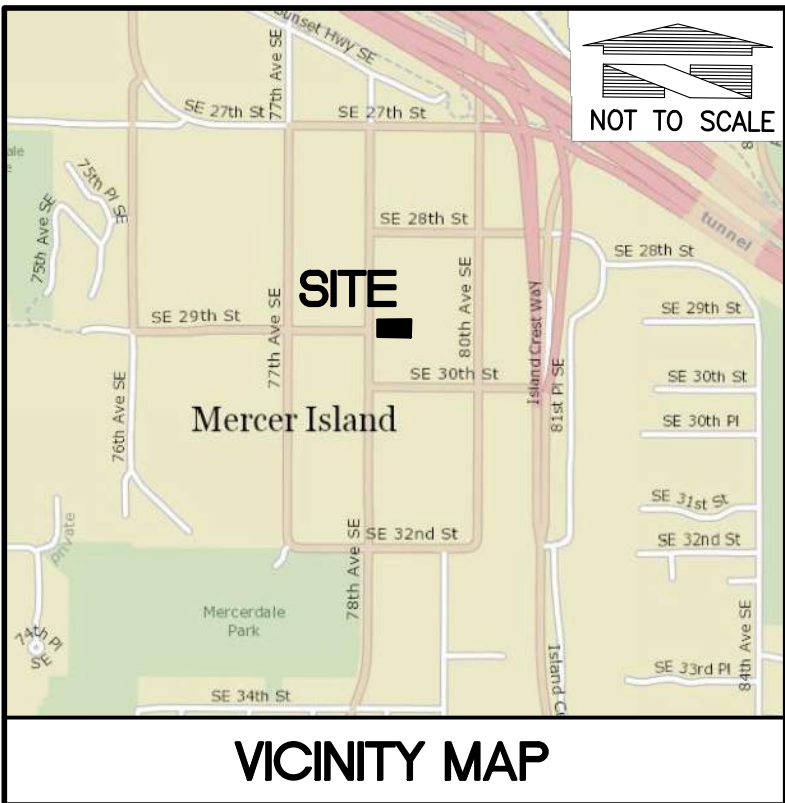
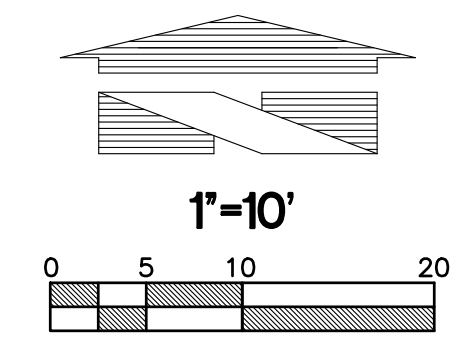


# 2900 DEVELOPMENT COVER SHEET



### GENERAL SITE DEVELOPMENT NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. TEBALDI ENGINEERING, LLC ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT TEBALDI ENGINEERING, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE AUTHORITY HAVING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR OF THE AUTHORITY HAVING JURISDICTION 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE 72 HRS. MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- STRUCTURAL BMPs MUST BE ACCESSIBLE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION DURING REGULAR BUSINESS HOURS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO TEBALDI ENGINEERING, LLC AT COMPLETION OF PROJECT.

### SOILS REPORT NOTES:

- THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:  
GEOTECHNICAL ENGINEERING REPORT PREPARED BY COBALT GEOSCIENCES DATED DECEMBER 16, 2021.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF TEBALDI ENGINEERING, LLC.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS.

### BASIS OF BEARING:

BASIS OF BEARINGS: N 01°19'57" E  
ALONG THE CENTERLINE OF 32nd AVE S  
BASED ON THE GPS OBSERVATION OF EXISTING MONUMENTS AND TIES TO MONUMENTS.  
SEE RECORD OF SURVEY UNDER REC. NO. 20160728900015.



**Know what's below.**  
**Call before you dig.**  
Dial 811  
(1-800-424-5555)

### BENCHMARK:

VERTICAL DATUM: NAVD88

### LEGAL DESCRIPTION:

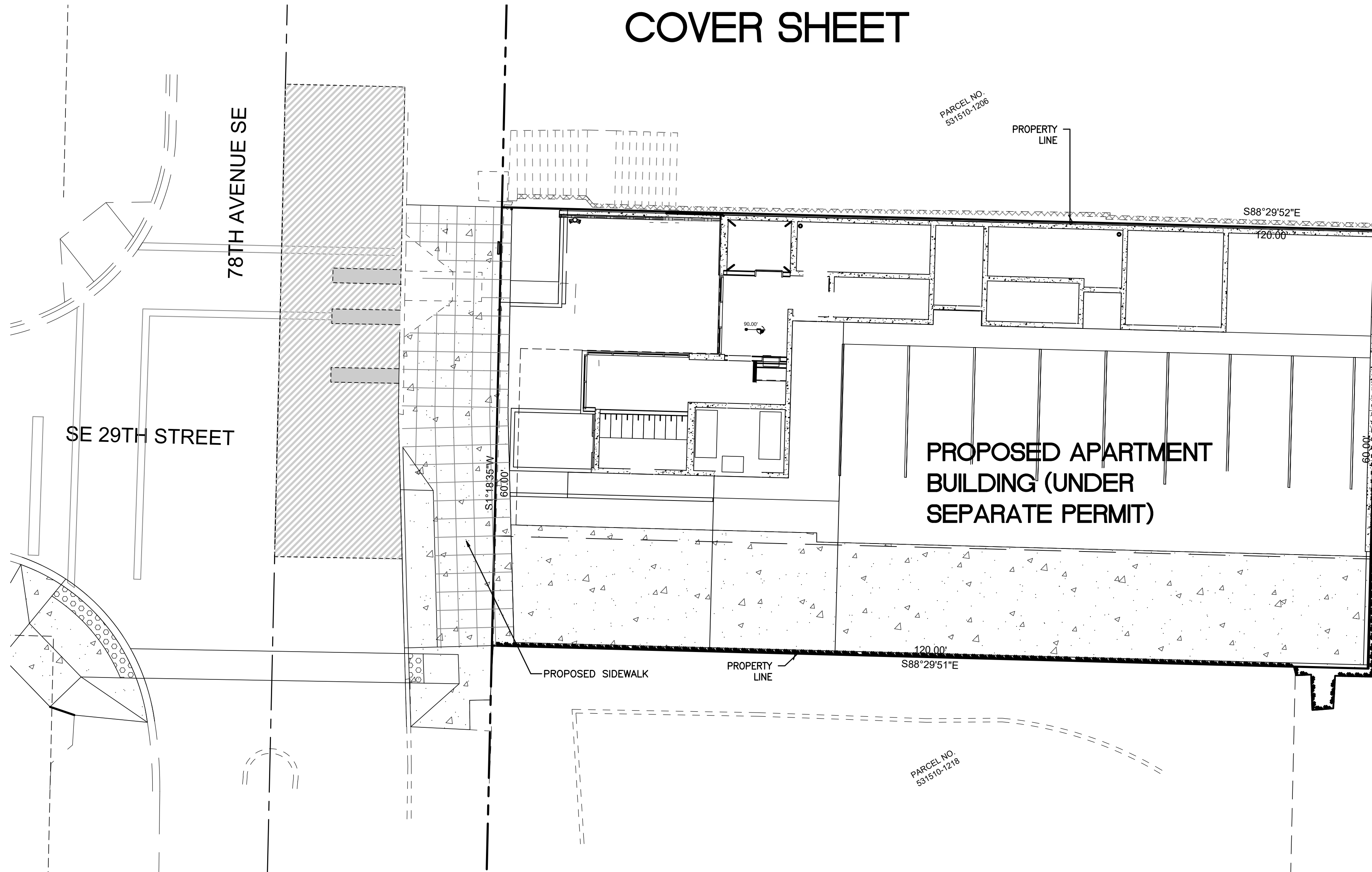
PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20160615000759, RECORDS OF KING COUNTY, WASHINGTON.

NORTH 15 FEET OF LOT 10 AND ALL OF LOT 11, TURNER BELL ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON.

### EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:

THESE DRAWINGS HAVE BEEN PREPARED BASED ON TOPOGRAPHIC SURVEY PREPARED BY 4SITE SURVEYING.

TEBALDI ENGINEERING, LLC DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK.



### SITE DATA:

**ADDRESS:** 2900 78TH AVENUE SE  
MERCER ISLAND, WA 98040

**APN:** 5315101219

**PROPERTY AREA:** 7,200 S.F. (0.17 AC)

**DISTURBED AREA:** 11,068 S.F. (0.25 AC)

**IMPERVIOUS AREA:**

ROOF	- 4,629 SF
ON-SITE PAVEMENT	- 2,309 SF
TOTAL	- 6,938 SF

**PERVIOUS AREA:** TOTAL - 262 S.F.

**EST. EARTHWORK QUANTITIES:**

CUT:	200 CY
FILL:	200 CY
CUT/FILL BALANCE:	200 CY
NET IMPORT/EXPORT:	0 CY

EARTHWORK QUANTITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
1111 WASHINGTON STREET S.E.  
P.O. BOX 47060  
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

### UTILITIES:

#### WATER:

CITY OF MERCER ISLAND  
9611 SE 36TH STREET  
MERCER ISLAND, WA 98040  
PHONE: (206) 275-7600

#### SEWER:

CITY OF MERCER ISLAND  
9611 SE 36TH STREET  
MERCER ISLAND, WA 98040  
PHONE: (206) 275-7600

#### CABLE:

XFINITY  
PHONE (800) 266-2278

#### POWER:

PUGET SOUND ENERGY  
PHONE (888) 321-7779

#### GAS:

PUGET SOUND ENERGY  
PHONE (888) 321-7779

#### TELEPHONE:

CENTURYLINK  
PHONE (866) 415-2950

#### PROJECT TEAM:

##### ARCHITECT

MEDICI ARCHITECTS  
11711 SE 8TH STREET, SUITE 100  
BELLEVUE, WA 98005

##### ENGINEER

TEBALDI ENGINEERING, LLC  
P.O. BOX 121  
SUMNER, WA 98390  
PHONE: (206) 450-5096  
EMAIL: CHRIS@TEBALDIENGINEERING.COM  
CONTACT: CHRIS TEBALDI, P.E.

##### SURVEYOR:

SITE SURVEYING, INC  
21923 NE 11TH ST  
SAMMAMISH, WA 98074

##### GEOTECHNICAL ENGINEER:

GEOTECH CONSULTANTS, INC.  
2401 10TH AVE E  
SEATTLE, WA 98102

##### OWNER:

2900 DEVELOPMENT LLC  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

### CIVIL SHEET INDEX:

- C1 COVER SHEET
- C2 TESC PLAN
- C3 CIVIL SITE PLAN
- C4 GRADING AND STORM DRAINAGE PLAN
- C5 WATER AND SANITARY SEWER PLAN
- C6 NOTES AND DETAILS
- C7 NOTES AND DETAILS TOPOGRAPHIC SURVEY

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY TEBALDI ENGINEERING, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM THE ENGINEER REFLECTING ANY ISSUED PLAN REVISIONS. THE ENGINEER SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

### UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY TEBALDI ENGINEERING, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Appr.	Revision
3	4/17/25	CMT	CMT	REVISED PER SITE REVISIONS
2	2/13/25	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	REVISED PER CITY COMMENTS

Title:

**COVER SHEET**  
**2900 DEVELOPMENT**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**

For:

**2900 DEVELOPMENT LLC**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**

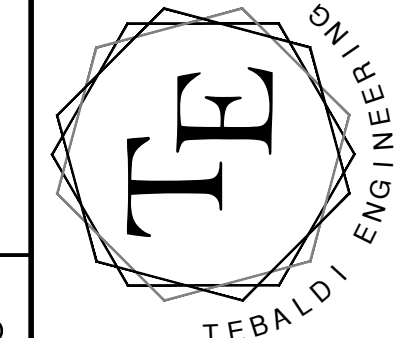
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Vertical	N/A

Designed

CMT	CMT	CMT	CMT	4/17/25
Drawn	Checked	Approved	Date	

P.O. BOX 121  
SUMNER, WA 98390  
(206) 450-5096  
TEBALDIENGINEERING.COM



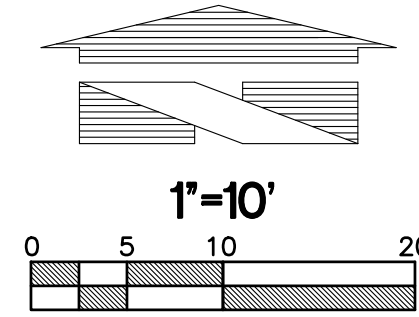
Job Number

**2900**  
Sheet

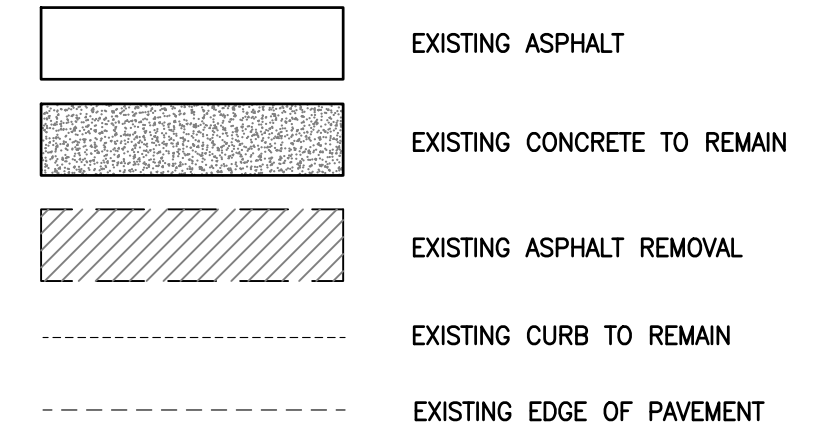
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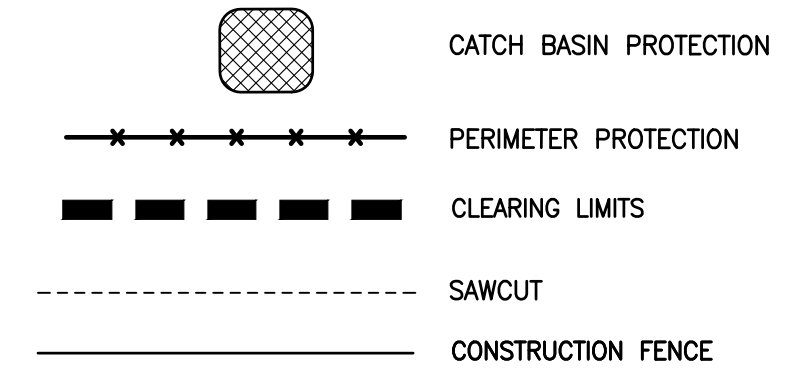
# 2900 DEVELOPMENT TESC PLAN



### DEMO LEGEND:



### TESC LEGEND:



### EROSION CONTROL CALLOUTS:

- CONTRACTOR TO INSTALL SILT FENCE AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY INSPECTOR. SEE DETAIL ON THIS SHEET.
- CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL DOWNSTREAM INLET LOCATIONS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. SEE DETAIL ON THIS SHEET.
- TEMPORARY STOCKPILE LOCATION. ADJUST SIZE AND LOCATION OF AREA AS NEEDED DURING CONSTRUCTION.
- CONSTRUCTION ENTRANCE. SEE DETAIL ON THIS SHEET.

### CONSTRUCTION SEQUENCE

- FLAG ALL DISTURBED AND/OR CLEARING LIMITS.
- CALL THE UTILITY LOCATE SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN, AS REQUIRED.
- PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALL PERIMETER RUNOFF CONTROLS INCLUDING SILT FENCING AND CONSTRUCTION FENCING.
- INSTALL STORM DRAINAGE PROTECTION.
- CLEAR AND STABILIZE CONSTRUCTION ACCESS, IF REQUIRED.
- COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING.
- INSTALL SITE UTILITIES.
- COMPLETE SITE PAVING.
- COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
- REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

### SOIL STABILIZATION NOTE

ANY AREAS UNWORKED EXPOSED SOILS SHALL BE STABILIZED WITH SEED AND MULCH IF UNWORKED AS FOLLOWS:  
 - DRY SEASON: MAY 1 - SEPTEMBER 30: 7 DAYS  
 - WET SEASON: OCTOBER 1 - APRIL 30: 2 DAYS

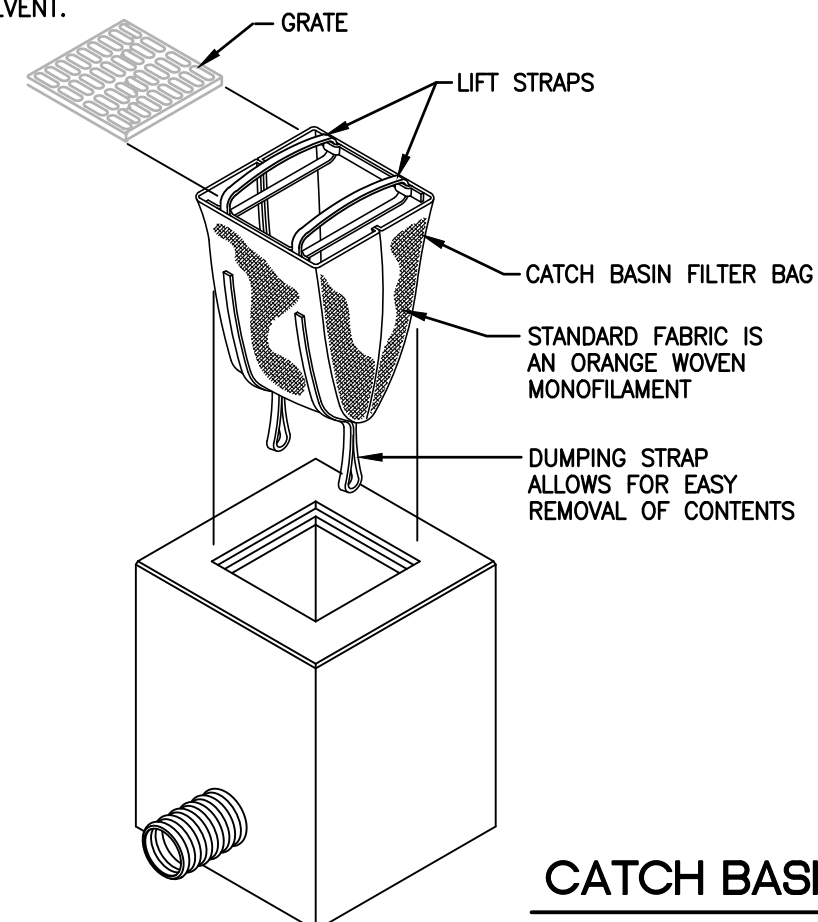
### INSTALLATION AND MAINTENANCE GUIDELINES:

**INSTALLATION:** REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLION IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE CATCH BASIN FILTER BAG SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

**MAINTENANCE:** REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

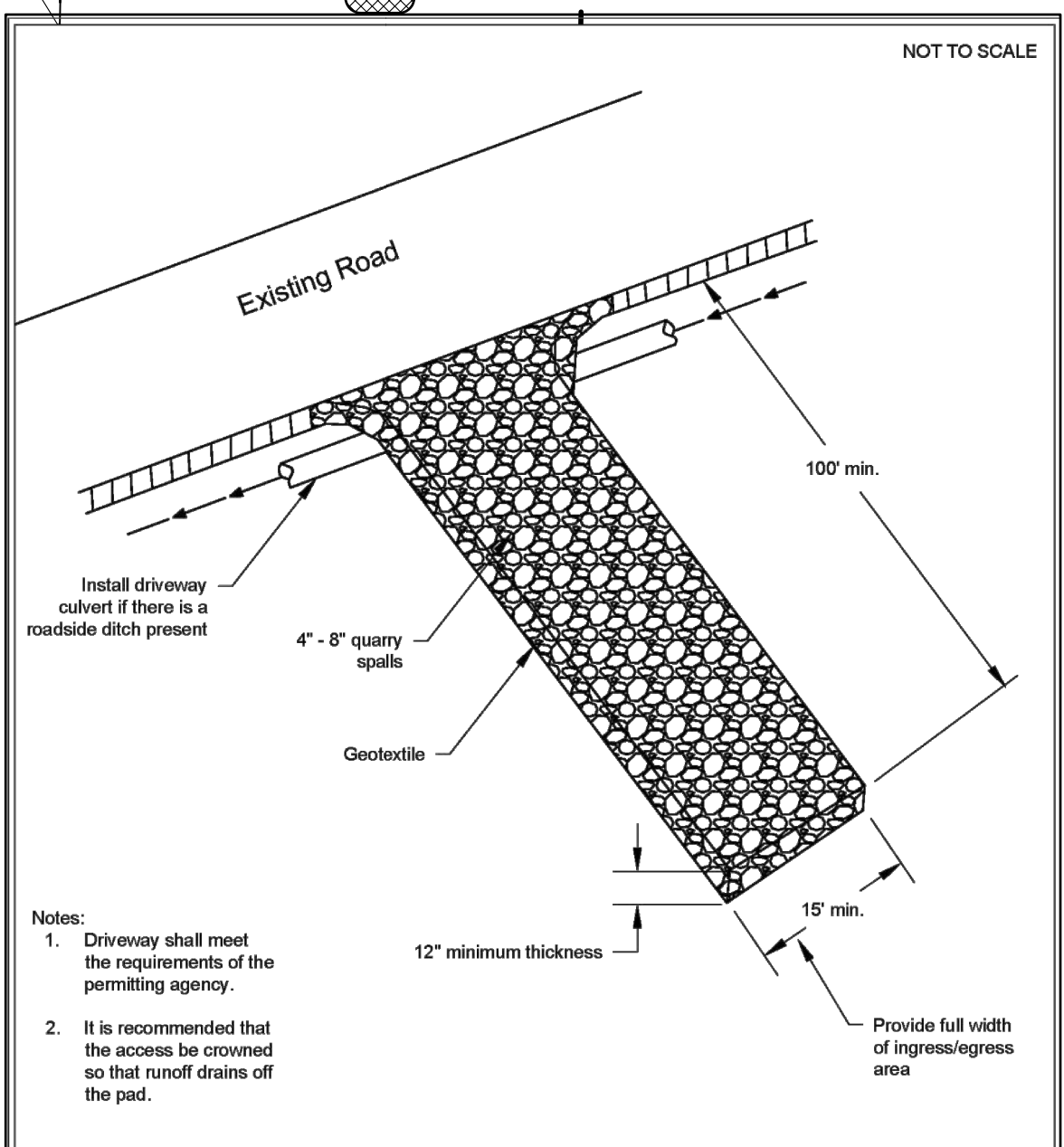
### BMP MAINTENANCE NOTES:

- AREAS TO BE CLEARED, GRUBBED, AND EXPOSED AT ONE TIME SHALL BE KEPT TO THE SMALLEST AREA POSSIBLE.
- TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
- TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY MOVING OPERATIONS ARE INITIATED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.

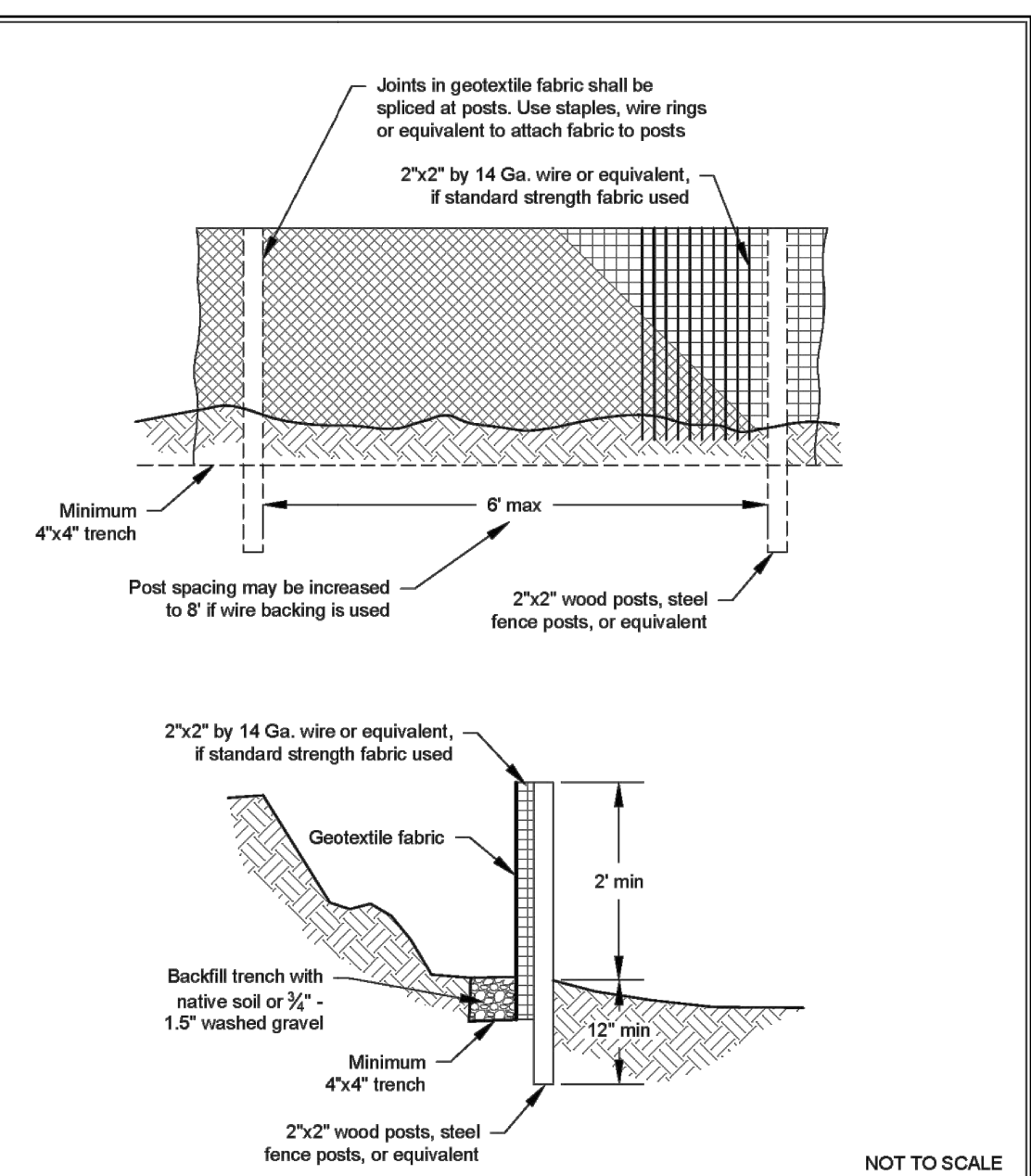


CATCH BASIN FILTER BAG

NOT TO SCALE



Stabilized Construction Access  
Revised June 2018



Silt Fence  
Revised July 2017

### HAULING/SILTATION CONTROL NOTES:

- PUBLIC STREETS ARE TO BE KEPT CLEAN OF DIRT AND DEBRIS GENERATED BY WORK. CLEANUP SHALL BE BY SWEEPING AND/OR OTHER APPROVED METHODS ON A DAILY BASIS.
- CONTRACTOR SHALL PROVIDE SILT BAGS OR OTHER SILTATION CONTROL MEASURES ON EXISTING CATCH BASIN(S) IN PROXIMITY OF WORK WHICH HAVE POTENTIAL TO RECEIVE SURFACE RUNOFF FROM THE WORK AREA OR ANY LOCATIONS THAT MAY BE DESIGNATED BY THE AUTHORITY HAVING JURISDICTION DURING THE COURSE OF THE WORK.
- EFFORTS SHALL BE MADE DURING CONSTRUCTION ACTIVITIES TO STABILIZE ALL DISTURBED AREAS AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION.
- ITEMS FOR DEMOLITION ARE DEPICTED PER DESIGN DRAWINGS. CONTRACTOR TO VERIFY AND LOCATE ANY ITEMS FOR DEMOLITION PRIOR TO START OF CONSTRUCTION AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO REVIEW AS-BUILT DRAWINGS IN PROJECT AREA AND REMOVE AND/OR RELOCATE ANY SITE APPURTENANCES IN PROJECT AREA THAT IMPACT THE PROJECT.

### GRADING QUANTITIES

APPROX. CUT = 200 CUBIC YARDS  
 APPROX. FILL = 200 CUBIC YARDS

GRADING QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. ACTUAL GRADING QUANTITIES SHOULD BE DETERMINED BY CONTRACTOR AFTER REVIEW OF PLANS.



Know what's below.  
 Call before you dig.  
 Dial 811  
 Or Call 1-800-424-5555

### UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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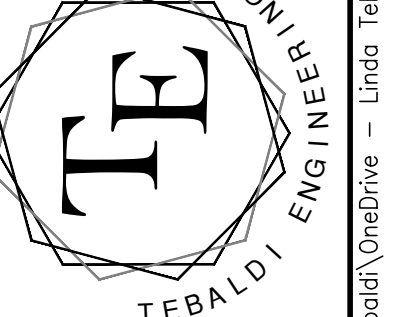
TESC PLAN  
 2900 DEVELOPMENT  
 2900 78TH AVE SE  
 MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC  
 2900 78TH AVE SE  
 MERCER ISLAND, WA 98040



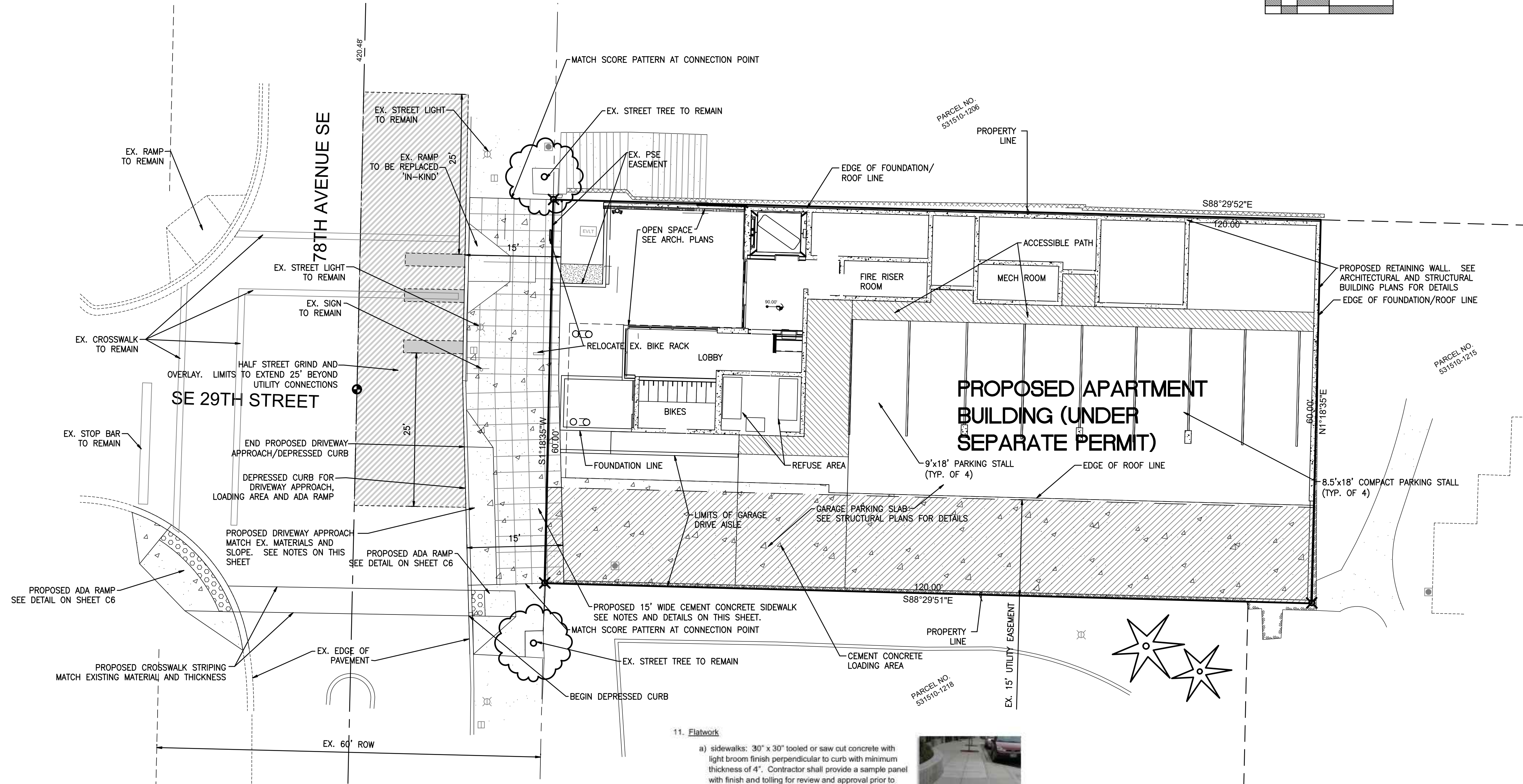
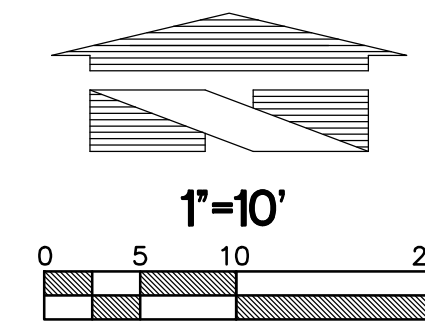
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Designed	CMT	Drawn	CMT	Checked	CMT
Approved	CMT	Date	6/10/22		

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 (206) 450-5096  
 TEBALDIENGINEERING.COM



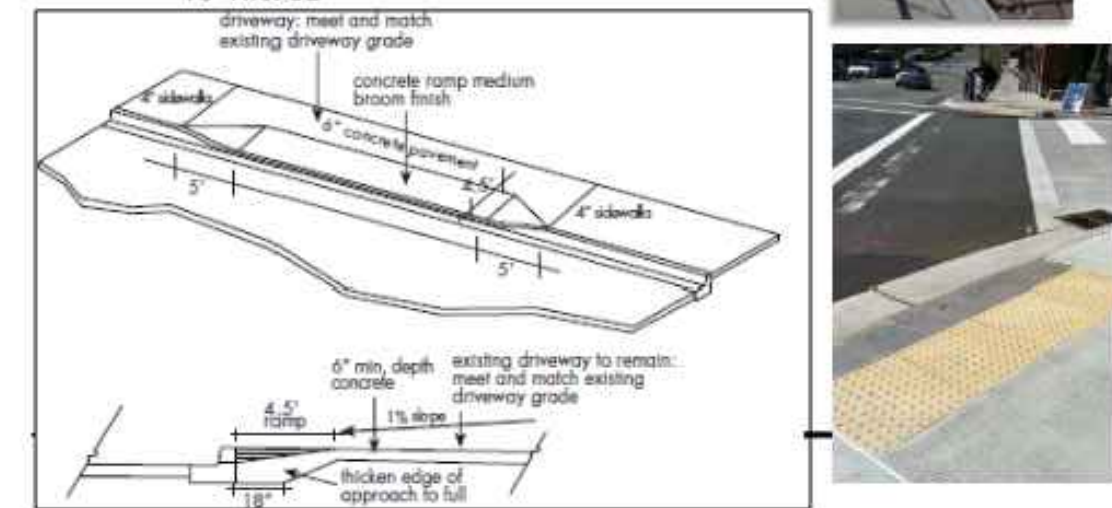
Job Number: 2900  
 Sheet: C2 of 7

# 2900 DEVELOPMENT CIVIL SITE PLAN



LEGEND	
EXISTING	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING CURB
[Pattern]	EXISTING EASEMENT
[Pattern]	EXISTING EDGE OF PAVEMENT
PROPOSED	
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAINT STRIPING
[Pattern]	PROPOSED CURB
[Pattern]	SAWCUT LINE

11. Flatwork
- sidewalks: 30" x 30" tooled or saw cut concrete with light broom finish perpendicular to curb with minimum thickness of 4". Contractor shall provide a sample panel with finish and toiling for review and approval prior to proceeding with pouring of sidewalk.
  - control joints: 3/8" x 3" felt with self-leveling caulk on top (Pechora Dyna Trol II slope grade (SG) 15% urethane sealant #39 limestone)
  - borders around street lights and tree grates: 6" wide with smooth trowel finish
  - curb & gutter: 6" concrete curb and gutter with light broom finish
  - driveways: width of throat shall be 60" wider than parking garage entrance or as direct by City Engineer and minimum thickness of 6"
  - concrete mix design for driveways and sidewalks: Stoneware 6013 or approved equal, 4,000 psi, 6 sack, 3/8", air entrained
  - detectable warning strips:
    - CAST in Tact 3 or as approved by City Engineer.
    - Color: yellow
    - Joint: felt expansion joint on perimeter topped with self leveling caulk joint filler
    - Curved installations: cut wedges out of each square panel (refer to example on southwest corner of Sunset Hwy. & 78<sup>th</sup> Ave. SE)



**SIDEWALK AND DRIVEWAY DETAILS**  
NOT TO SCALE

**811** Know what's below.  
Call before you dig.  
Dial 811  
Or Call 1-800-424-5555

**UTILITY CONFLICT NOTE**  
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**Title:**  
CIVIL SITE PLAN  
2900 DEVELOPMENT  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

**For:**  
2900 DEVELOPMENT LLC  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

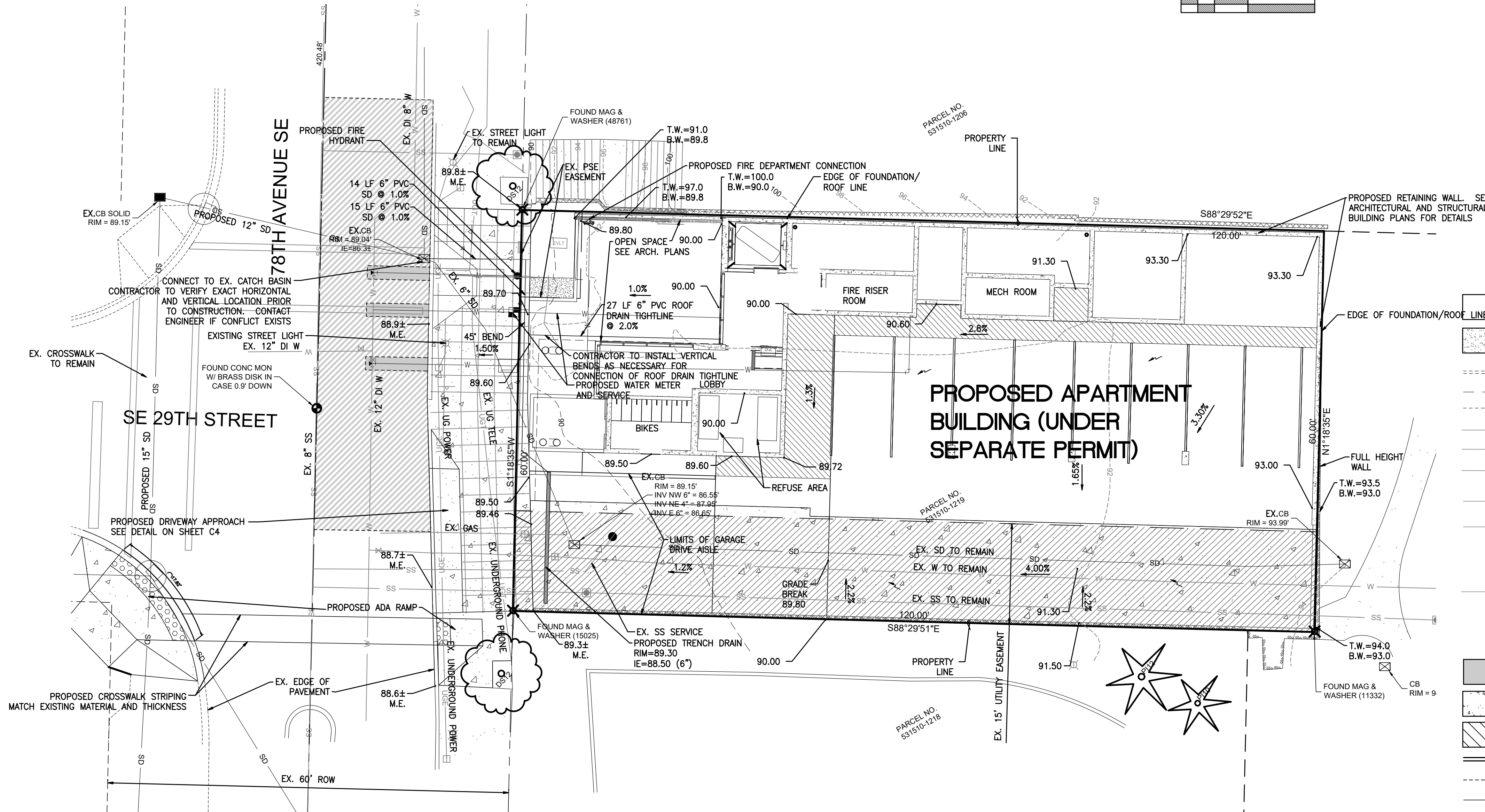
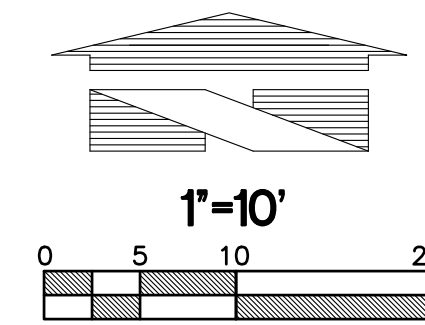


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Drawn	CMT	
Checked	CMT	
Approved	CMT	
Date	6/10/22	

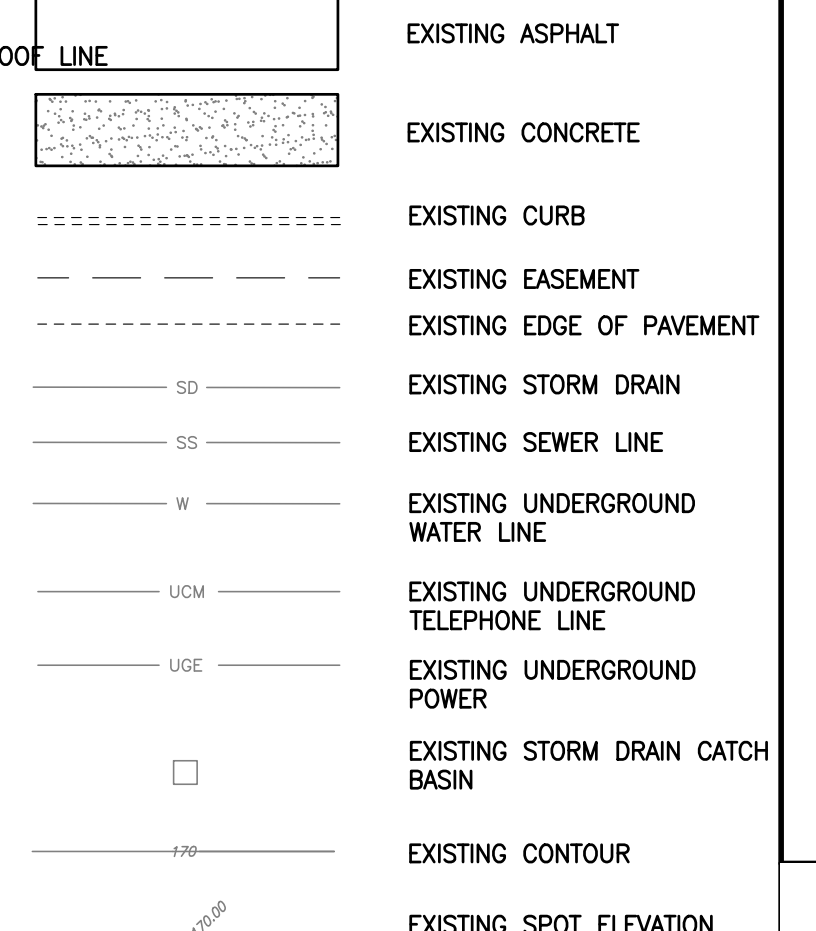
P.O. BOX 121  
SUMNER, WA 98390  
(206) 450-5096  
TEBALDIENGINEERING.COM

Job Number: 2900  
Sheet: C3 of 7

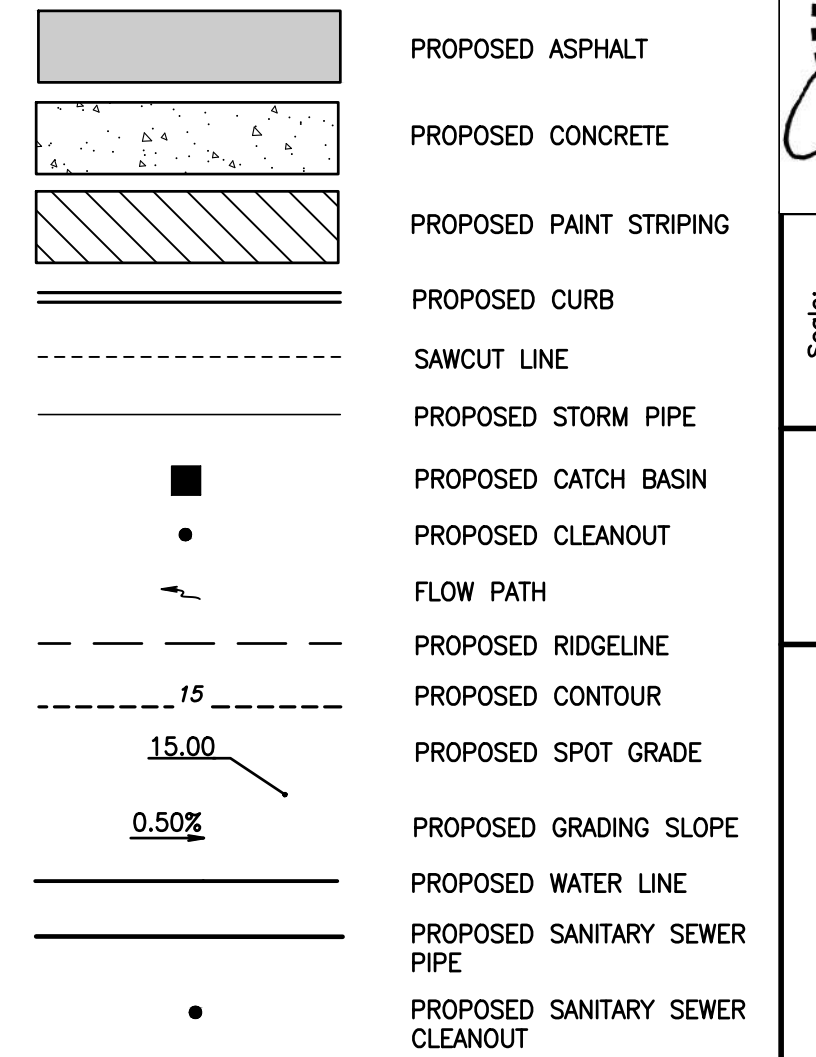
A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY  
**2900 DEVELOPMENT**  
**GRADING AND DRAINAGE PLAN**



**LEGEND**  
**EXISTING**



**PROPOSED**

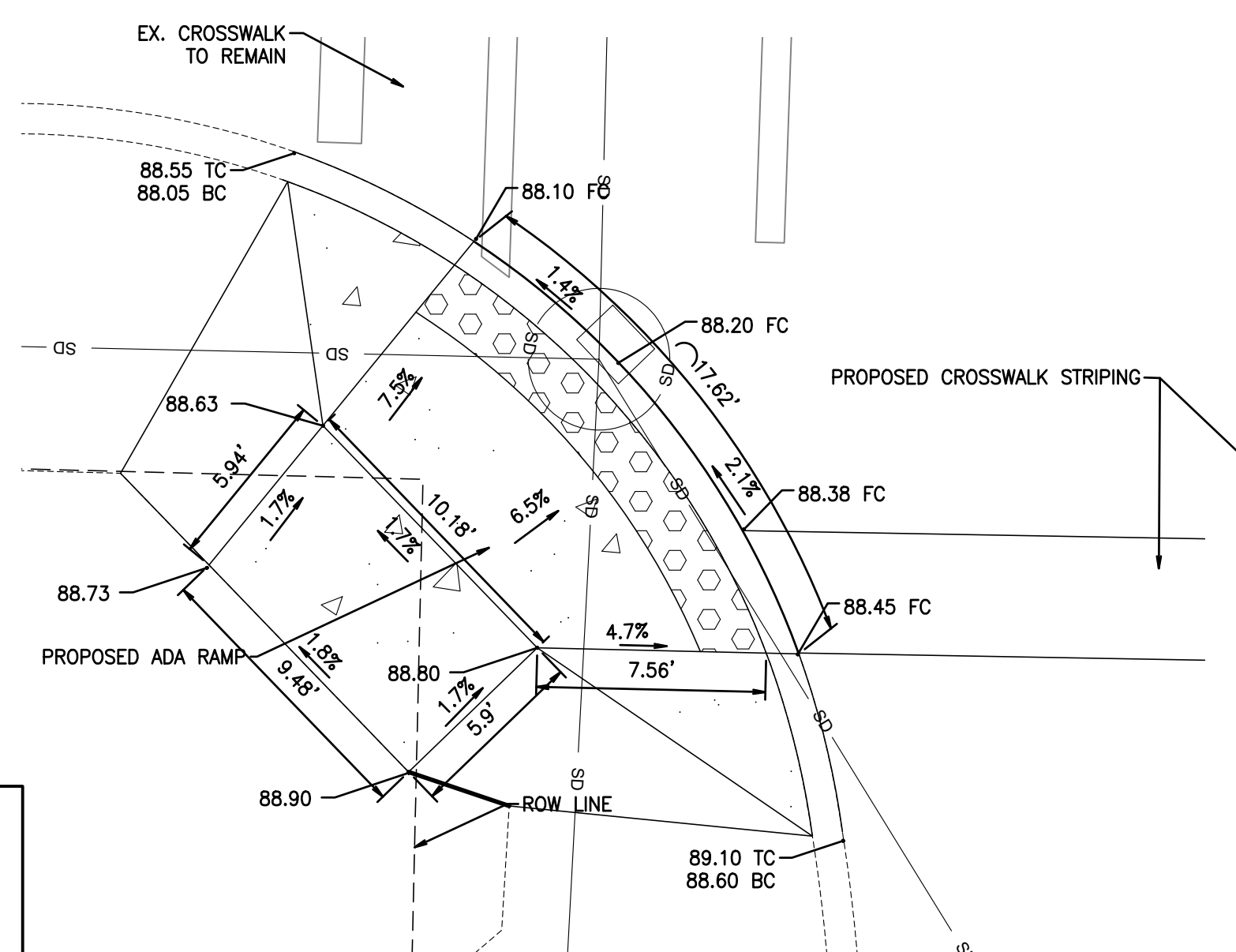


**UTILITY SEPARATION NOTE:**

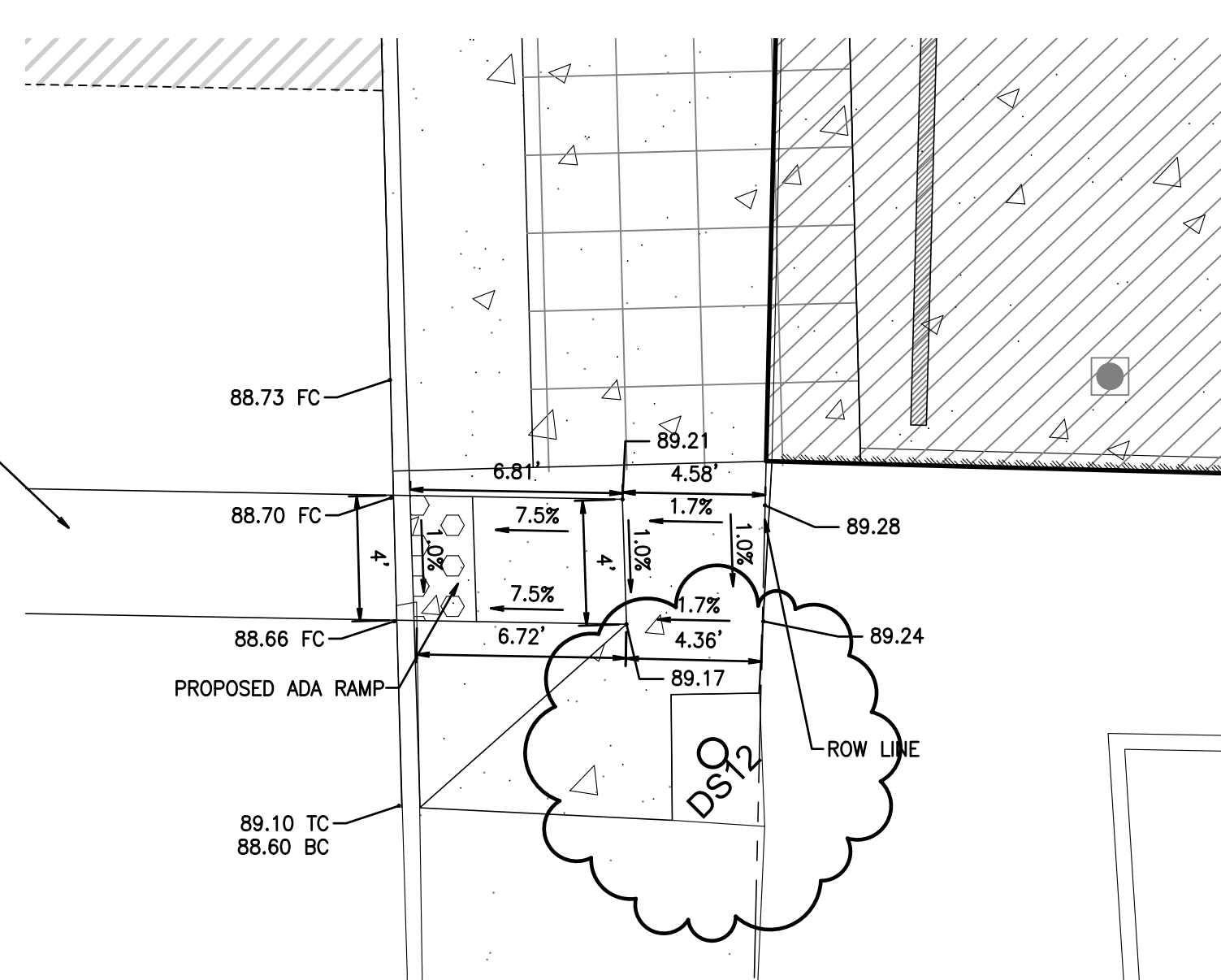
PROVIDE A MINIMUM OF 42" OF COVER FOR ALL WATER SERVICE LINES.  
 PROVIDE MINIMUM 1.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND SEWER SERVICE LINES.  
 PROVIDE MINIMUM 0.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND STORM DRAIN LINES.  
 CONTRACTOR SHALL POTHOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.

**NOTES:**

- ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS.
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAD) UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSTALL FOOTING DRAIN AND CONNECT TO DOWNSTREAM STORM DRAINAGE SYSTEM.



**SW QUADRANT ADA RAMP**  
 SCALE: 1"=5'



**SE QUADRANT ADA RAMP**  
 SCALE: 1"=5'



Know what's below.  
 Call before you dig.  
 Dial 811  
 Or Call 1-800-424-5555

**UTILITY CONFLICT NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Appr.	Revision
3	4/17/25	CMT	CMT	REVISED PER SITE REVISIONS
2	2/13/25	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	REVISED PER CITY COMMENTS

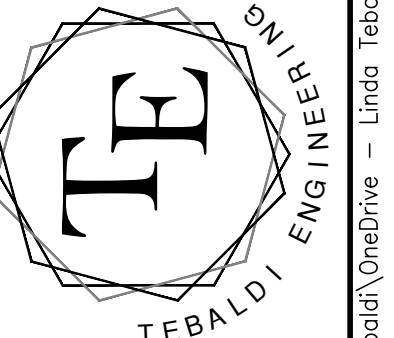
**Title:**  
 GRADING AND DRAINAGE PLAN  
 2900 DEVELOPMENT  
 2900 78TH AVE SE  
 MERCER ISLAND, WA 98040

**For:**  
 2900 DEVELOPMENT LLC  
 2900 78TH AVE SE  
 MERCER ISLAND, WA 98040



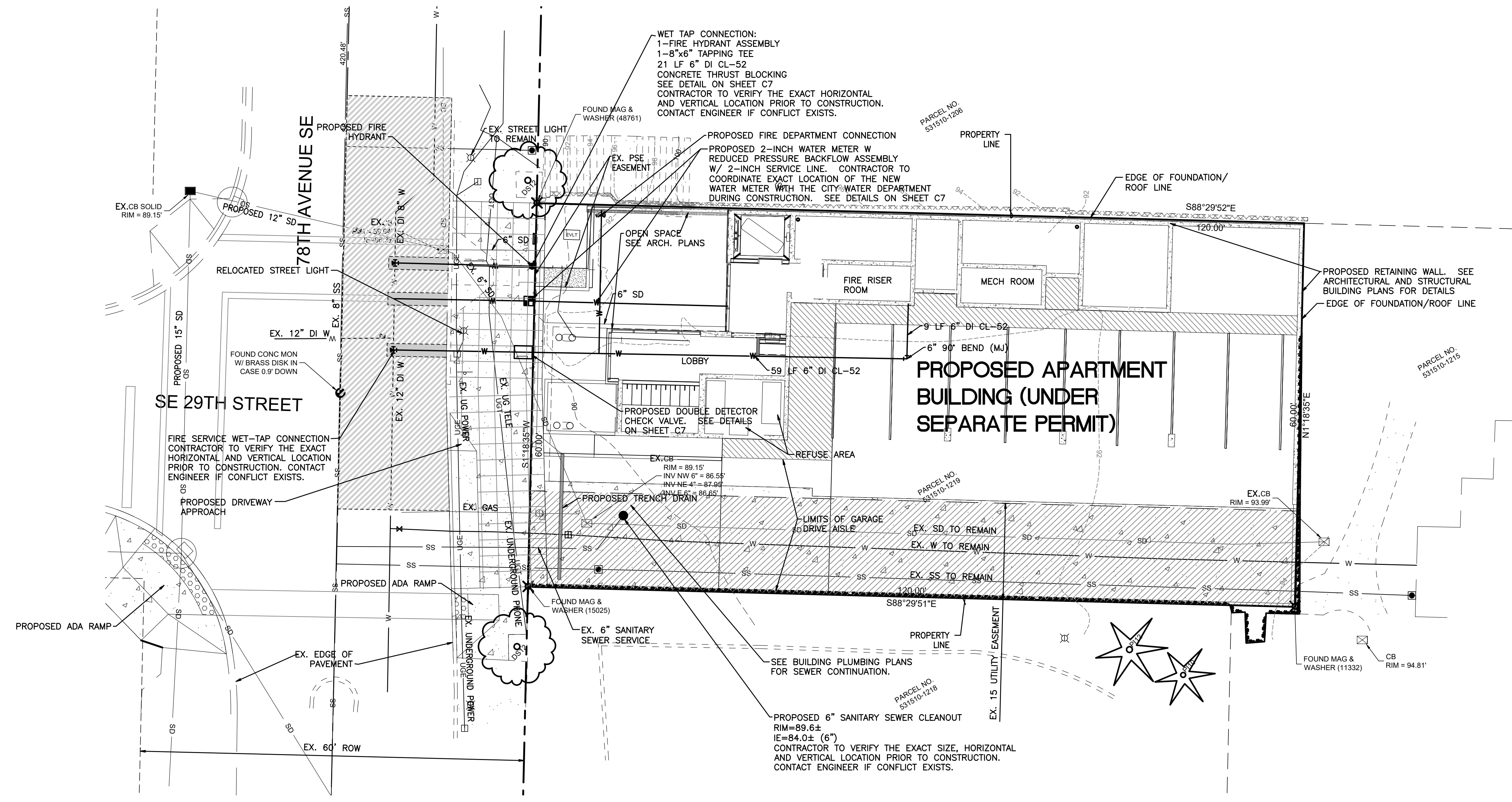
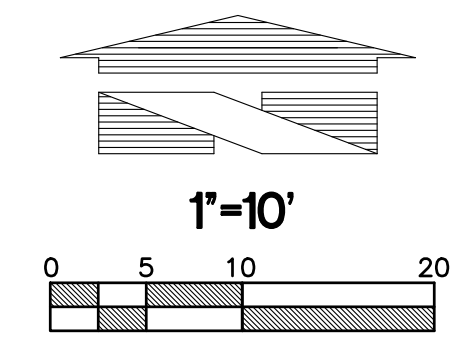
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Designed	CMT	CMT
Drawn	CMT	CMT
Checked	CMT	CMT
Approved	CMT	CMT
Date	6/10/22	

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 (206) 450-5096  
 TEBALDIENGINEERING.COM



Job Number: **2900**  
 Sheet: **C4** of **7**

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY  
**2900 DEVELOPMENT**  
**WATER AND SANITARY SEWER PLAN**



**LEGEND**  
**EXISTING**

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND POWER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

**PROPOSED**

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAINT STRIPING
- PROPOSED CURB
- SAWCUT LINE
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- FLOW PATH
- PROPOSED RIDGELINE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED GRADING SLOPE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT

**UTILITY SEPARATION NOTE:**

PROVIDE A MINIMUM OF 42" OF COVER FOR ALL WATER SERVICE LINES.

PROVIDE MINIMUM 1.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND SEWER SERVICE LINES.

PROVIDE MINIMUM 0.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND STORM DRAIN LINES.

CONTRACTOR SHALL POTHOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.



Know what's below.  
 Call before you dig.  
 Dial 811  
 (1-800-424-5555)

**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY TEBALDI ENGINEERING, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Appr.	Revision
3	4/17/25	CMT	CMT	REVISED PER SITE REVISIONS
2	2/13/25	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	REVISED PER CITY COMMENTS

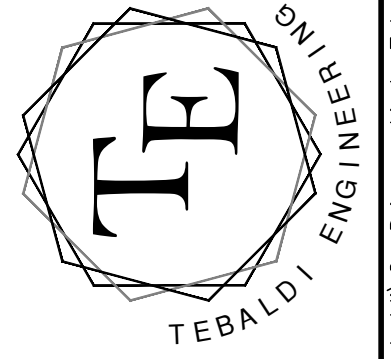
Title: **WATER AND SANITARY SEWER PLAN**  
**2900 DEVELOPMENT**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**

For: **2900 DEVELOPMENT LLC**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**



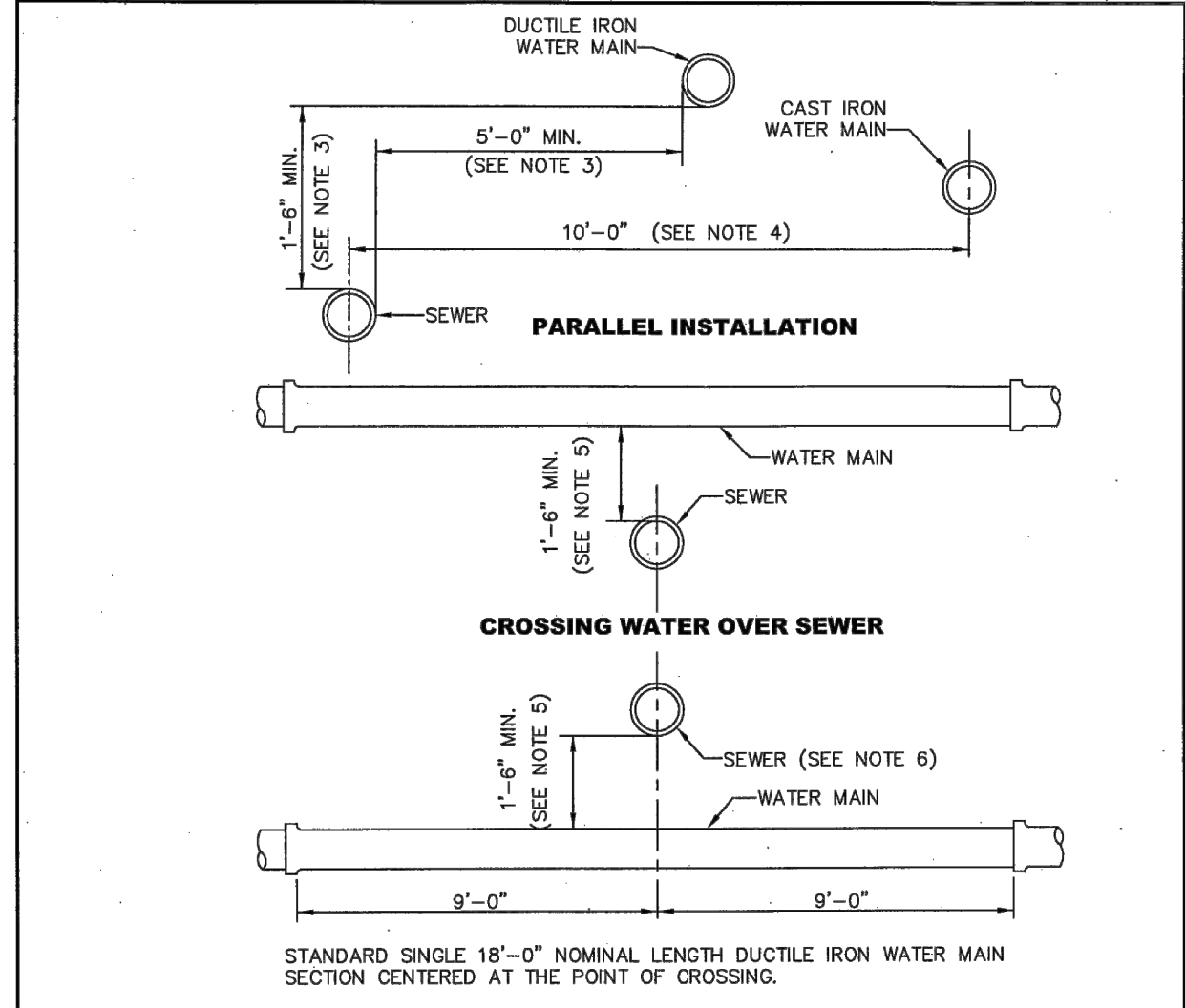
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 TEBALDIENGINEERING.COM



Job Number: **2900**  
 Sheet: **C5** of **7**

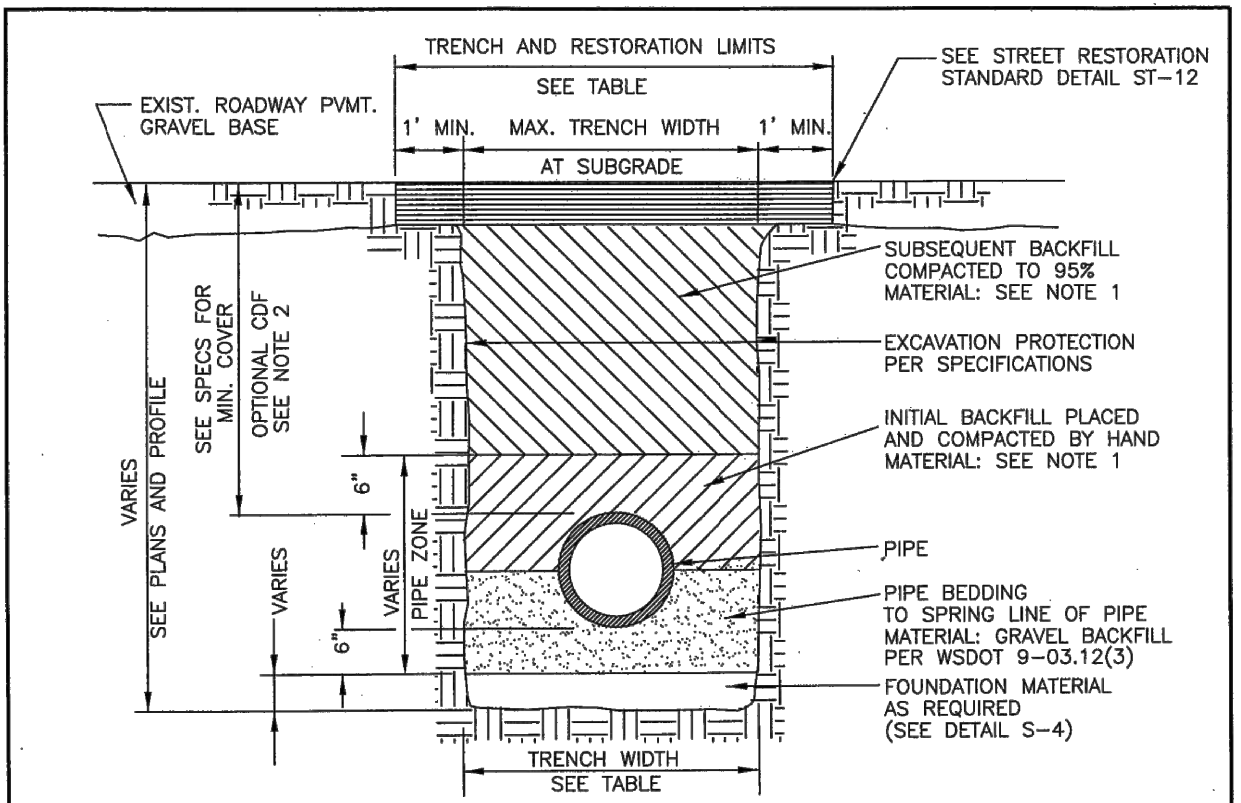
# NOTES AND DETAILS



**NOTES**

- ANY EXCEPTIONS TO THE STANDARD PLAN MAY BE APPROVED BY THE CITY ENGINEER.
- "SEWER" INCLUDES SANITARY SEWER, COMBINED SEWER AND SIDE SEWER.
- WHERE MINIMUM CLEARANCES CANNOT BE MET, SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS INCLUDING WATER MAIN PRESSURE TESTING REQUIREMENTS.
- NO VERTICAL CLEARANCE REQUIRED.
- IF VERTICAL SEPARATION CANNOT BE MET, WATER MAIN SHALL BE A STANDARD SINGLE 18'-0" NOMINAL LENGTH DUCTILE IRON WATER MAIN SECTION CENTERED AT THE POINT OF CROSSING.
- SEWER SHALL HAVE ADEQUATE FOUNDATION SUPPORT TO PREVENT SETTLEMENT ON THE WATER MAIN AN TO PREVENT DEFLECTION OF WATER MAIN JOINTS.
- CROSSINGS AT AN ANGLE BETWEEN 90° AND 45° MAY OCCUR BETWEEN 9'-0" AND 6'-0" OF WATER MAIN JOINT FOR CROSSINGS LESS THAN 45°, SEE NOTE 1.

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**WATER & SEWER CLEARANCES AND MATERIAL REQUIREMENTS**  
 6-5-2009 NO SCALE **S-2**  
 APPROVED

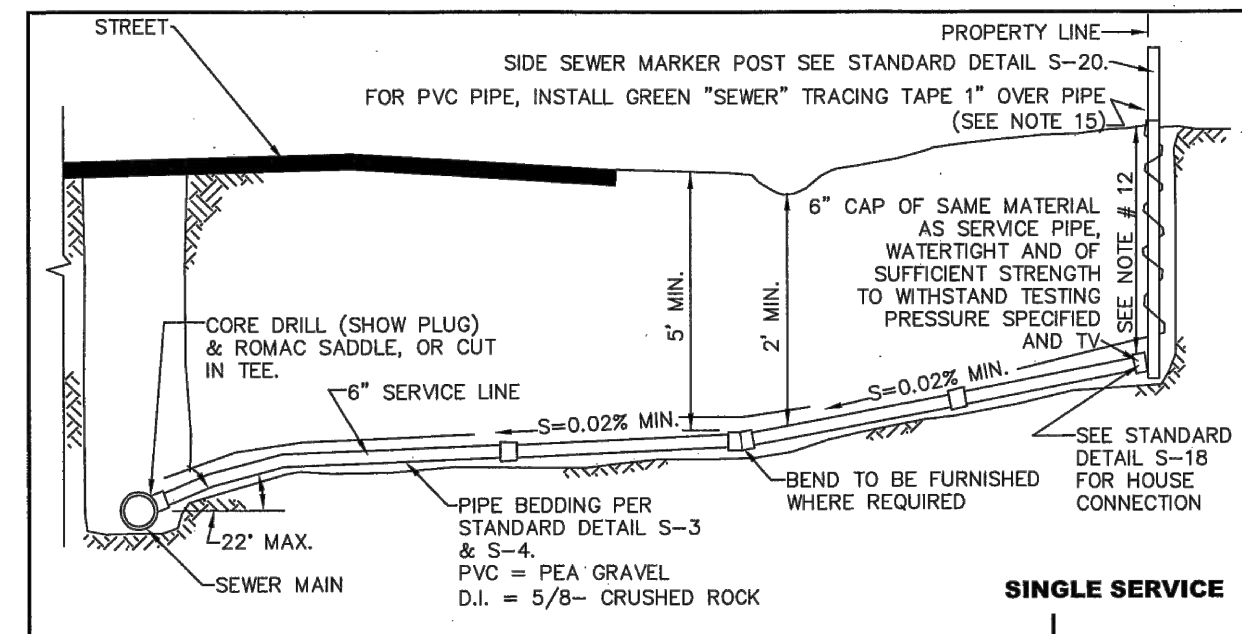


**NOTES**

- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.8(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS.
- COF FOR BACKFILL MAY BE REQUIRED BY CITY ENGINEER WHEN PROPER COMPACTION AROUND EXISTING UTILITIES MAY NOT BE POSSIBLE. COF SHALL BE PER WSDOT 2-09.3(1)E.
- SEE S-4 FOR PIPE BEDDING DETAILS.

TRENCH WIDTH			
PIPE SIZE	PIPE ZONE	MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
	4" OR 6"	2'-2"	3'-0"
	8"	2'-4"	4'-0"
	10"	2'-6"	4'-0"
	12"	2'-8"	4'-6"

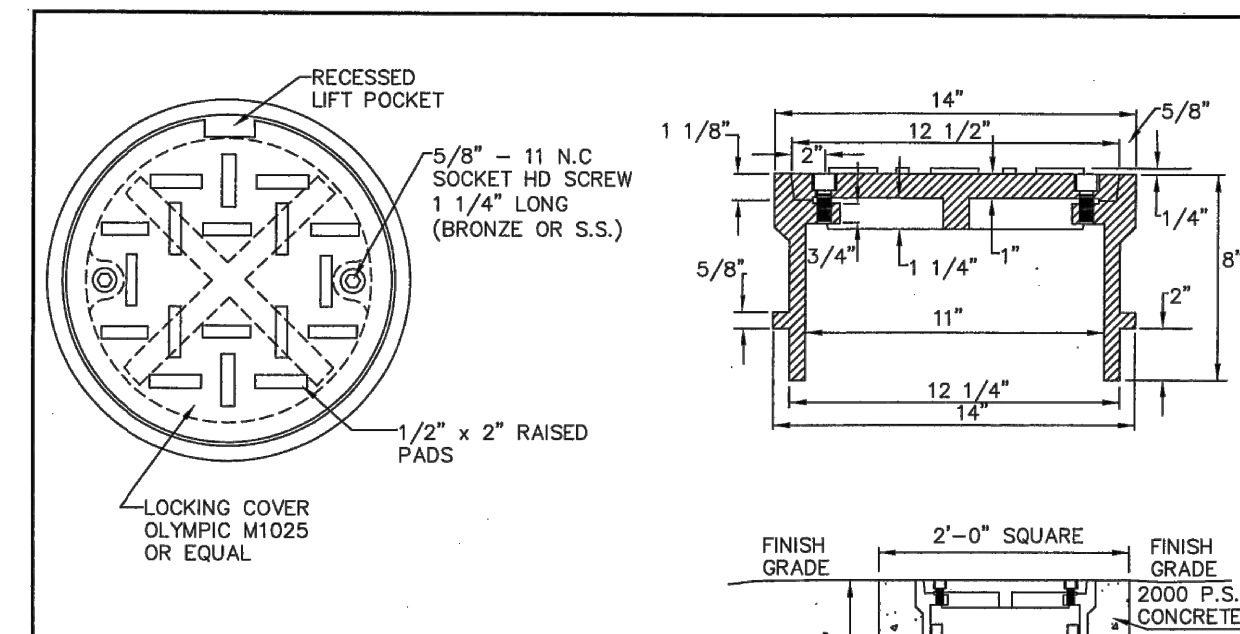
**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**TRENCH DETAIL**  
 6-5-2009 NO SCALE **S-3**  
 APPROVED



**NOTES**

- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
- CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
- RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND ACCORDANCE WITH CITY STANDARDS.
- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.8(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE COF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
- 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" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER, 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
- ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
- CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
- 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.
- 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.
- ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
- 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 PERPETUAL 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.
- 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.
- 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 6" WIDE X 4 MILS THICK.

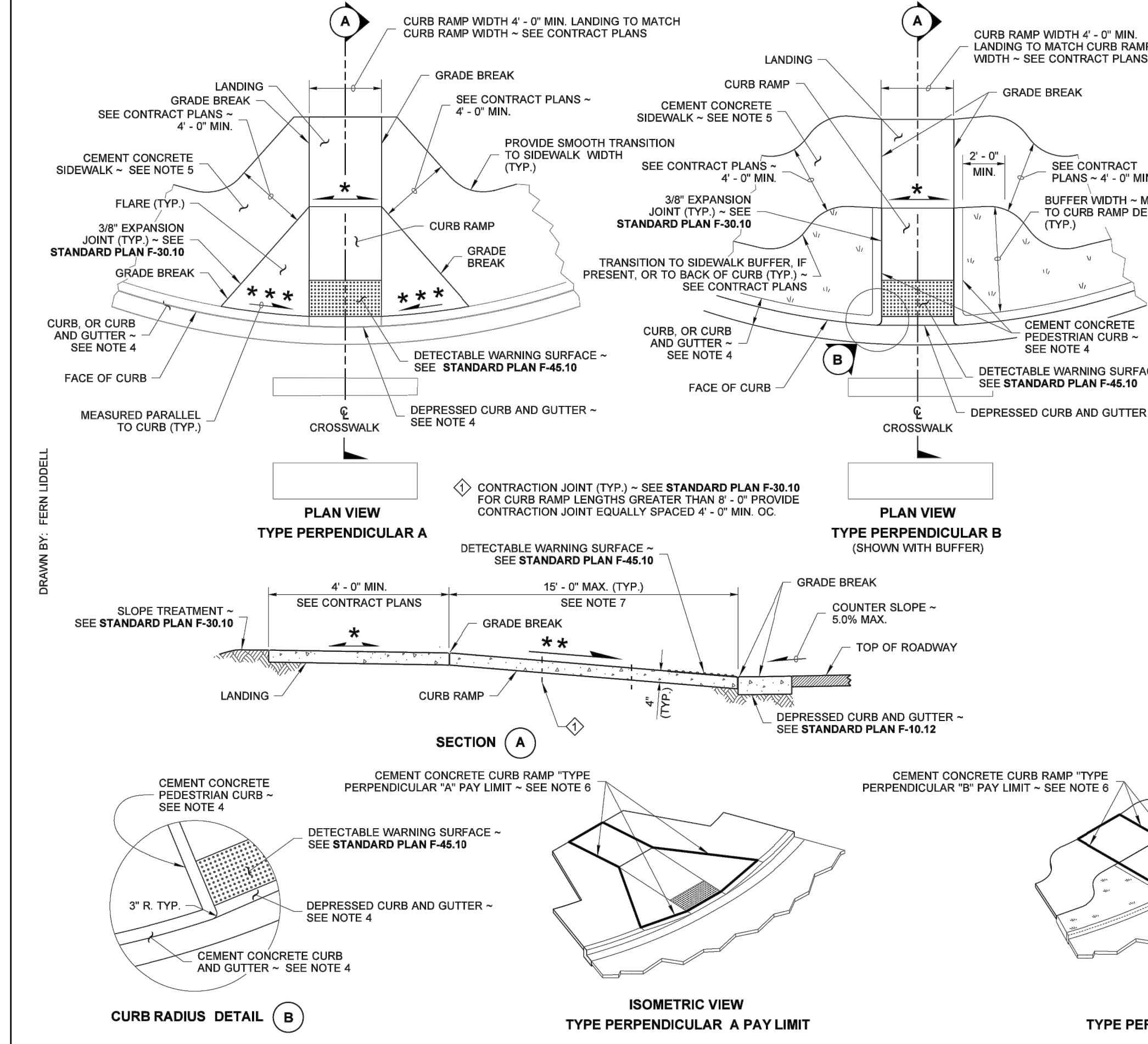
**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**SIDE SEWER CONNECTION AND STUB**  
 6-5-2009 NO SCALE **S-17**  
 APPROVED



**NOTES**

- SEE S-27 FOR INSTALLATION DETAILS.

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**CLEAN OUT DETAIL**  
 6-5-2009 NO SCALE **S-19**  
 APPROVED



**NOTES**

- At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
- Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
- Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
- See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
- See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
- The Bid Item "Cement Concrete Curb Ramp Type ..." does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
- The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
- Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14**.
- Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

**LEGEND**

- SLOPE IN EITHER DIRECTION
- \* 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- \*\* 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
- \*\*\* 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)

**R. SCOTT ZELLER**  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 28880  
 43524  
 Digitally signed by R. Scott Zeller  
 Date: 2020.09.22 13:23:53 -0700  
**PERPENDICULAR CURB RAMP**  
**STANDARD PLAN F-40.15-04**  
 SHEET 1 OF 1 SHEET  
 APPROVED FOR PUBLICATION  
 Date: 2020.09.25  
 14:44:37 -0700  
 STATE ENGINEER  
 Washington State Department of Transportation

No.	Date	By	Appr.	Revision
3	4/17/25	CMT	CMT	REVISED PER SITE REVISIONS
2	2/13/25	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	REVISED PER CITY COMMENTS

**NOTES AND DETAILS**  
**2900 DEVELOPMENT**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**

**For:**  
**2900 DEVELOPMENT LLC**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**



Scale:	Horizontal	Vertical
Designed	CMT	CMT
Drawn	CMT	CMT
Checked	CMT	CMT
Approved	CMT	CMT
Date	6/10/22	

P.O. BOX 121  
 SUMNER, WA 98390  
 (206) 450-5096  
 TEBALDIENGINEERING.COM  
 077

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**COMMERCIAL/MULTI FAMILY SIDE SEWER DISCONNECTION & RECONNECTION**  
 6-5-2009 NO SCALE **S-22A**  
 APPROVED

Job Number **2900**  
 Sheet **C6** of **7**

# NOTES AND DETAILS

KEY NO.	QUANTITY			MATERIAL
	4"	6"	8"	
1	1	-	-	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	-	1	-	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	-	-	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	-	-	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	1	1	1	LW PRODUCTS ALUMINUM, SINGLE DOOR, H-20 OR EQUAL.
2	1	1	1	FABRICATED BOLT-ON LADDER. USE THREE SETS OF MOUNTING BRACKETS ATTACHED TO VAULT WALL WITH 5/8" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILT Kwik BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). ALL STEEL FOR LADDER SHALL BE A-36, OSHA APPROVED HOT DIPPED GALVANIZED AFTER FABRICATION. SEE DRAWING NO. W-27C.
3	1	-	-	4" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
3	-	1	-	8" OR 6" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
4	1	-	-	4" O.S. & Y. GATE VALVE U.L. APPROVED
4	-	1	-	8" OR 6" O.S. & Y. GATE VALVE U.L. APPROVED
5	1	-	-	4" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVE.
5	-	1	-	8" OR 6" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVES.
6	1	1	1	3/4" DIAMETER TEST COCKS
7	2	2	2	ADJUSTABLE PIPE SADDLE SUPPORT (ITT GRINELL FIG 284 OR APPROVED EQUAL). ATTACH TO VAULT FLOOR WITH FOUR 1/2" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILT Kwik BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). SEE DRAWING NO. W-27C.
8	-	-	-	PEA GRAVEL BACKFILL FOR PIPE BEDDING UNDER PRECAST CONCRETE UTILITY VAULT.
9	-	-	-	4" DIAMETER UNDERDRAIN, CONNECT TO DRAINAGE SYSTEM, SCHEDULE 200 PERFORATED PVC WITH GALVANIZED SCREEN EACH END.
10	-	-	-	4" DIAMETER CL. 52 DUCTILE IRON PIPE
10	-	-	-	6" OR 8" DIAMETER CL. 52 DUCTILE IRON PIPE
11	1	1	1	3/4" GATE VALVE U.L. LISTED
12	1	1	1	5/8" x 3/4" ACCULINK MULTINET MASTER METER WITH SENSUS COMPATIBLE MXU READ IN CU. FT. MULTI-JET
13	1	1	1	3/4" DOUBLE CHECK VALVE
14	1	1	1	SOLID PVC PIPE SUMP DRAIN. SIZE PER MANUFACTURER'S RECOMMENDATION. CONNECT TO DRAINAGE STRUCTURE AS APPROVED
15	1	1	1	3/4" "Y" STRAINER

**NOTES**

- ALL VAULT, BASED AND TOPS TO BE COATED WITH DAMPROOFING.
- SIZE DETERMINED ON BASIS OF ACTUAL FIRE DEMAND.
- SEE W-19A FOR ADDITIONAL DETAILED MATERIAL NOTES.

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

MATERIAL LIST  
**DOUBLE DETECTOR CHECK**

7-01-2014 NO SCALE **W-19B**  
APPROVED

**GENERAL NOTES**

- SEE W-19B FOR MATERIAL LIST.
- VALVE ASSEMBLY TO BE CENTERED IN VAULT.
- TEE AND GATE VALVE REQUIRED ON MAIN.
- WHEN DOUBLE CHECK VALVE ASSEMBLY IS USED IN SAME LINE WITH DOMESTIC BUILDING METER, METERED DETECTOR BYPASS SHALL BE OMITTED.
- ASSEMBLY TO BE MAINTAINED BY OWNER AND ANNUAL CERTIFICATION IS REQUIRED.
- THE CITY OF MERCER ISLAND MUST TEST AND CERTIFY THE FIRE LINE BEFORE CONNECTION TO THE CITY SYSTEM IS ALLOWED.
- FIRELINE SHALL NOT BE PUT INTO SERVICE UNTIL THE DOUBLE CHECK VALVE ASSEMBLY IS APPROVED BY THE CITY.
- HAULT PENETRATIONS SHALL BE CORE DRILLED.
- A THRUST RING OR APPROVED EQUAL SHALL BE INSTALLED ON INLET SIDE OF PIPE RESTRAINED JOINT.
- MATERIALS FOR BY PASS SHALL BE ALL BRASS AND COPPER WITH SWIVEL COUPLINGS BETWEEN SHUT-OFF VALVES FOR REPLACEMENT.

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

DOUBLE DETECTOR CHECK VALVE ASSEMBLY

7-01-2014 NO SCALE **W-19A**  
APPROVED

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

FIRE HYDRANT ASSEMBLY - WET TAP INSTALLATION

02-23-2021 NO SCALE **W-24A**  
APPROVED

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

TAPPING TEE

8-12-2009 NO SCALE **W-11**  
APPROVED

**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**  
APPROVED

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

TRENCH SECTION

3-29-2021 NO SCALE **W-3**  
APPROVED

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

1" & 2" PLASTIC WATER METER BOX

12-23-2013 NO SCALE **W-18A**  
APPROVED

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

2" WATER METER INSTALLATION

02-05-2021 NO SCALE **W-14A**  
APPROVED

No.	Date	By	Chk.	Appr.	Revision
3	4/17/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
2	2/13/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS

**Notes and Details**  
2900 DEVELOPMENT  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

**For:** 2900 DEVELOPMENT LLC  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

CHRIS M. TEBALDI  
STATE OF WASHINGTON  
PROFESSIONAL ENGINEER  
43524  
4/17/25

Scale: Horizontal N/A Vertical N/A

Designed: CMT  
Drawn: CMT  
Checked: CMT  
Approved: CMT  
Date: 6/10/22

P.O. BOX 121  
SUMNER, WA 98390  
(206) 450-5096  
TEBALDIENGINEERING.COM

**TEBALDI ENGINEERS**

Job Number: 2900  
Sheet: C7 of 7

**CITY OF MERCER ISLAND STANDARD DETAILS WATER**

2" WATER METER INSTALLATION

02-05-2021 NO SCALE **W-14A**  
APPROVED