONS SHALL BE REINFORCED PER ASTM SPECS FOR CORRESPONDING SEWER PIPE.
2. SAFETY STEPS, 1" MINIMUM, SEE STANDARD DETAILS S-16. STEPS IN PRE CAST BASE SECTION MAY BE CAST IN PLACE OR MOVABLE SAFETY LADDER GROUTED IN PLACE.
3. ALL HOLES FOR PIPE SHALL BE BLOCKED OUT AT THE TIME OF CASTING THE SECTION.
4. ALL RUBBER GASKETED MANHOLES SHALL BE FURNISHED WITH RUBBER GASKET JOINT CONFORMING ASTM C-443.
5. MINIMUM 2% SLOPE ACROSS MANHOLE.
6. SEE STANDARD DETAIL S-13 FOR MANHOLE FRAME AND COVER.
7. CONNECTION TO MANHOLE WITH PVC PIPE REQUIRES A PVC x CONCRETE ADAPTER.
8. ALL PIPE THROUGH MANHOLE WALL SHALL HAVE A "KOR-N-SEAL" WITH "WEDGE KOR-BAND" MANUFACTURED BY NPG, INC. OR APPROVED EQUAL.
9. BEDDING AND FOUNDATION MATERIAL REQUIRED AS SHOWN ON DETAIL AND AS NOTED IN THE SPECIFICATIONS.
10. LOCATION OF MANHOLE STEPS SHALL NOT BE OVER FLOW LINES AND SHALL BE APPROVED BY THE CITY ENGINEER.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER TYPE I MANHOLE 48" - 60"	
6-5-2009	NO SCALE
REV DATE	APPROVED

NTS
Type I Manhole 4

RECESSED LIFT POCKET
5/8" - 11 N.C. SOCKET HD SCREW 1 1/4" LONG (BRONZE OR S.S.)
1/2" x 2" RAISED PADS
LOCKING COVER OLYMPIC MH025 OR EQUAL

FOR PVC PIPE
FINISH GRADE
2'-0" SQUARE
FINISH GRADE
1200 P.S.I. CONCRETE
12" ROUND PIPE
FLARE JOINT PACKING
MECHANICAL PLUG WITH 1/2" RING SEAL AND WING NUT
PIPE MATERIAL AS SPECIFIED
WYE
INSTALL WATERTIGHT PLUG ONLY IF FUTURE EXTENSION IS ANTICIPATED.

NOTES
1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER CLEAN OUT DETAIL	
6-5-2009	NO SCALE
REV DATE	APPROVED

NTS
Cleanout 5

STREET
SIDE SEWER MARKER POST SEE STANDARD DETAIL S-20.
FOR PVC PIPE, INSTALL GREEN "SEWER" TRACING TAPE 1" OVER PIPE (SEE NOTE 15)

6" SERVICE LINE
S=0.02% MIN.
PIPE BEDDING PER STANDARD DETAIL S-3 & S-4.
PVC = PEA GRAVEL
D.I. = 5/8" CRUSHED ROCK

SINGLE SERVICE
6" PIPE
5' PLUG
6" PLUG
5' PLUG
6" PIPE

DOUBLE SERVICE
6" PIPE
5' PLUG
6" PLUG
5' PLUG
6" PIPE

NOTES
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.0(3) OR BANK RUN GRAVEL PER WSDOT 9-09.19, COMPACTED IN 6" LIFTS OR MAY BE COE WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8" BEND OR WYE. 90° CHANGE WITH 1/8" BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER). 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL SUBORDINATES AND CERTIFICATIONS.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6" DEEP AT PROPERTY LINE, OR 5" LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PROPRIETARY USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE. COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE, CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 4" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER SIDE SEWER CONNECTION AND STUB	
6-5-2009	NO SCALE
REV DATE	APPROVED

NTS
Side Sewer Connection and Stub 6

POLYPROPYLENE HANGING LADDER
RAIL 9/16" ROUND BAR
RUNG 1/2" GRADE 60

SAFETY STEPS
13" C.C.
14 1/4"
11 1/2"
9 1/8"
6"

NOTES
1. ALL STEPS SHALL MEET THE REQUIREMENTS OF ASTM C-478, AASHTO M-199, WSHA AND ALL OSHA SPECIFICATIONS. THE POLYPROPYLENE CONFORM TO ASTM D-4101. THE 1/2" GRADE 60 DEFORMED REINFORCING BAR MEETS ASTM-A-615. 9/16" COLD DRAWN BAR MEET ASTM C-1018.
2. THE STEPS MAY BE INSTALLED IN THE FOLLOWING MANNER:
A. CAST IN PLACE.
B. DRIVEN INTO PREFORMED HOLES WITH CONCRETE CURED TO 3,000 P.S.I. MINIMUM.
C. DRIVEN INTO PARALLEL 1" DIAMETER HOLES DRILLED 13" ON CENTER, 3 1/2" DEEP.
D. DRILL TWO 1 1/8" OR 1 1/4" HOLES 3 1/2" DEEP. APPLY EPOXY IN THE HOLE AND AROUND THE BARDS OF THE STEP. PUSH THE STEP INTO THE HOLES ALLOWING THE EPOXY TO FLOW OUT TO THE SQUARE SHOULDER OF THE STEP. ANY OF THE ABOVE METHODS SHALL RESIST A PULLOUT FORCE OF OVER 1,000 LBS.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER POLYPROPYLENE LADDER AND MANHOLE STEPS	
6-5-2009	NO SCALE
REV DATE	APPROVED

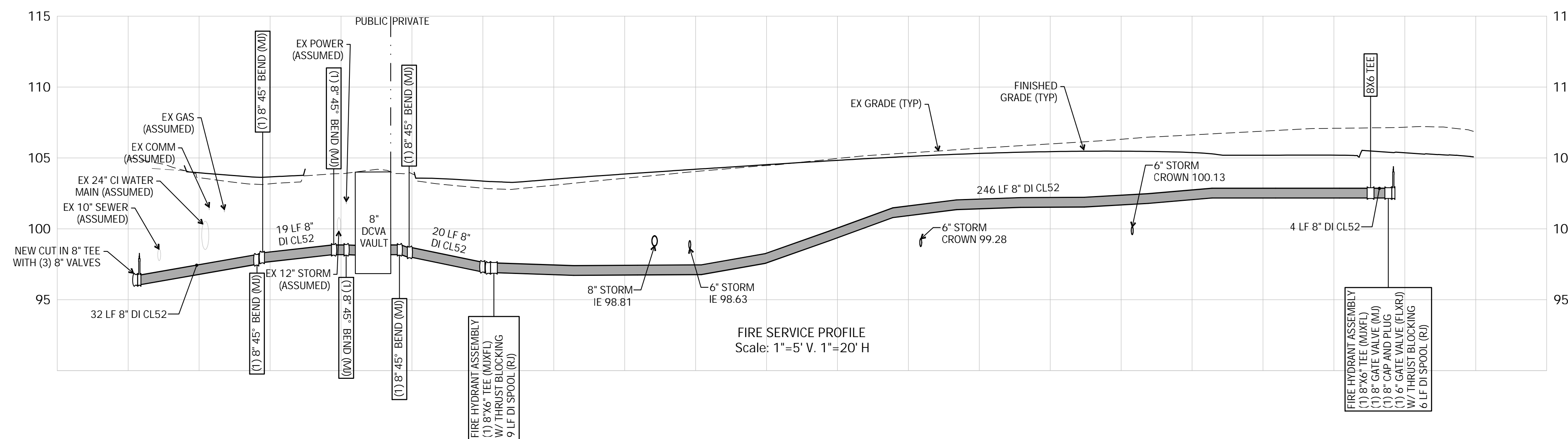
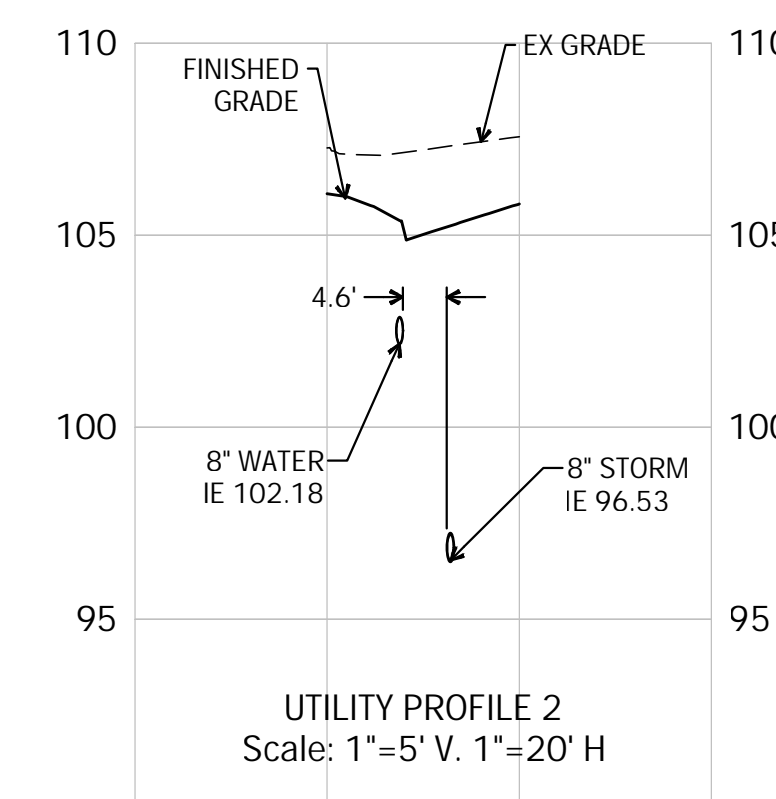
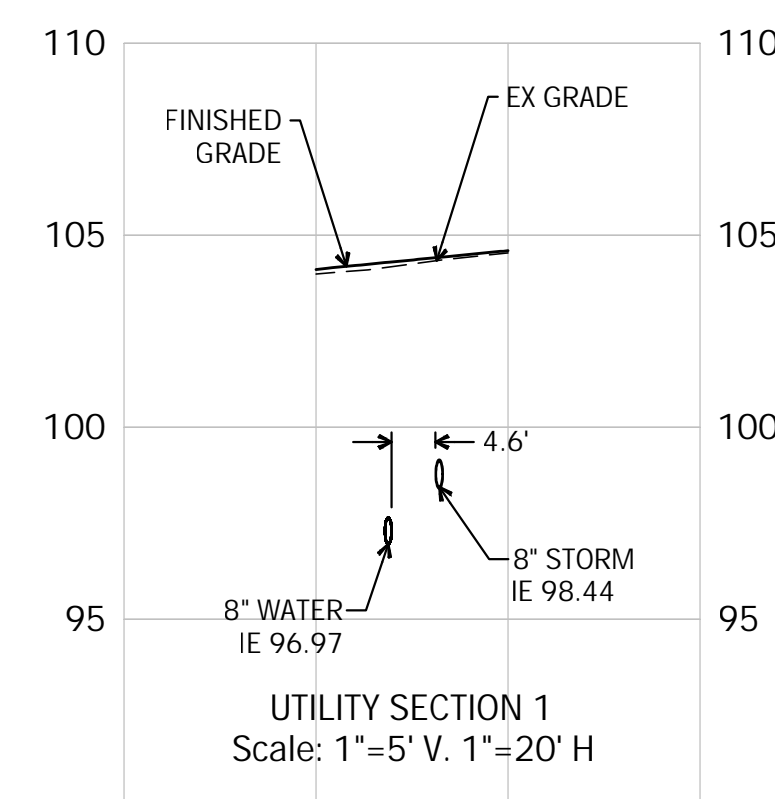
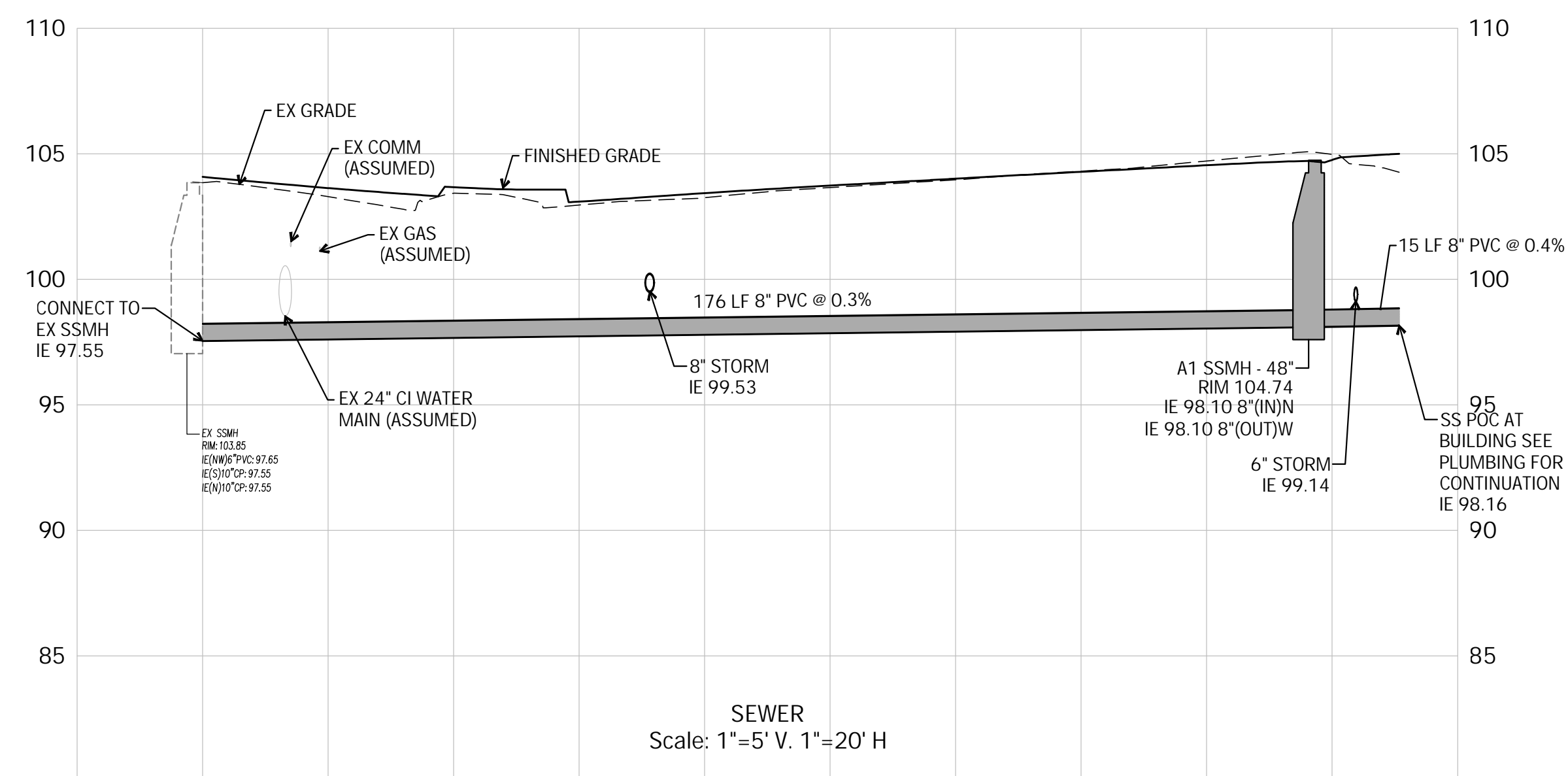
NTS
Polypropylene Ladder and Manhole Steps 7

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	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		UTILITY DETAILS

C5.12

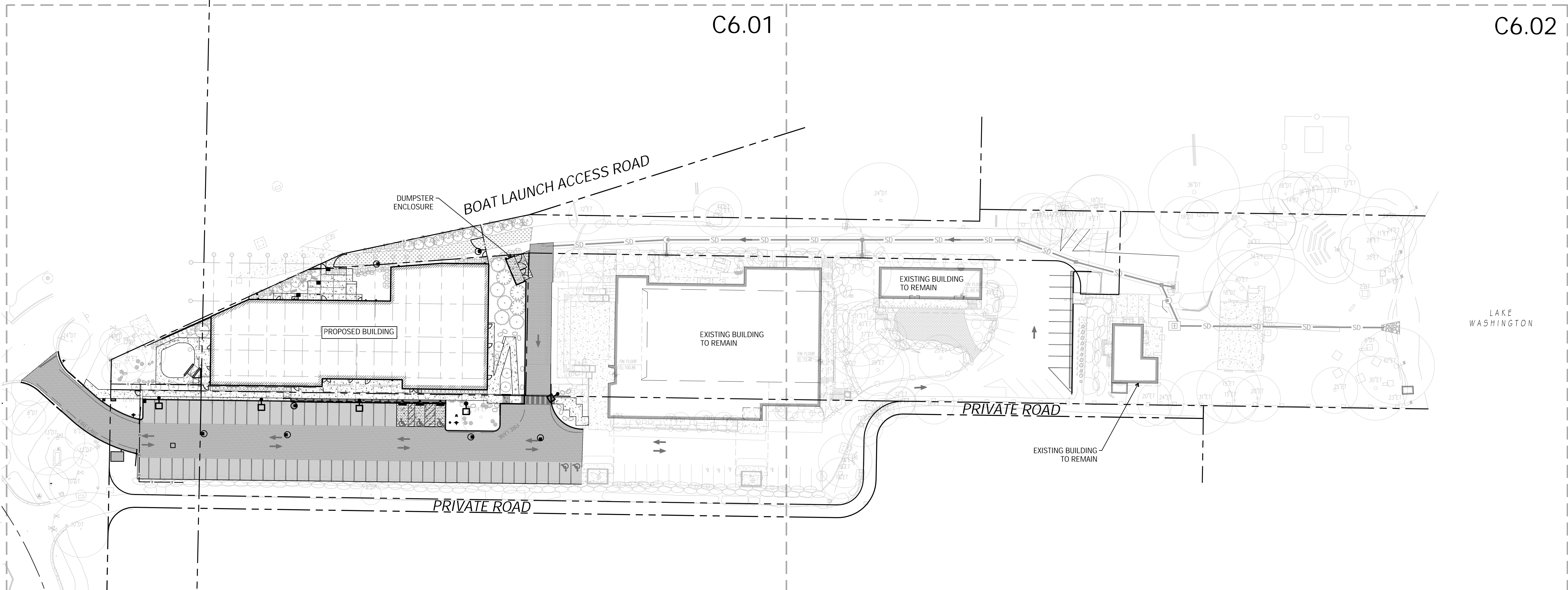




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PROJECT: UTILITY PROFILES

C5.20



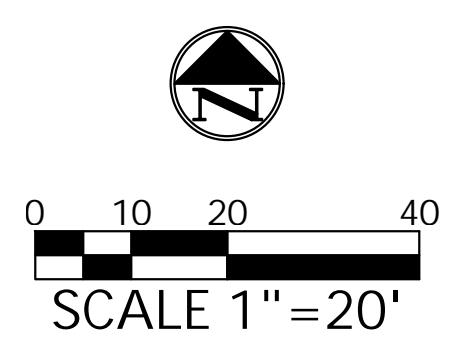
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 BARNABEE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		OVERALL PAVING AND STRIPING PLAN

C6.00

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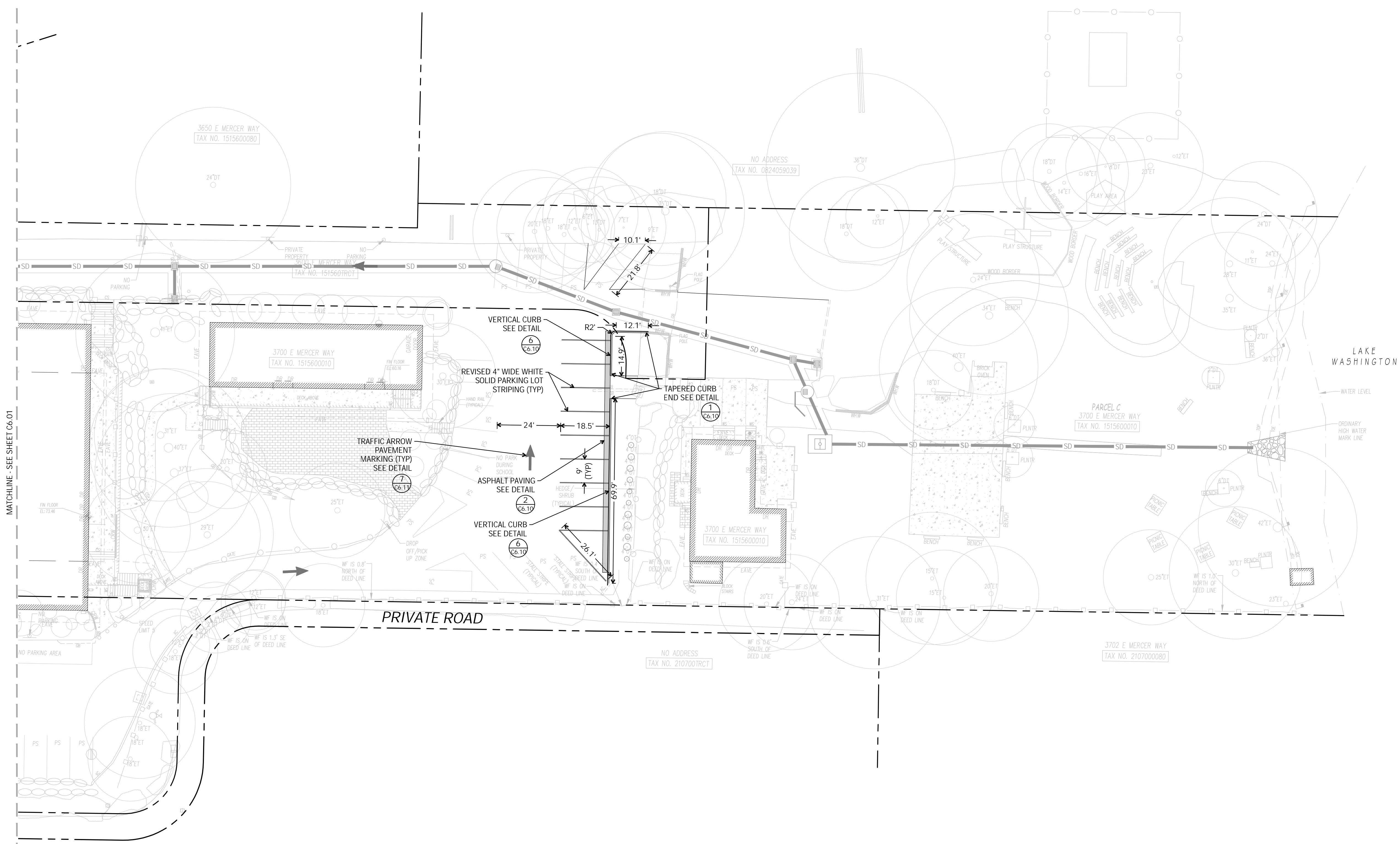
Call before you dig. 8-1-1
 OF 1-800-424-5555
 UNDERGROUND SERVICE (USA)
811

3427 BEACON AVE S
 SEATTLE 98144
 ANJALI@AGRANTDESIGN.COM
 206-512-4209

anjali grant design LLC

LEGEND

- PROPERTY LINE $N 29^{\circ}33'06'' E - 46.81'$
- ASPHALT PAVEMENT
- 4" THICK CONCRETE SIDEWALK
- 6" THICK CONCRETE PAVEMENT



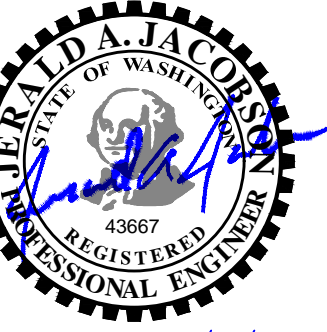
3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT: PAVING AND STRIPING PLAN		

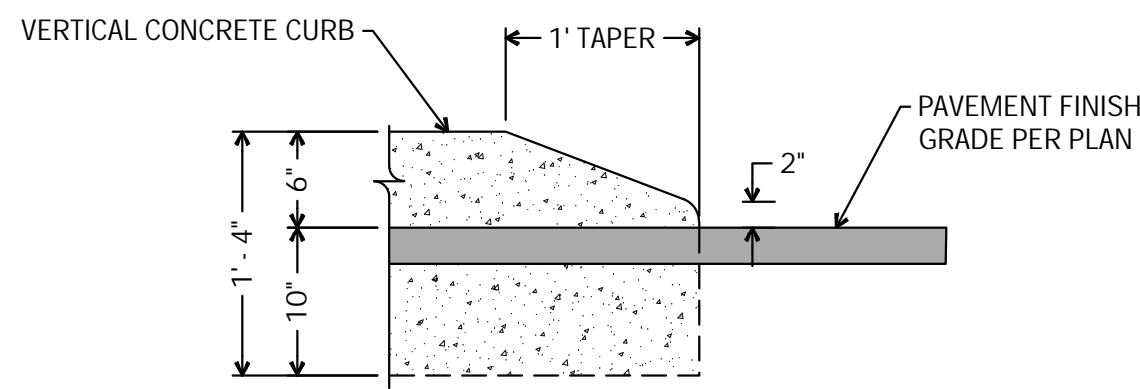
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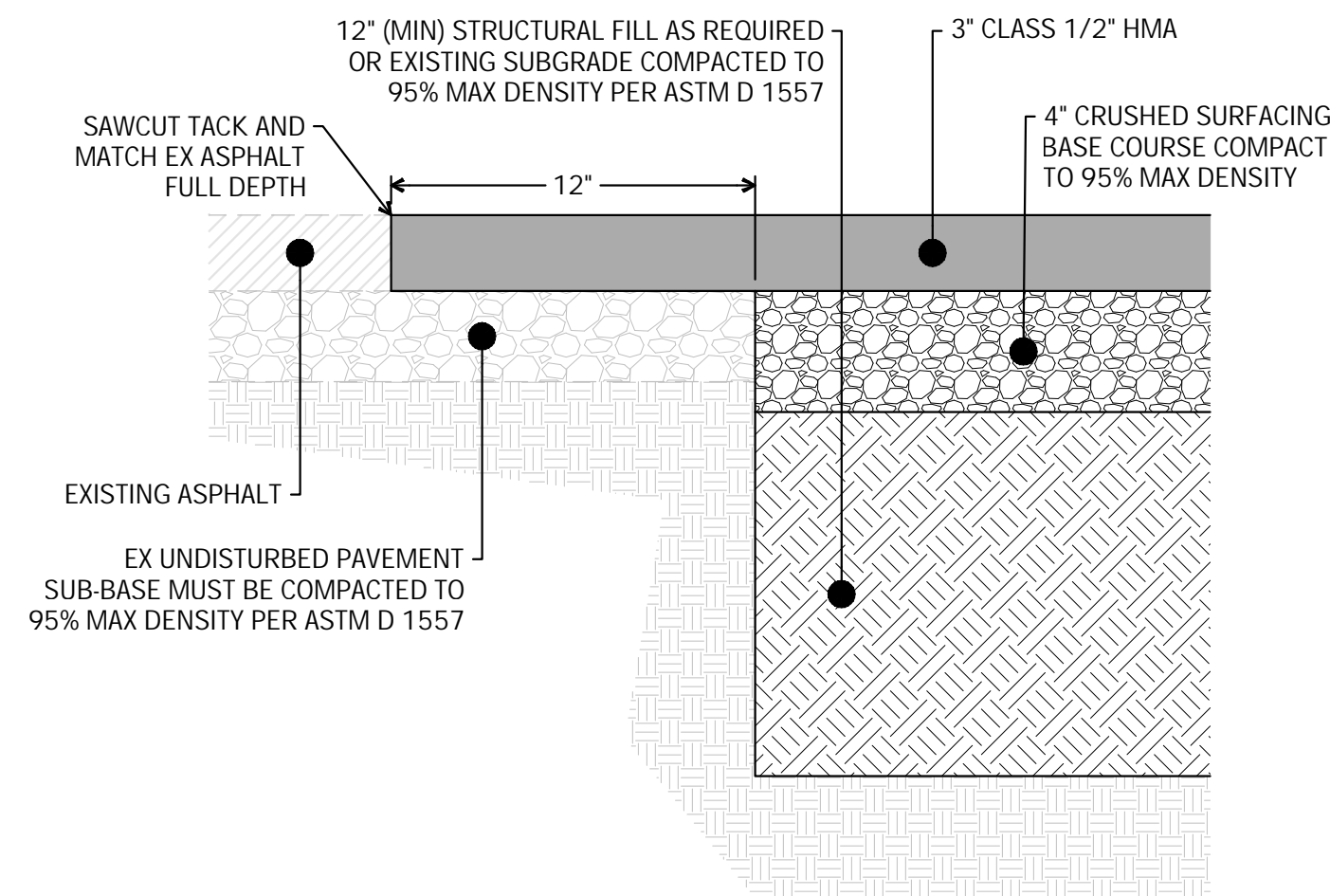
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08/10/2025

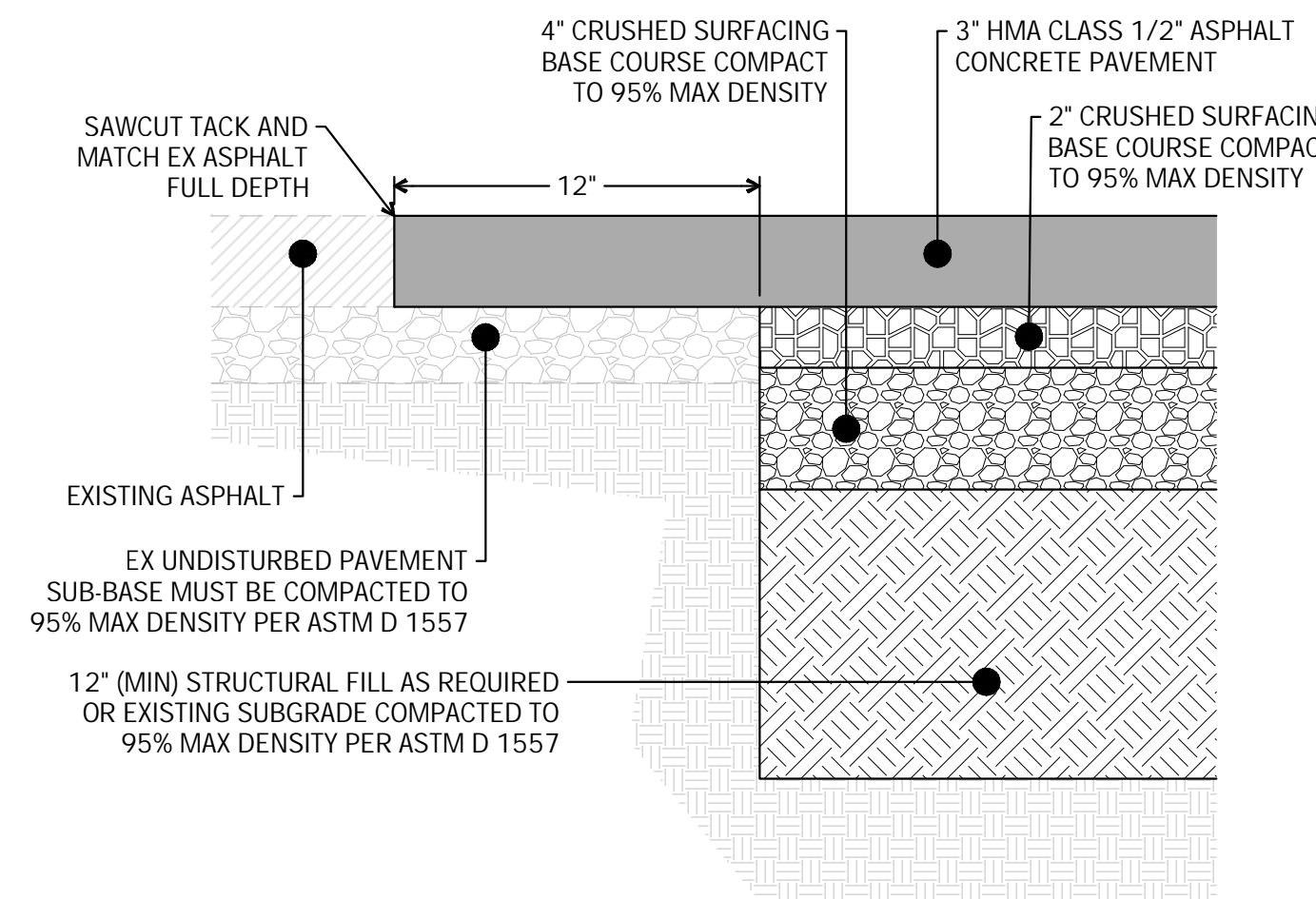


NTS
Curb Taper 1



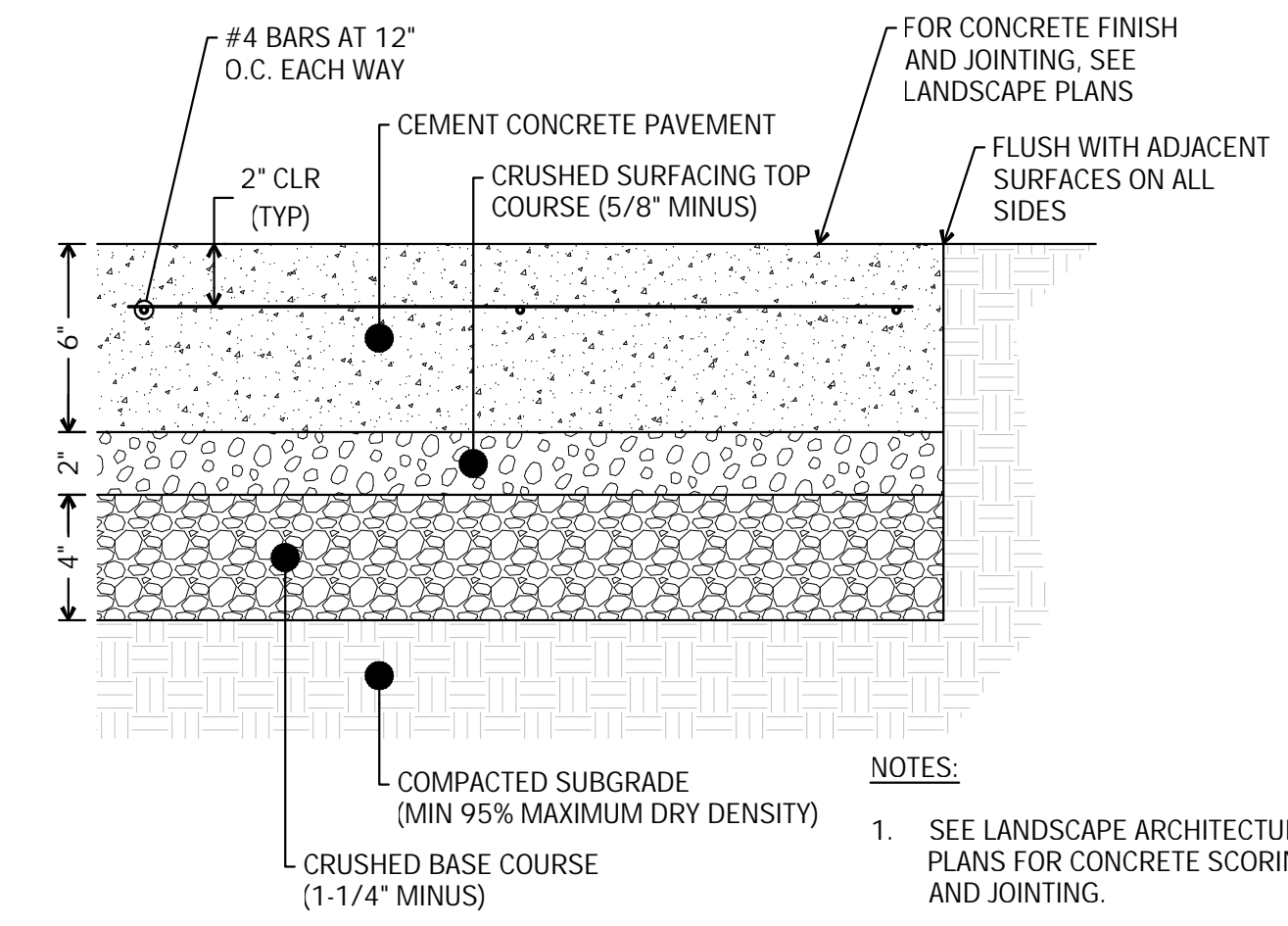
- NOTES:
1. ASPHALT PAVEMENT SHALL BE PLACED IN (2) LIFTS. FINAL LIFT SHALL BE CONSTRUCTED WITH THE OVERLAY OF THE EXISTING ASPHALT ONLY AFTER BUILDING IMPROVEMENTS ARE COMPLETE

NTS
Light Asphalt Paving 2



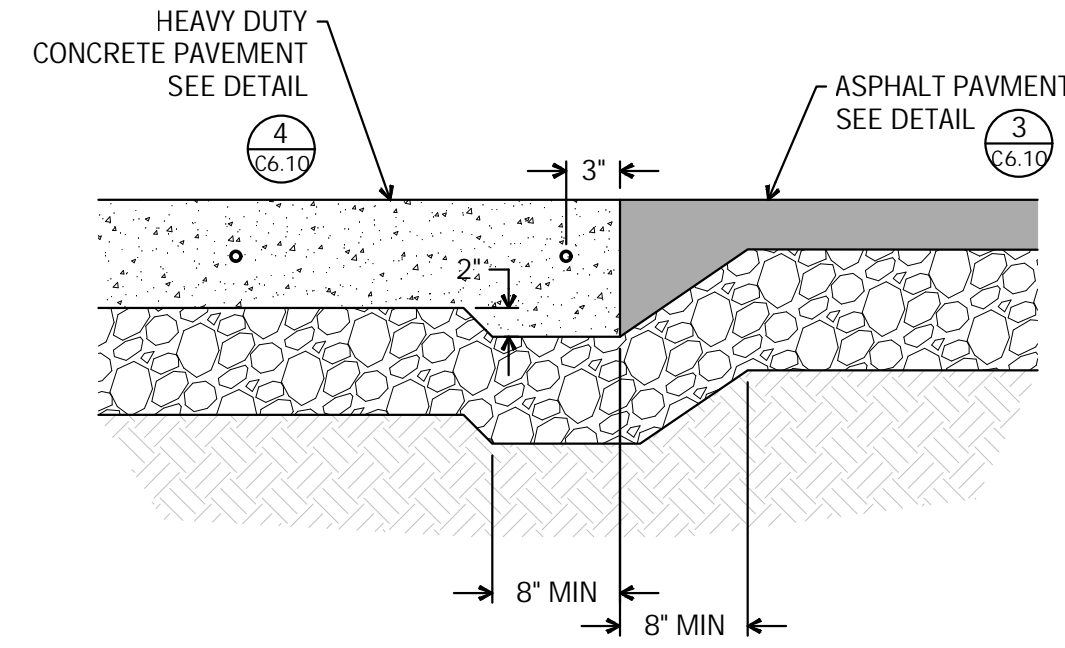
- NOTES:
1. ASPHALT PAVEMENT SHALL BE PLACED IN (2) LIFTS. FINAL LIFT SHALL BE CONSTRUCTED WITH THE OVERLAY OF THE EXISTING ASPHALT ONLY AFTER BUILDING IMPROVEMENTS ARE COMPLETE

NTS
Heavy Asphalt Paving 3

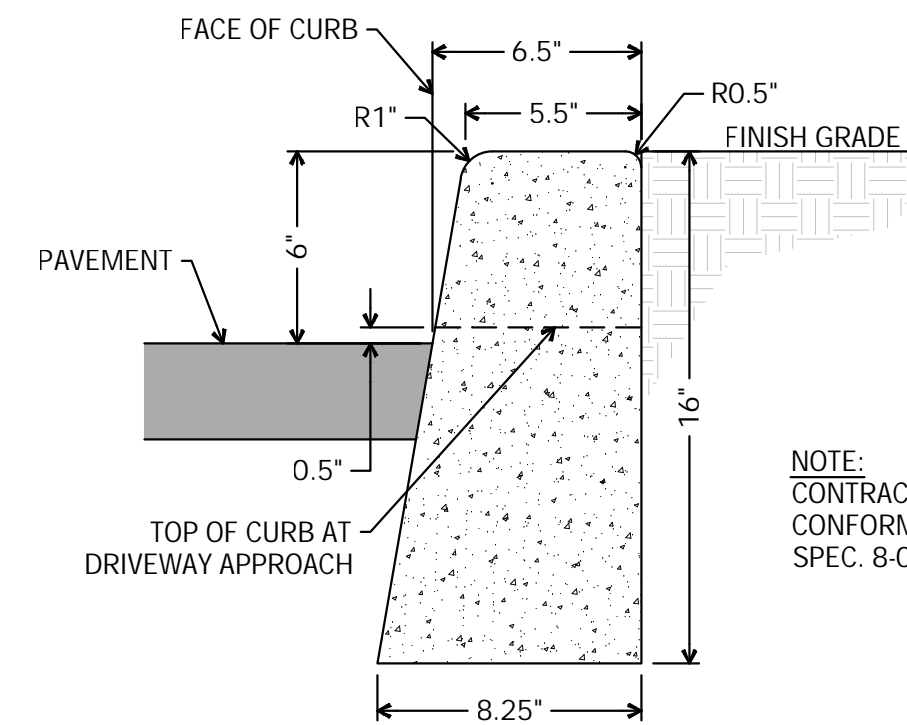


- NOTES:
1. DEPTHS ARE COMPACTED THICKNESS
 2. WHERE PERMEABLE BALLAST IS USED FOR CONSTRUCTION ACCESS AND STAGING, SOME RUTTING AND DISTURBANCE OF THE SURFACE MAY OCCUR. THE CONTRACTOR SHALL REMOVE AFFECTED AREAS AND REPLACE THEM WITH PROPERLY COMPACTED CRUSHED ROCK PRIOR TO FINAL SURFACING. WHERE PERMEABLE BALLAST IS USED, NO CRUSHED SURFACING BASE COURSE WILL BE REQUIRED UNLESS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SHEET C3.06
- NOTES:
1. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE SCORING AND JOINTING.
 2. CEMENT CONCRETE SHALL BE CLASS 4000

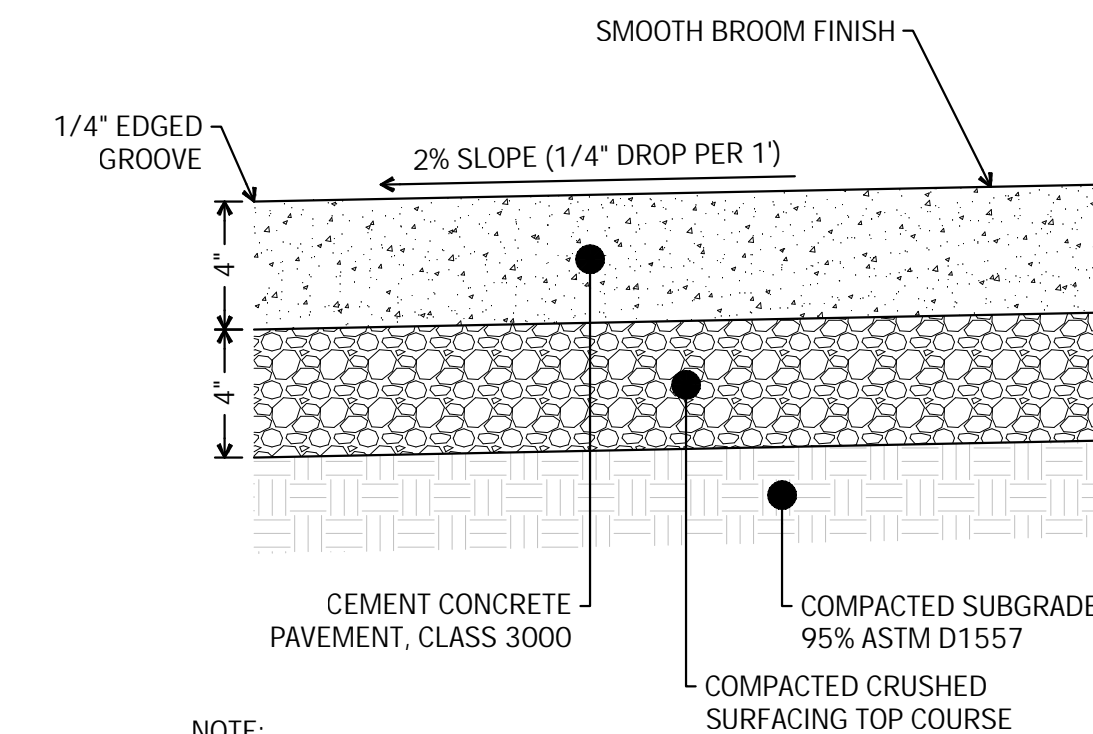
NTS
Concrete Paving 4



NTS
Asphalt Concrete Transition 5

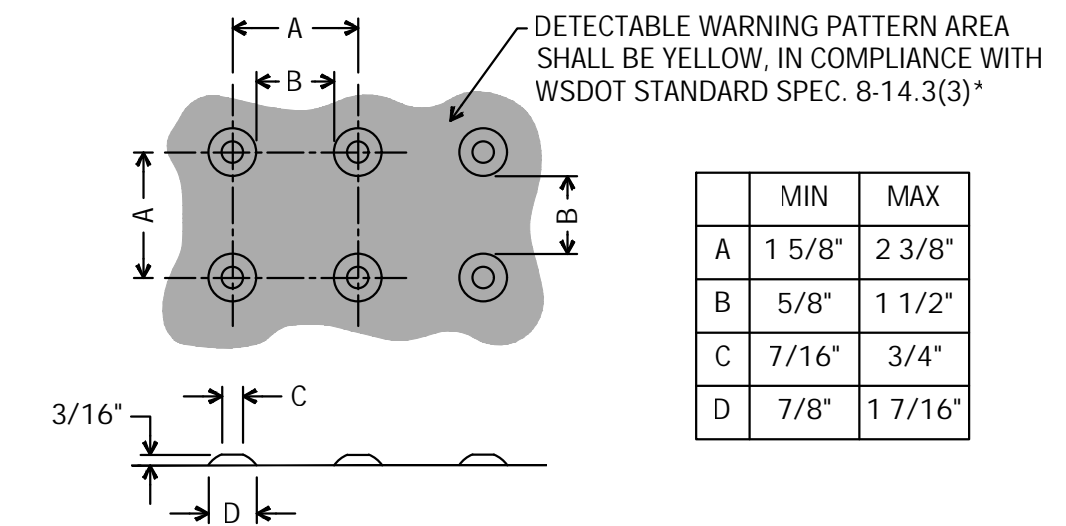


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Vertical Curb 6



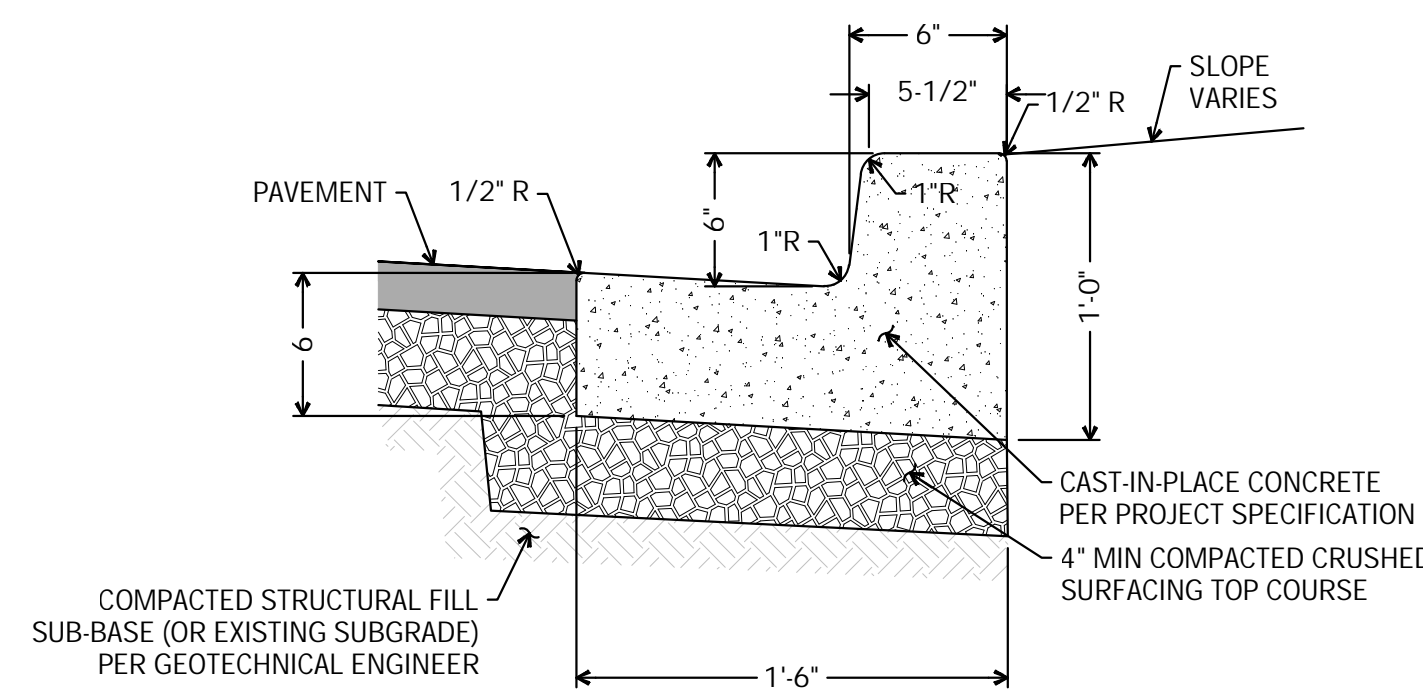
- NOTE:
1. CEMENT CONCRETE SHALL BE CLASS 3000
 2. DUMMY JOINTS CONSISTING OF 3/16" BY 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT 15 FOOT INTERVALS

NTS
Concrete Sidewalk 7



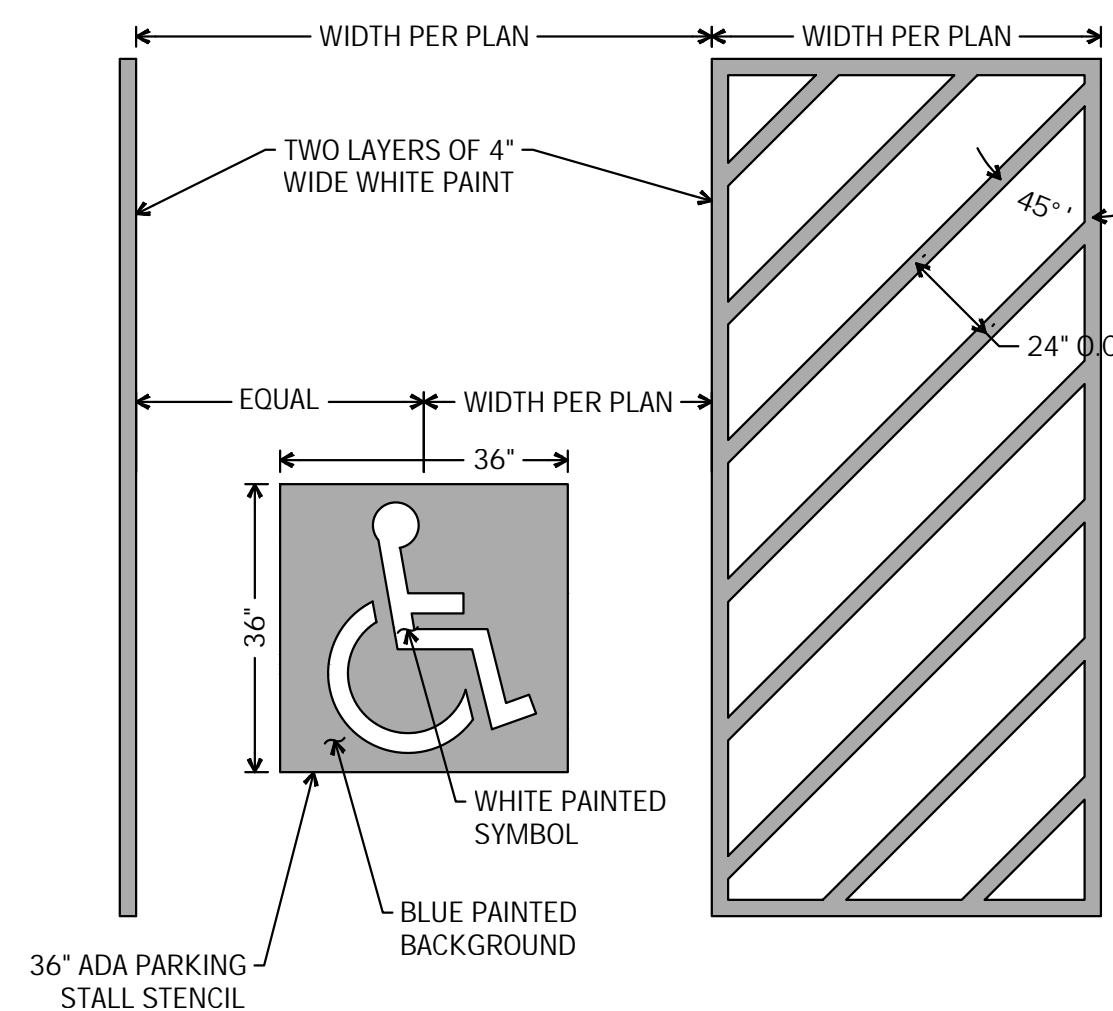
*NOTE: DETECTABLE WARNING PATTERN ALONG THE FRONTAGE OF THE SCHOOL SHALL BE TILETECH PAVER SYSTEM, 24"x24" SQUARE, CHARCOAL COLOR OR APPROVED EQUAL

NTS
Truncated Domes 8

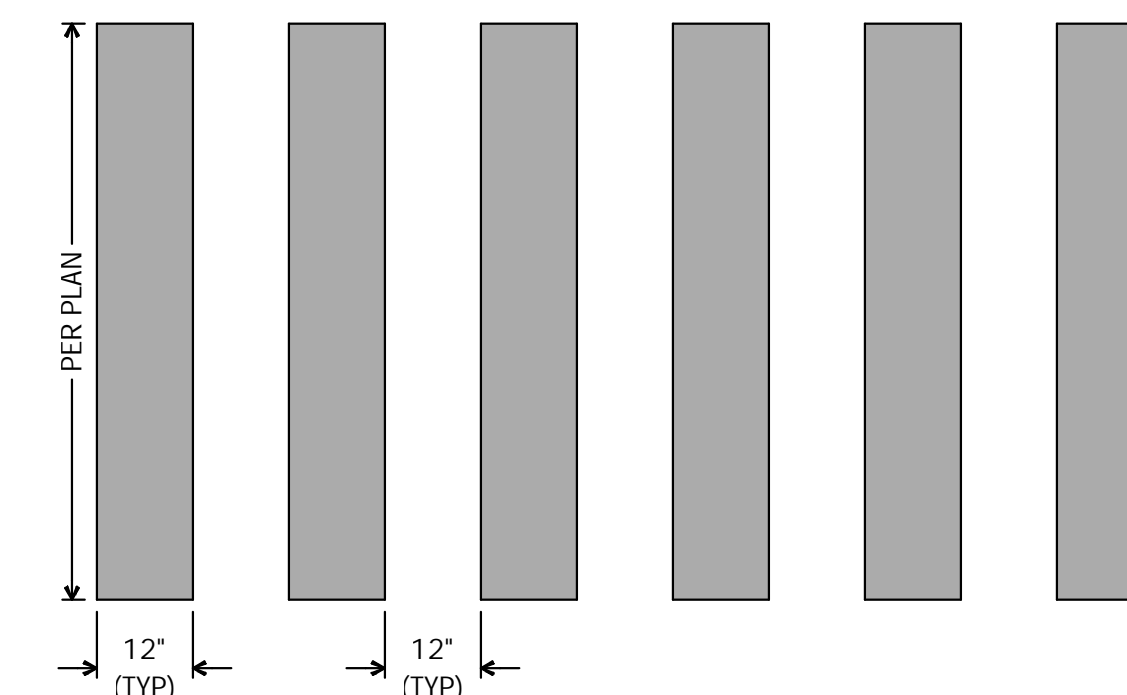


- NOTES:
1. FORMS SHALL BE STEEL AND SET TRUE TO LINE AND GRADE (INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE).
 2. CONCRETE SHALL BE CEMENT CONCRETE CLASS 5-3/4 SACK OR 6 SACK, 4,000 PSI.
 3. 10' THRU JOINT, ON CENTER.

NTS
Concrete Curb and Gutter 9

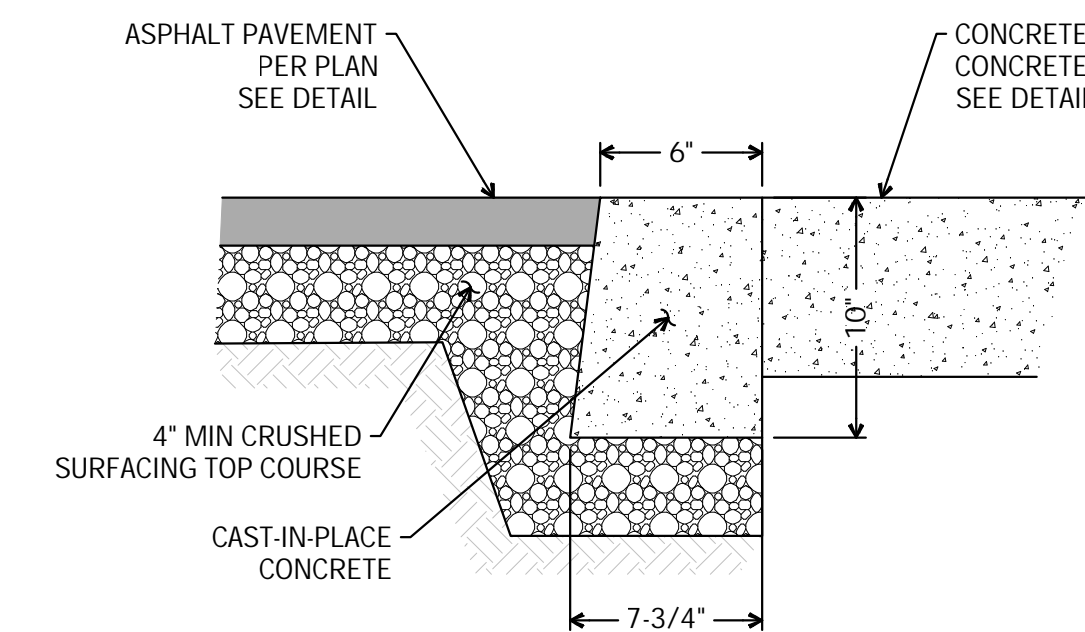


NTS
ADA Symbol and Blockout Striping 10



- NOTES:
1. STRIPING COLOR SHALL BE "WHITE" AND PAINTED PER PROJECT SPECIFICATIONS
 2. STRIPING DIMENSIONS SHALL MEET MUTC SPECIFICATION 3B-18 AND FIGURE 3-14C.

NTS
Crosswalk Striping 11

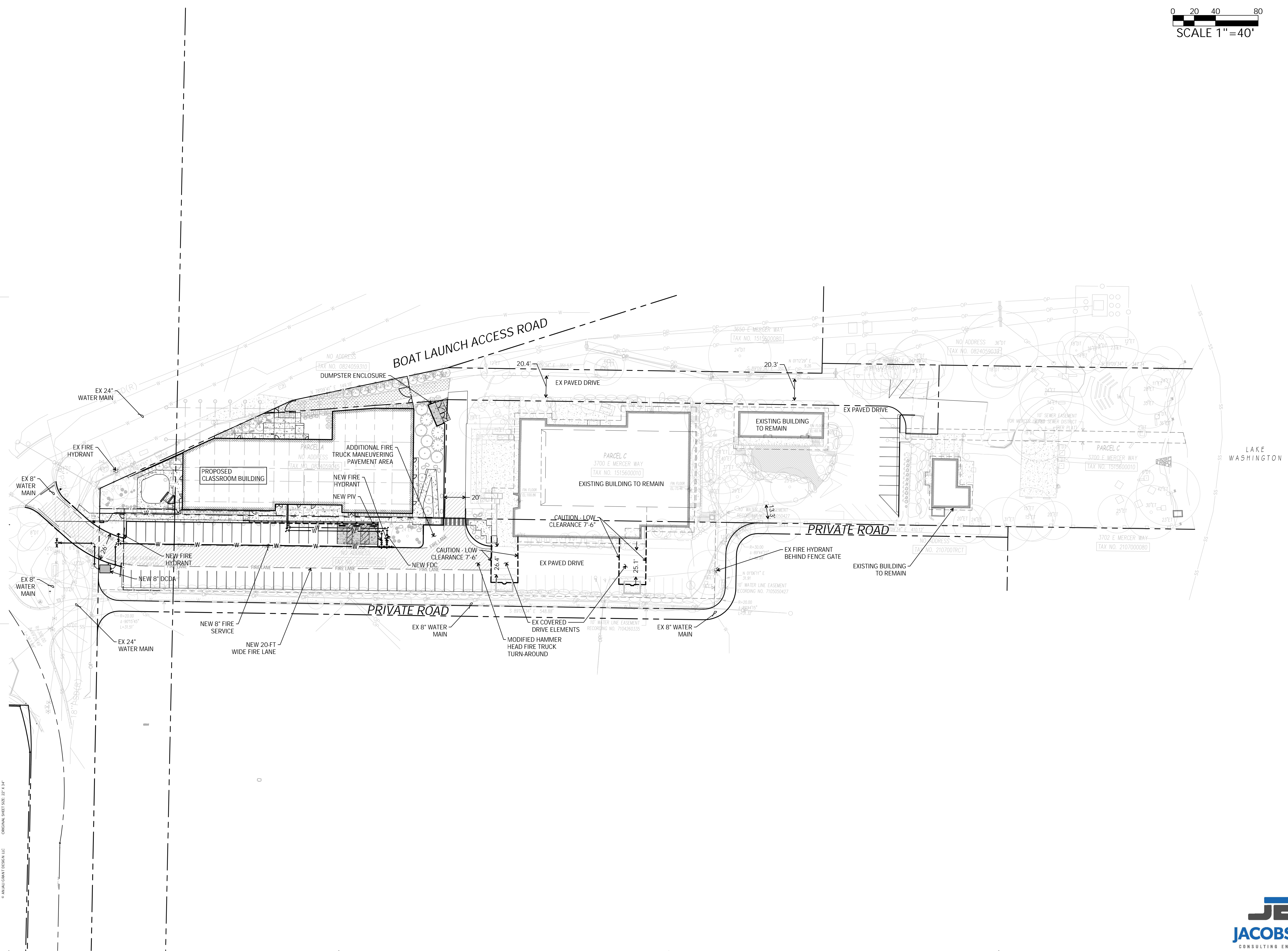


NTS
Flush Curb 12



C6.10

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT: PAVING DETAILS		



3700 EAST MERCER WAY
BARNABEE POINT PROJECT

NO.	DATE	DESCRIPTION
	25 AUGUST 2025	90% CONSTRUCTION DOCUMENTS
PROJECT:		OVERALL FIRE ACCESS PLAN

C7.00

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