



February 25, 2026

Molly McGuire
Senior Planner, Community Planning and Development Department
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

Re: Shoreline Exemption Request for Sanitary Sewer Vault Repair for Luther Burbank Park Waterfront Improvements Project (Related Permit Approvals/Applications: SHL22-023, SHL22-024, SHL23-043, SHL23-044, SHL23-045, CAO22-018 and Building Permit Application 2509-100)

The City of Mercer Island (Applicant) seeks a shoreline exemption to repair the sanitary sewer vault installed in the waterfront plaza at Luther Burbank Park as part of the Luther Burbank Park Waterfront Improvements Project (Project).

Project Overview

The Applicant proposes to repair, maintain, and enhance access to and use of the Luther Burbank Park docks and waterfront in the City of Mercer Island, WA. The Project includes repairing and replacing portions of the existing dock structures, including repairs to the north dock structure; replacing and reconfiguring the central and south docks; installing a new grated overwater platform off the plaza bulkhead; improving the north beach with fish habitat gravel and riparian plantings; creating new ADA-accessible routes that connect the north shoreline trail, north beach, waterfront plaza, docks, and south shoreline trail; incorporating low-impact development (LID) features to provide stormwater buffering and biofiltration functions; installing utility repairs and improvements, including upsized electrical service, a new sanitary sewer vault and line for the restrooms, and a lake water intake system and irrigation connection; providing a fire suppression system for the docks; and adding new wayfinding and regulatory signage, a kiosk, and art and interpretive elements. Once completed, the renovated/replaced docks will serve the needs of a range of motorized and non-motorized watercraft recreating on Lake Washington and visiting Luther Burbank Park.

Sanitary Sewer Vault Repair

A seasonal public restroom facility is attached to the historic Boiler Building located at the waterfront. The Applicant previously completed improvements to the Boiler Building in (Building Permit #2302-156), including renovating the restroom annex. As part of the Boiler Building renovations, the Applicant intended to repair the existing sanitary sewer line and sump pump that serve the restrooms, as the utility had reached the end of its useful life. During Boiler Building construction, the contractor discovered leaks in the existing utility vault, and the Applicant determined that the entire vault, not just the pump, must be replaced. This repair conflicted with excavation activities associated with the Project, so the sewer line and vault replacement were

postponed, and the public restrooms remained closed during the season. The sewer vault is now planned for replacement as part of the waterfront plaza improvements for the Project.

Figure 1 includes the relevant Plan Sheets for the sanitary sewer vault project element. The full plan set was resubmitted for Building Permit Application #2509-100 on February 20, 2026.

The current sewer vault is located within the bulkhead tieback slab, and there is not adequate space to replace it with a sewer vault that meets current standards in the existing location. To minimize potential impacts to the bulkhead, the sewer vault will be relocated upland in the plaza area, closer to the restrooms and electrical room and within the excavation area planned for soil remediation and other plaza improvements. During demolition, the existing vault will be abandoned in place; the top 1' will be cut and the remaining vault filled with controlled density fill (CDF) backfill and sealed. The existing sewer line connection will be demolished and replaced with a new sanitary sewer line connection to the new vault (see Plan Sheets D-110, C-110, and C-410 for relevant information related to the existing vault/line and planned replacement).

Code Compliance Criteria

The Project received conditional approvals for a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and Shoreline Variances (four) in April 2025 (refer to approvals issued for SHL22-023, SHL22-024, SHL22-025, SHL23-043, SHL23-044, SHL23-045) and a Shoreline Exemption for three safety buoys in February 2026 (refer to approvals issued for SHL26-001). Now the Applicant requests a shoreline exemption for the proposed repair/replacement of the sanitary sewer vault. This normal repair/maintenance element of the Project is categorically exempt from a Shoreline Substantial Development Permit per the following:

WAC 173-27-040(2) The following developments shall not require substantial development permits:

(b) Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;

The Applicant considers the sewer vault replacement to be a repair per WAC 173-27-040(2)(b) because the planned replacement is a common method of repair; the replacement vault is comparable to the existing vault; and the replacement does not cause substantial adverse effects to the shoreline resources or environment.

When evaluating repair options for the existing vault, the Applicant determined that it could not be repaired in place due to its location in the bulkhead tieback slab, as there is not adequate space to replace it with a sewer vault that meets current standards. The existing vault is approximately 16sf, and the new vault is approximately 19sf. Instead, the vault will be relocated upland to the plaza area that will be already impacted by soil remediation and other improvements during construction. Relocating the vault also brings it closer to the restrooms and electrical room, improving operations and maintenance efficiency.

Replacement minimizes impacts on the overall shoreline during construction and meets the operational needs of the site, making it the best option for repair of the existing facility. Accordingly, the Applicant considers the replacement of the vault a repair per WAC 173-27-040(2)(b).

Conclusion

The restrooms at the Luther Burbank Park waterfront are currently closed to the public because the facility's sewer connection is not active. Although the restrooms were renovated in 2024 as part of the Boiler Building Phase 1 project, the planned repair to the facility's sewer pump system was not completed due to a leak in the sewer vault. The sanitary sewer line and vault will be repaired as part of the extensive plaza excavation and improvements of the Project and is necessary in order to resume seasonal operations of the public restrooms. Because this work satisfies the exemption outlined in WAC 173-040-2(b), this element of the Project qualifies for a shoreline exemption from the City of Mercer Island.

Feel free to reach out with questions or requests for additional information.

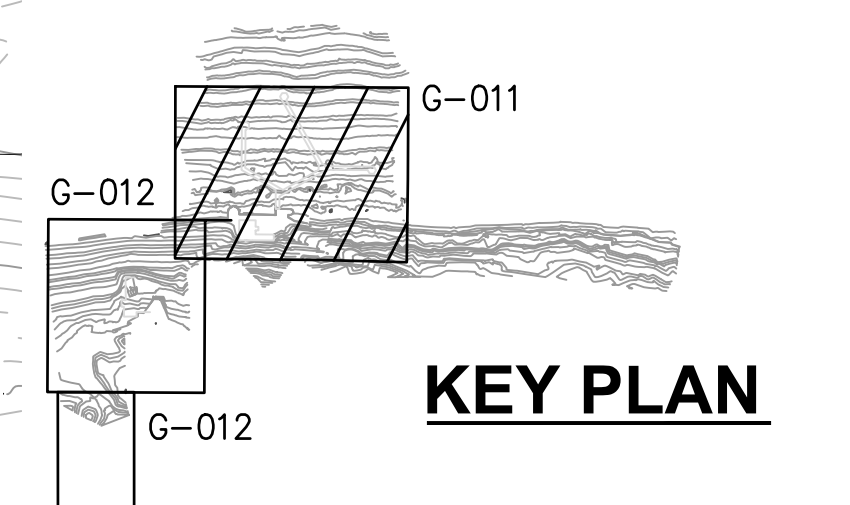
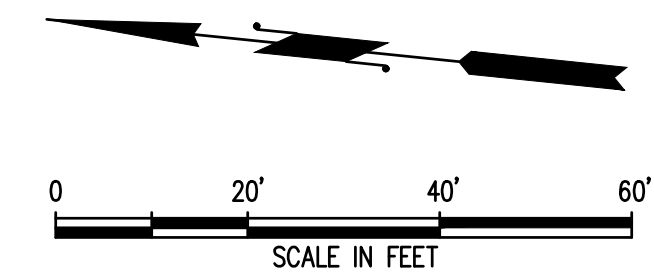
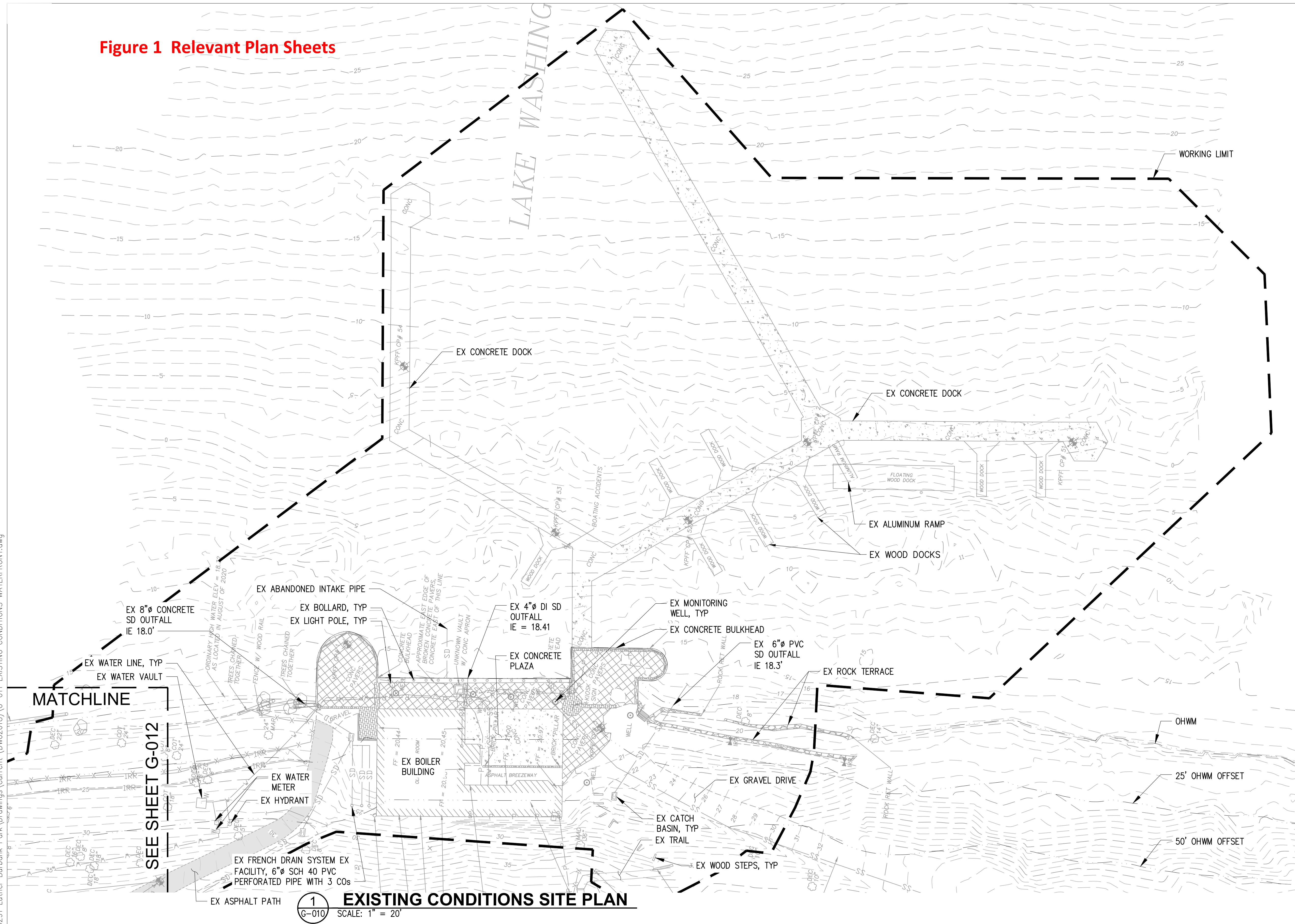
Sincerely,



Sarah Bluvás, CIP Project Manager | sarah.bluvás@mercerisland.gov | 206.549.1032

Figure 1 Relevant Plan Sheets

- LEGEND:**
- PROJECT WORK AREA LIMIT
 - OHWM AND SHORELINE SETBACKS
 - [Cross-hatched] EX PERVIOUS PAVERS
 - [Solid grey] EX BRICK
 - [Dotted] EX ASPHALT PATH
 - [Stippled] EX CONCRETE
 - [Diagonal lines] EX BUILDING
 - EX BOULDER
 - EX TREE
 - EX LARGE WOODY DEBRIS
 - [Rectangle] EX CATCH BASIN
 - [Star] EX LUMINARE
 - P-P- EX UNDERGROUND POWER
 - SD- EX STORM LINE
 - W- EX WATER LINE
 - SD- EX SEWER LINE
 - IRR- EX IRRIGATION LINE
 - X- EX FENCE
 - G- EX GAS LINE
 - TC- EX UNDERGROUND COMMUNICATIONS
 - ⊕ SURVEY CONTROL POINT (SEE SURVEY)
 - 50- MAJOR CONTOUR
 - 10- MINOR CONTOUR

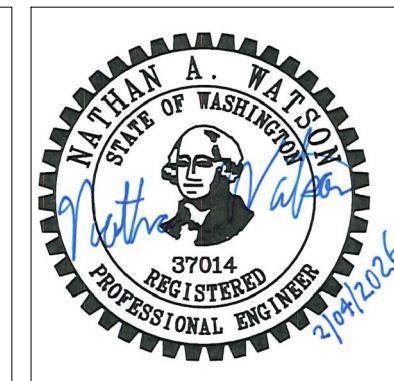


SEE SHEET G-012

MATCHLINE

1 EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 20'

CAD USER: cdev PLOT DATE: Feb 04, 2026-03:22pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\G-011 EXISTING CONDITIONS WATERFRONT.dwg



NO.	DATE	BY	REVISION



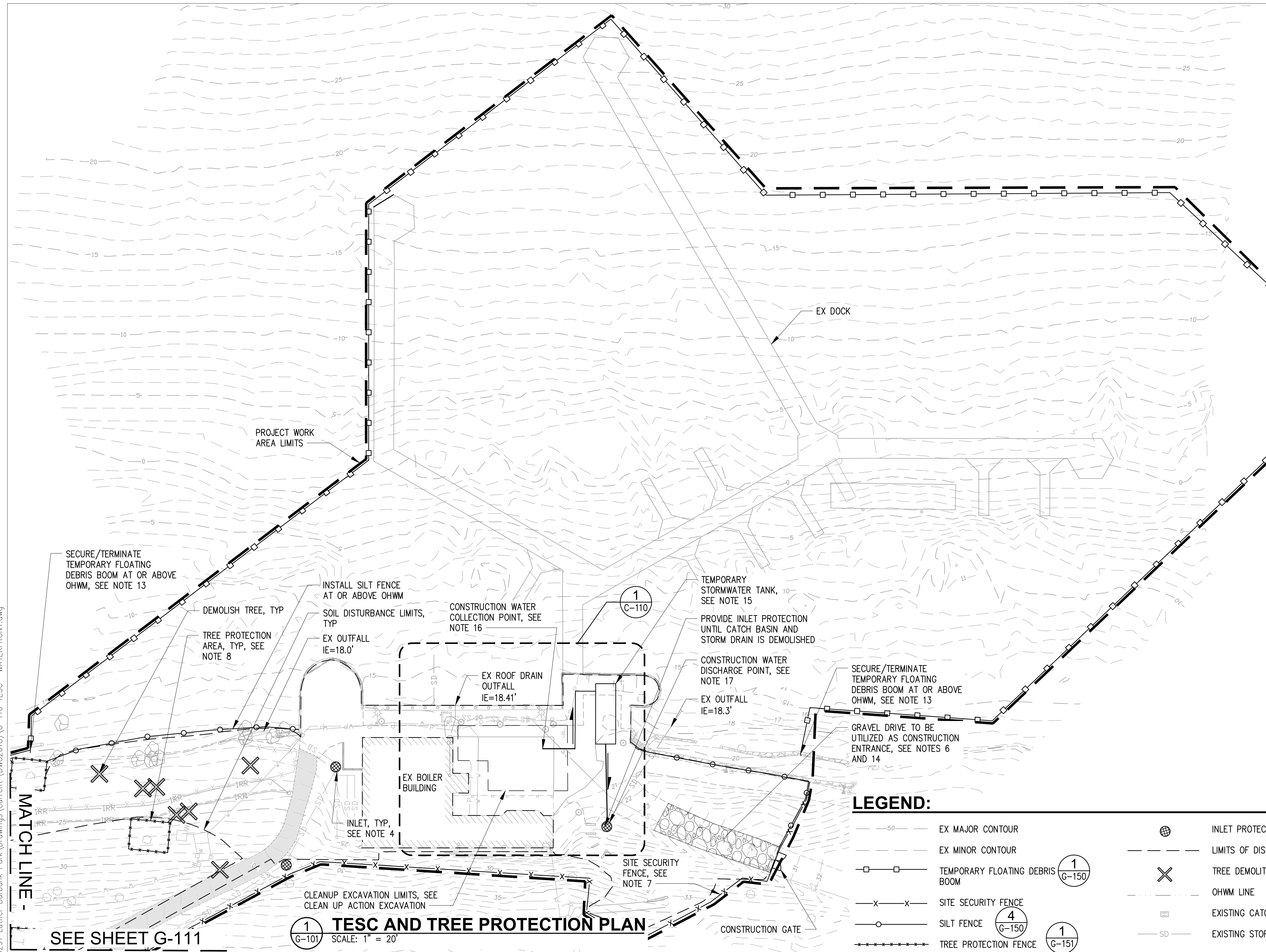
LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS
EXISTING CONDITIONS SITE PLAN
WATERFRONT

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 20'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	G-011
SHEET NO.	9 OF 131

FINAL DESIGN

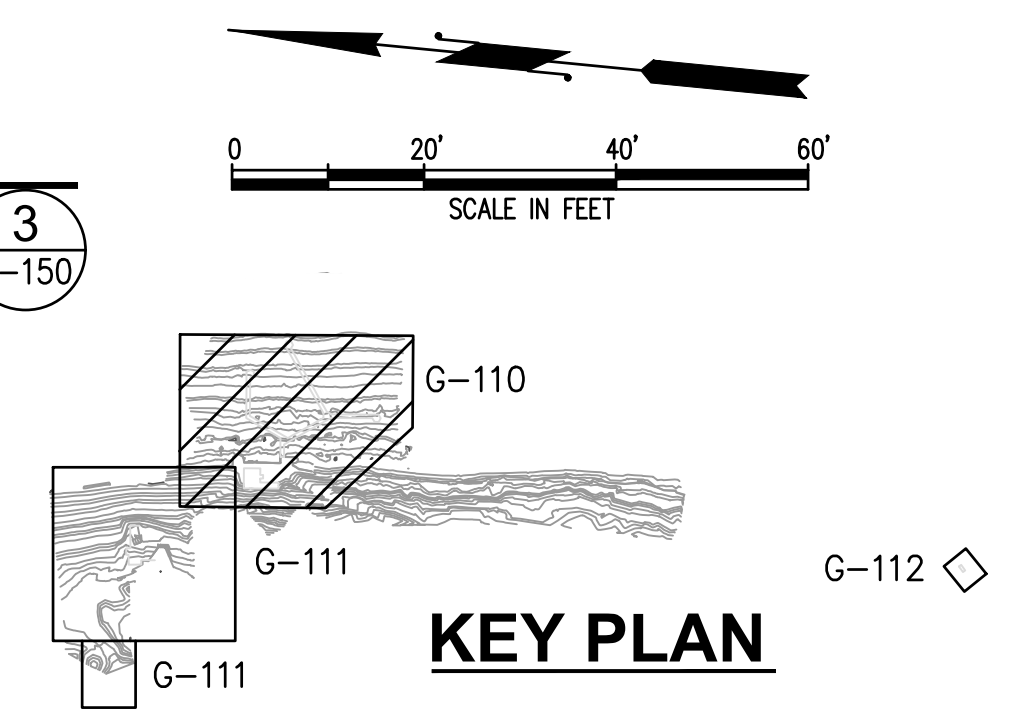
NOTES:

- CONTRACTOR SHALL INSTALL TESC MEASURES BEFORE ANY LAND DISTURBANCE, INCLUDING BUT NOT LIMITED TO PAVEMENT REMOVAL AND EXCAVATION.
- CONTRACTOR SHALL PROVIDE SWEEPING AS NEEDED.
- CONTRACTOR SHALL COORDINATE WITH SITE OWNER TO DETERMINE AN APPROPRIATE STOCKPILE LAYDOWN AREA WITHIN PROJECT LIMITS. PER DETAIL 2 ON G-150.
- INLET PROTECTION SHALL BE PLACED IN ALL CATCH BASINS IN THE VICINITY OF THE PROPERTY LIMITS PRIOR TO THE COMMENCEMENT OF WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION WILL BE REQUIRED UNTIL CATCH BASINS ARE DEMOLISHED.
- UPON COMPLETION OF PROJECT CONTRACTOR SHALL CLEAN AND RE-INSTALL INLET PROTECTION AND LEAVE IN PLACE WITHIN PROPERTY LIMITS.
- EX GRAVEL DRIVE TO BE USED AS A STABILIZED CONSTRUCTION ENTRANCE UNTIL NEW GRAVEL DRIVE IS INSTALLED. IF EX GRAVEL DRIVE IS INADEQUATE AT PREVENTING SEDIMENT TRACK OUT, INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5 ON G-150.
- CONTRACTOR TO ADJUST FENCING EXTENTS AS NEEDED TO FULLY SECURE THE SITE.
- INSTALL TREE PROTECTION FENCING LIMIT TO BE SET AT TREES DRIP LINE. COORDINATE FENCING LIMITS WITH ENGINEER AND OWNER'S REPRESENTATIVE.
- SEE G-020 FOR 25' AND 50' OHWM OFFSETS.
- CONTRACTOR SHALL INSTALL TRAIL CLOSED SIGNS AT TRAIL HEADS FOR TRAILS LEADING TO WORK AREAS, SEE G-006.
- WORK SHALL NOT BE PERFORMED OUTSIDE THE WORK LIMIT LINE UNLESS DIRECTED BY THESE PLANS OR THE OWNER'S REPRESENTATIVE.
- EXPOSED SOIL SHALL BE COVERED AT THE END OF EACH DAY AND AT THE POSSIBLE THREAT OF RAIN.
- THE CONTRACTOR SHALL ANCHOR AND SECURE DEBRIS BOOM TO SHORELINE CONTRACTOR SHALL DESIGN METHODS OF SECURING DEBRIS BOOM.
- EXISTING GRAVEL DRIVE SHALL BE AMENDED BY THE CONTRACTOR TO SERVE AS A CONSTRUCTION ENTRANCE TO MEET PERMIT REQUIREMENTS.
- PROVIDE TEMPORARY TREATMENT SYSTEM CAPABLE OF TREATING ALL WATER DISCHARGED ACCORDING TO THE APPLICABLE PERMIT REQUIREMENTS.
- INSTALL GROUNDWATER DEWATERING SYSTEM FOR EXCAVATION AREAS. ESTABLISH COLLECTION POINTS WITHIN THE EXCAVATION/SOIL DISTURBANCE LIMITS.
- CONTRACTOR TO UTILIZE EXISTING OUTFALLS, PROPOSED OUTFALL, OR DEVELOP A TEMPORARY OUTFALL IN ACCORDANCE WITH APPLICABLE PERMIT REQUIREMENTS.



LEGEND:

- 50 — EX MAJOR CONTOUR
- - - EX MINOR CONTOUR
- □ — TEMPORARY FLOATING DEBRIS BOOM
- x - x - SITE SECURITY FENCE
- ○ — SILT FENCE
- + + + — TREE PROTECTION FENCE
- ● — INLET PROTECTION
- - - LIMITS OF DISTURBANCE
- X — TREE DEMOLITION
- - - OHWM LINE
- □ — EXISTING CATCH BASIN
- SD — EXISTING STORM LINE



TESC AND TREE PROTECTION PLAN
SCALE: 1" = 20'

SEE SHEET G-111

CAD USER: pbreedlove PLOT DATE: Feb 17, 2026-11:55am PATH: X:\TAC\2020\20000291\Luther Burbank Park\Drawings\Current (DWG2018)\G-110 TESC- WATERFRONT.dwg



NO.	DATE	BY	REVISION



LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS
TESC AND TREE PROTECTION PLAN
WATERFRONT

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 20'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	G-110
SHEET NO.	13 of 131

FINAL DESIGN

NOTES:

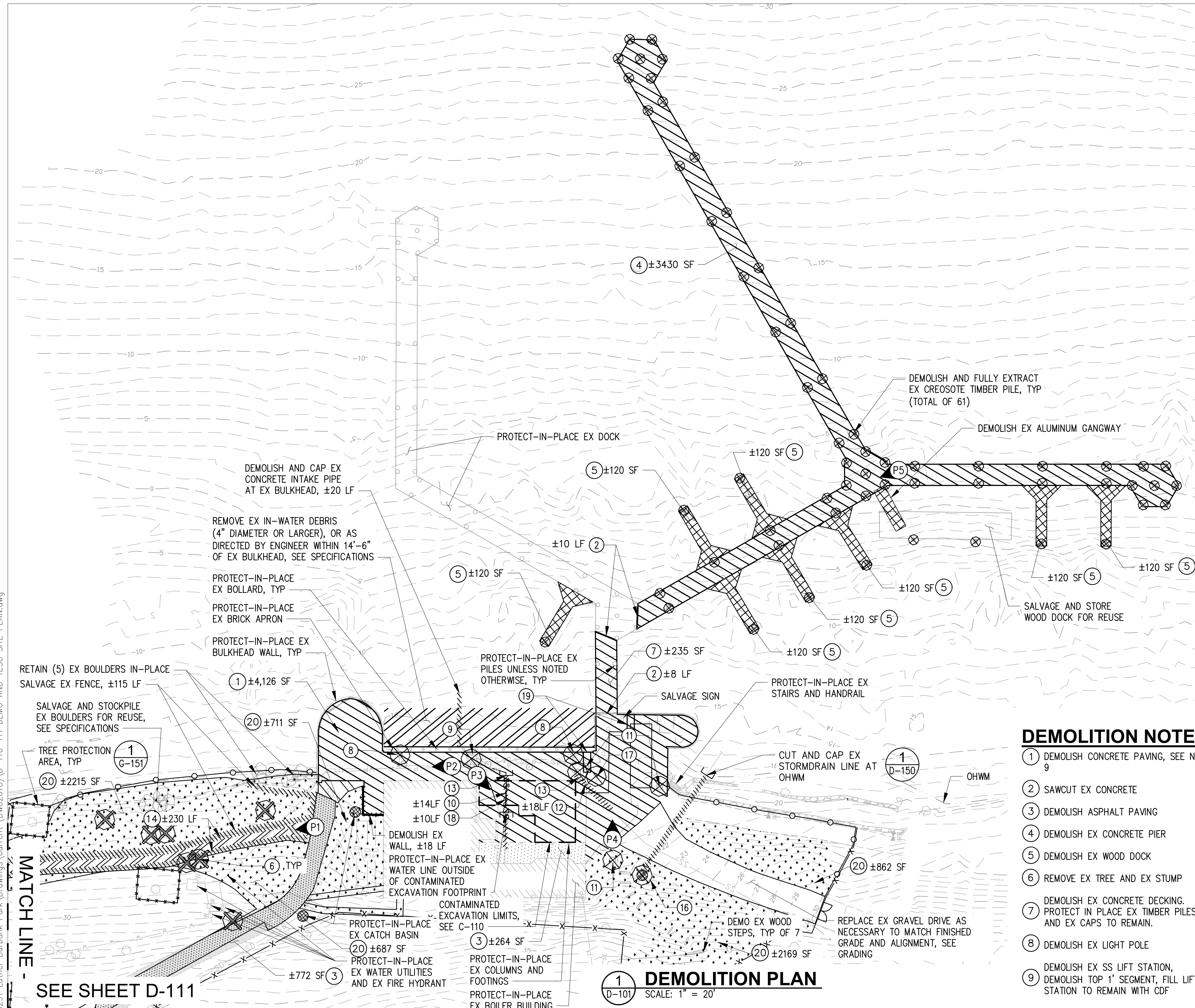
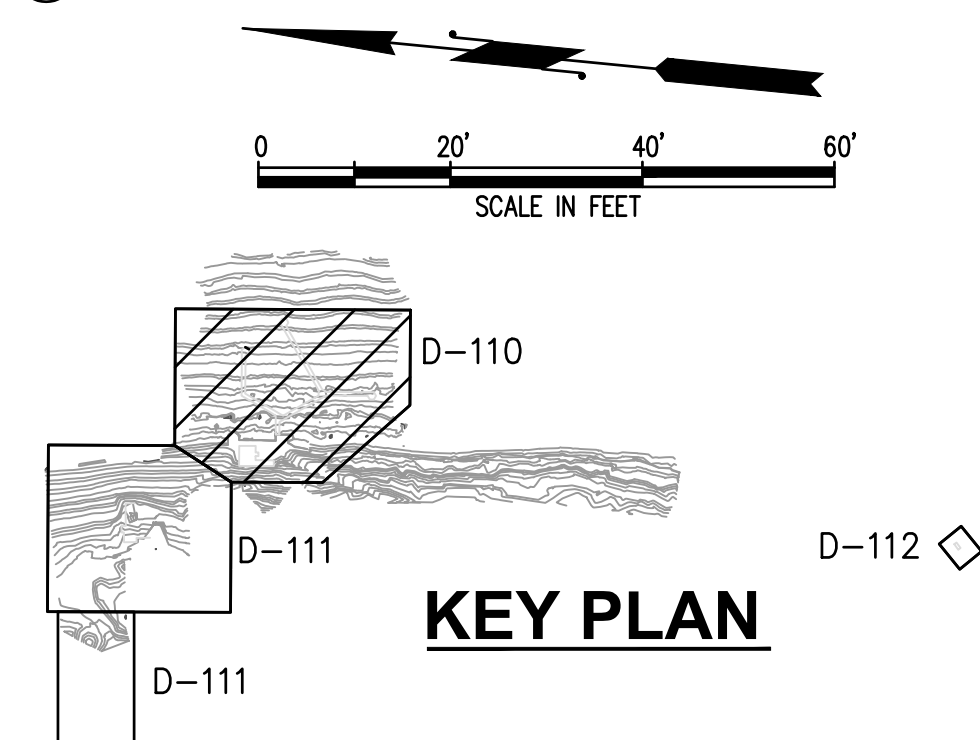
1. CONTRACTOR SHALL INSTALL TESC MEASURES BEFORE ANY LAND DISTURBANCE, INCLUDING BUT NOT LIMITED TO PAVEMENT REMOVAL AND EXCAVATION.
2. CONTRACTOR SHALL MAINTAIN ACCESS AND PROTECT WATER VALVES, MONITORING WELLS, OVERHEAD LIGHTS AND LIGHT POLES. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
3. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF DEMOLISHED AND EXCAVATED MATERIAL AT A PERMITTED DISPOSAL FACILITY.
4. SELECT TREES WERE PREVIOUSLY REMOVED PER NON-DEVELOPMENT PERMIT 2308-89. STUMP MIGHT REMAIN IN WORK AREA LIMITS.
5. DEMOLITION AND REMOVAL OF DOCK AND PILES TO BE DONE FROM BARGE. TREATED LUMBER SHALL BE DISPOSED OFF-SITE ACCORDING TO ECOLOGY AND EPA REGULATIONS.
6. SEE G-020 FOR 25' AND 50' OHWM OFFSETS.
7. CAPS AND PLUGS AS PART OF THIS PROJECT WILL BE PERMANENT UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO REVIEW SPECIFICATIONS FOR LIST OF ITEMS TO BE SALVAGED AND INSTRUCTIONS FOR REUSE OR DELIVERY TO THE CITY. SEE SPECIFICATIONS FOR SALVAGED ITEMS.
9. HARD SURFACES NOTED AS CONCRETE PAVING ARE A MIXTURE OF CONCRETE PAVING, PAVERS, BRICKS, AND COMPACTED GRAVEL. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY REMOVAL OF HARD SURFACES AS SHOWN ON THESE DRAWINGS OR AS NECESSARY TO COMPLETE THE PROJECT.
10. SEE DA-110 FOR ADDITIVE ALTERNATIVE WORK NORTH OF EX BOILER BUILDING.

LEGEND:

- | | | | |
|--|-----------------------------|--|---|
| | OHWM LINE | | EX CATCH BASIN |
| | DEMOLISH ITEM | | EX LUMINAIRE |
| | DEMOLISH ITEM | | EX UNDERGROUND POWER |
| | DEMOLISH EX CONCRETE/PAVERS | | EX STORM LINE |
| | DEMOLISH EX ASPHALT | | EX WATER LINE |
| | DEMOLISH EX WOOD DOCK | | EX SEWER LINE |
| | DEMOLISH GRAVEL | | EX FENCE |
| | GRUB EX VEGETATION | | EX CONTOUR |
| | REMOVE EX IN-WATER DEBRIS | | EX IRRIGATION LINE |
| | EX ASPHALT PATH | | TREE PROTECTION FENCING |
| | EX BUILDING | | PHOTO IDENTIFICATION, SEE D-160 |
| | EX IRRIGATION CONTROL VALVE | | PIPE CAP |
| | EX WATER VAULT | | DEMOLISH AND FULLY EXTRACT EX CREOSOTE TIMBER PILE, TOTAL OF 61 |
| | EX MONITORING WELL | | |

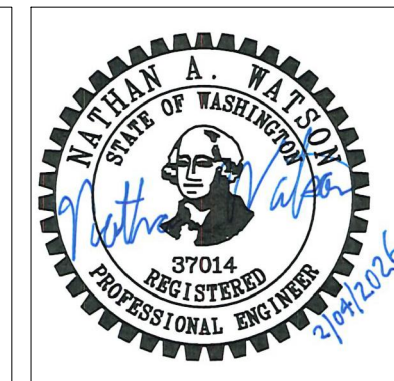
DEMOLITION NOTES:

- | | | |
|--|--|--|
| 1 DEMOLISH CONCRETE PAVING, SEE NOTE 9 | 10 DEMOLISH EX 4" SS LINE. SEE C-110 | 19 DEMOLISH CONCRETE TIE BACK SLAB. SAWCUT FOR UTILITY TRENCHING |
| 2 SAWCUT EX CONCRETE | 11 DECOMMISSION EX MONITORING WELL PER WAC 173-160 | 20 GRUB VEGETATION |
| 3 DEMOLISH ASPHALT PAVING | 12 DEMOLISH EX 2" SS | |
| 4 DEMOLISH EX CONCRETE PIER | 13 CAP/PLUG EX SS LINE WITH PVC CAP, OFFSET 1' MIN FROM EX CONCRETE TIE BACK SLAB. SEE C-110 | |
| 5 DEMOLISH EX WOOD DOCK | 14 DEMOLISH EX IRRIGATION LINE | |
| 6 REMOVE EX TREE AND EX STUMP | 15 DEMOLISH EX STORM DRAIN LINE | |
| 7 DEMOLISH EX CONCRETE DECKING. PROTECT IN PLACE EX TIMBER PILES AND EX CAPS TO REMAIN. | 16 DEMOLISH EX CATCH BASIN | |
| 8 DEMOLISH EX LIGHT POLE | 17 DEMOLISH EX SIGN | |
| 9 DEMOLISH EX SS LIFT STATION, DEMOLISH TOP 1' SEGMENT, FILL LIFT STATION TO REMAIN WITH CDF | 18 DEMOLISH EX WATER LINE, ASSUMED 2"Ø COPPER. SEE C-110 | |



1 DEMOLITION PLAN
SCALE: 1" = 20'

CAD USER: adev PLOT DATE: Feb 04, 2026-03:34pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\D-110-111 DEMO AND TESC SITE PLAN.dwg



NO.	DATE	BY	REVISION



LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS

DEMOLITION PLAN
WATERFRONT

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 20'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	D-110
SHEET NO.	19 OF 131

FINAL DESIGN

NOTES

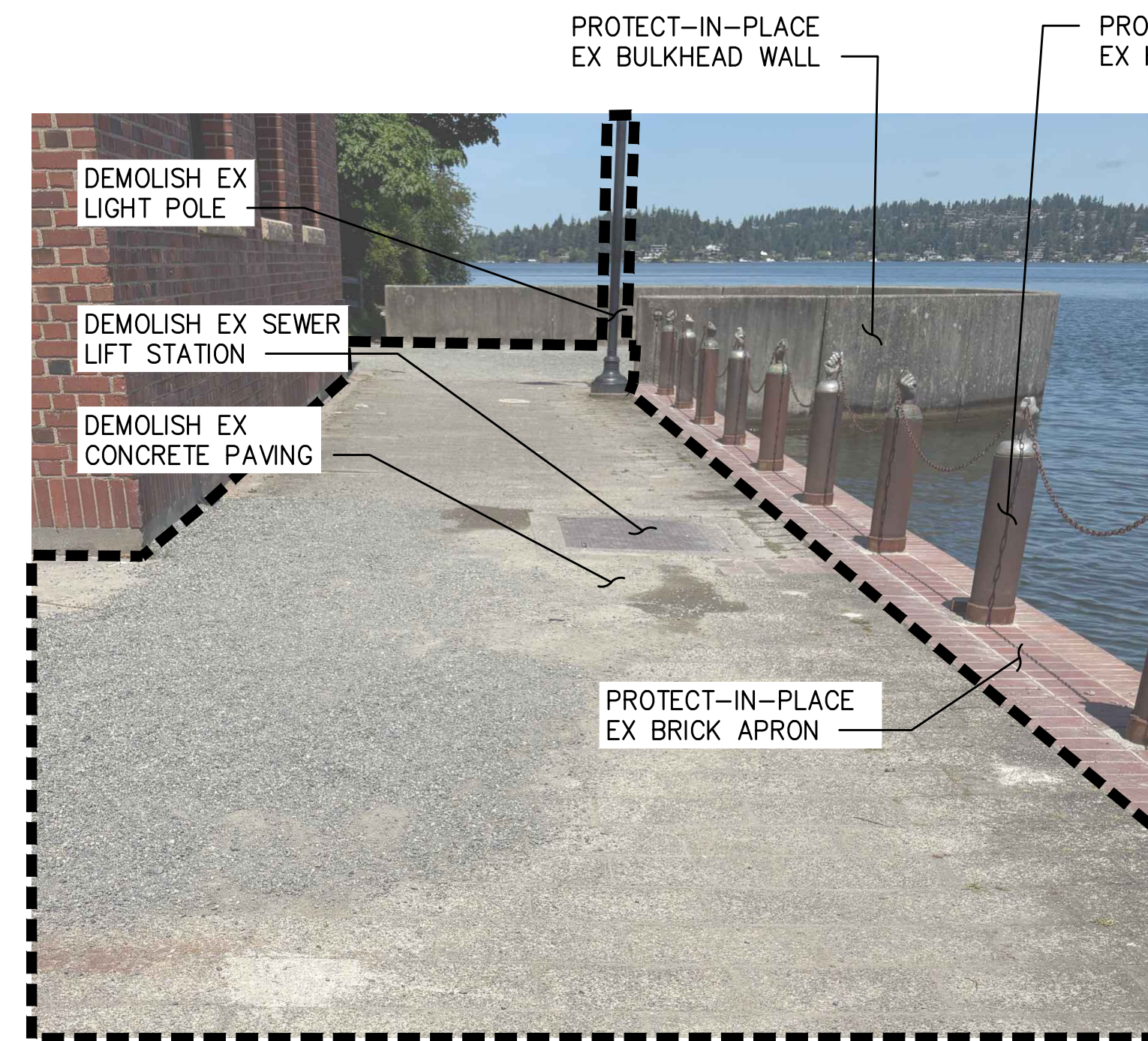
1. THE INTENT OF THE DEMOLITION PHOTOS IS TO SHOW GENERAL SCOPE OF ITEMS TO BE REMOVED/DEMOLISHED. THE PHOTOS ARE FOR REFERENCE ONLY AND HIGHLIGHT ITEMS IN THE FOREGROUND TO BE REMOVED/DEMOLISHED. ITEMS IN THE BACKGROUND TO BE DEMOLISHED ARE NOT NECESSARILY IDENTIFIED.

LEGEND

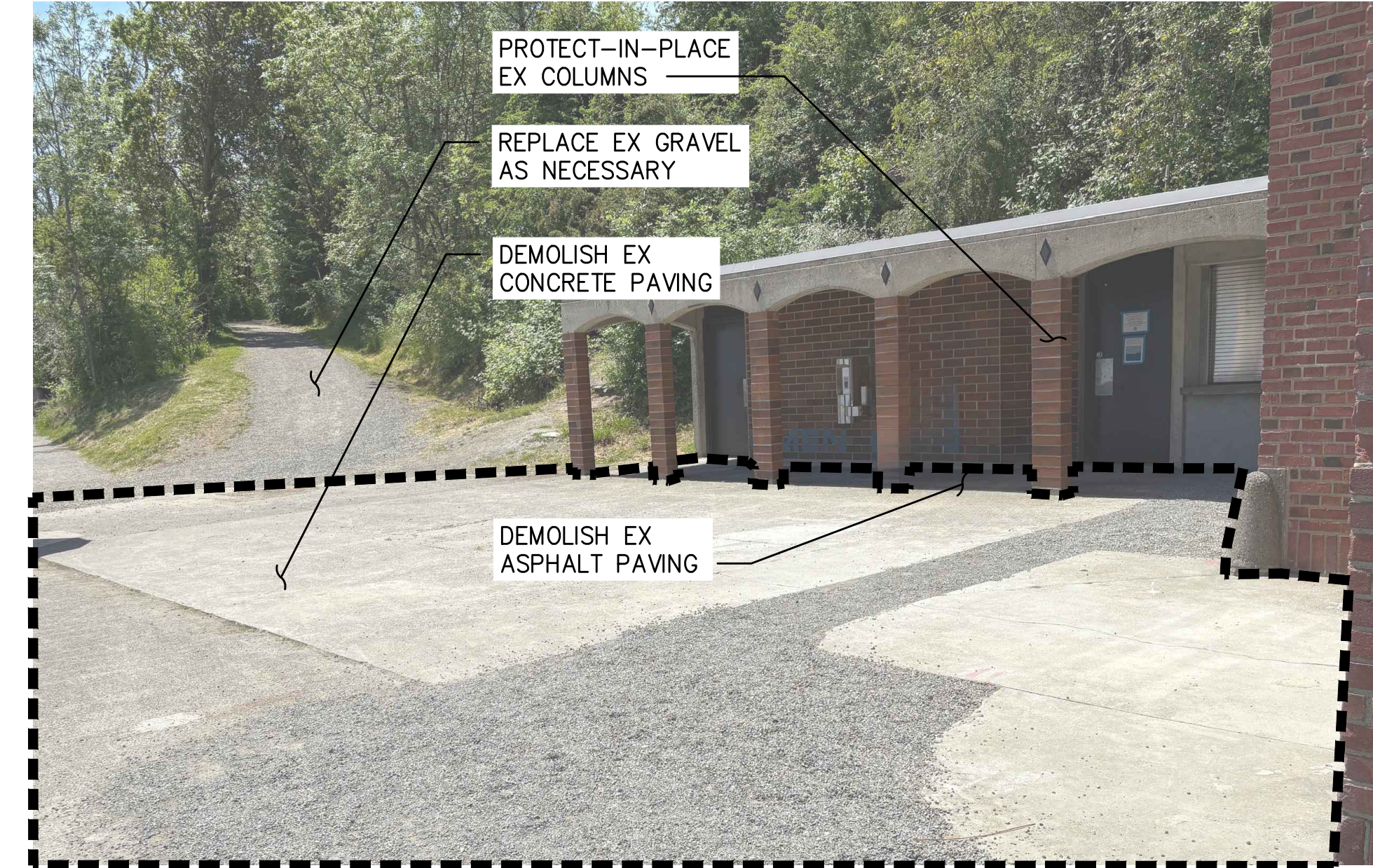
----- DEMOLITION ITEMS



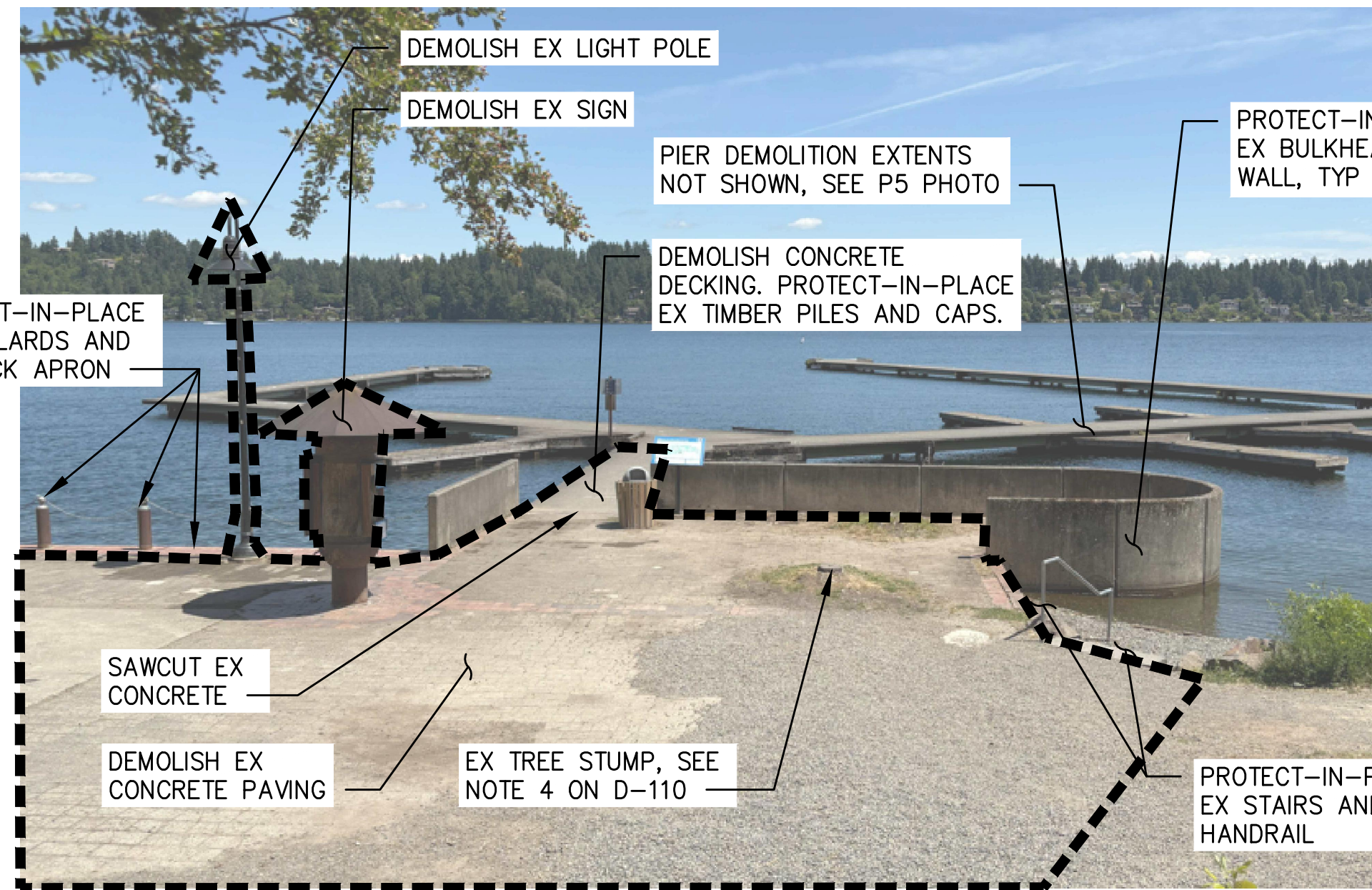
P1 PHOTO
NORTH FENCE DEMOLITION



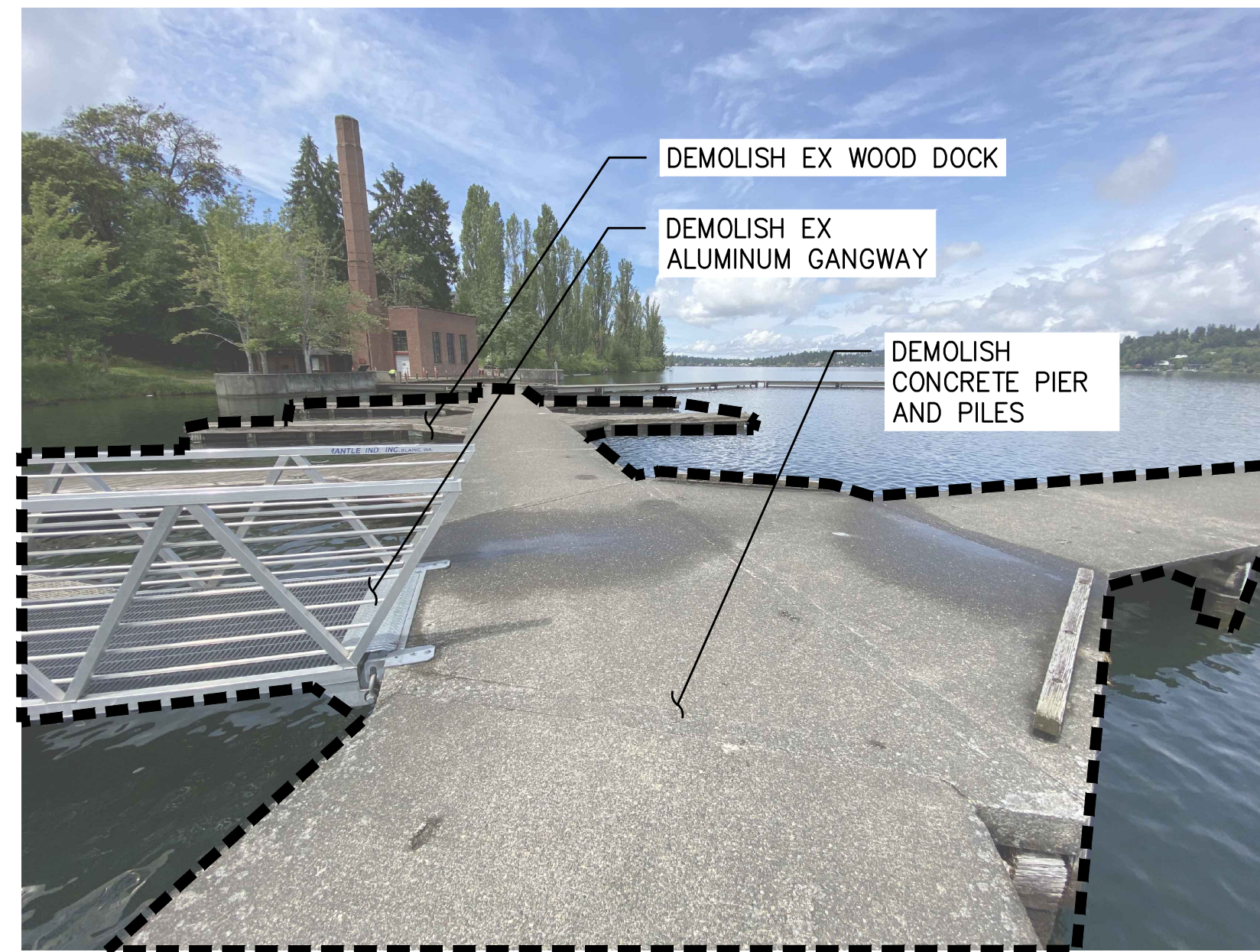
P2 PHOTO
NORTH PLAZA DEMOLITION



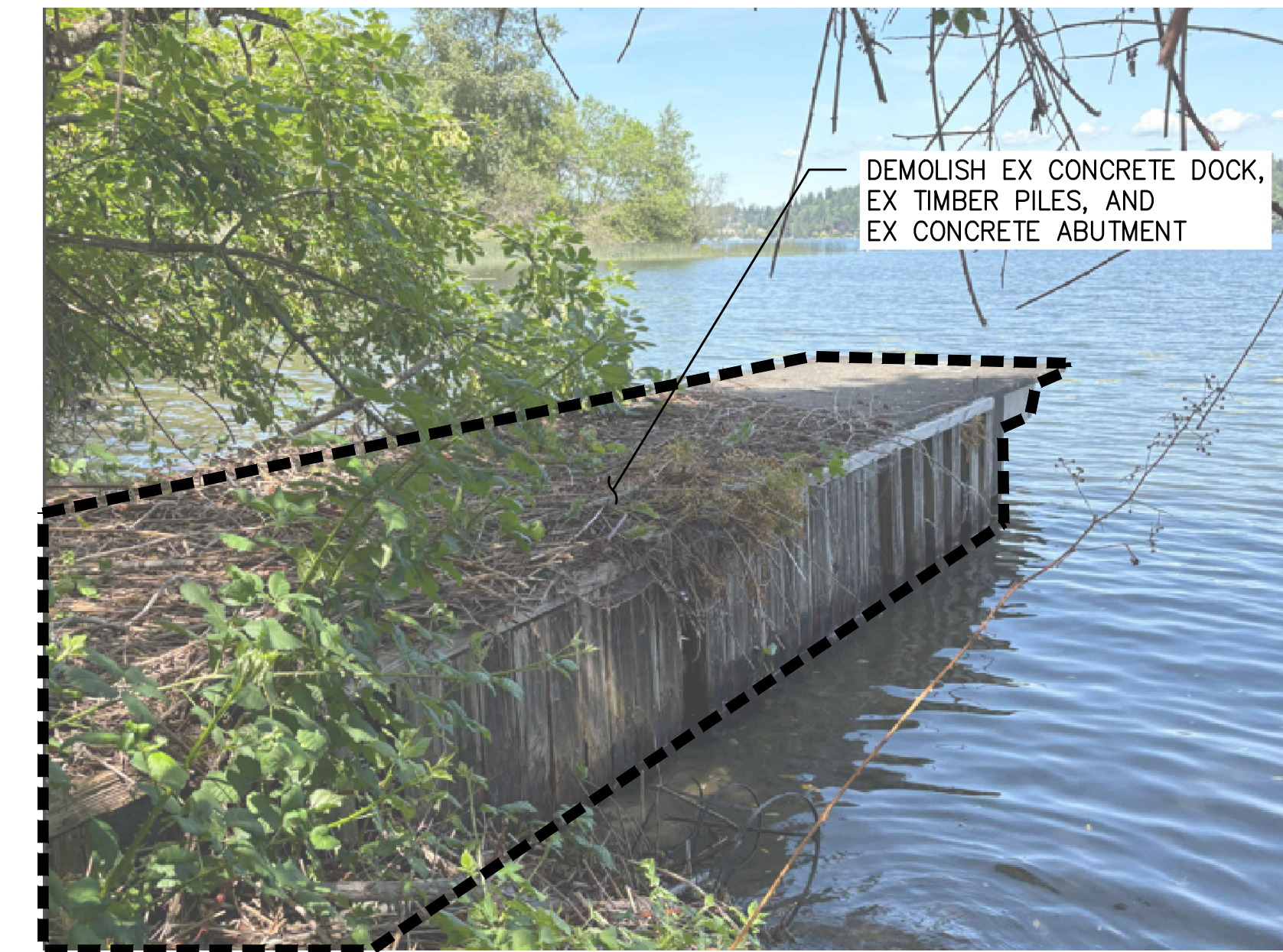
P3 PHOTO
SOUTH PLAZA DEMOLITION



P4 PHOTO
SOUTH PLAZA DEMOLITION



P5 PHOTO
DOCK DEMOLITION

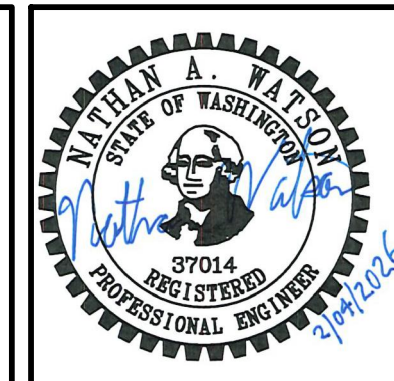


P6 PHOTO
DERELICT DOCK DEMOLITION

CAD USER: cdevy PLOT DATE: Feb 04, 2026-03:36pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\D-160 DEMOLITION PHOTOS.dwg



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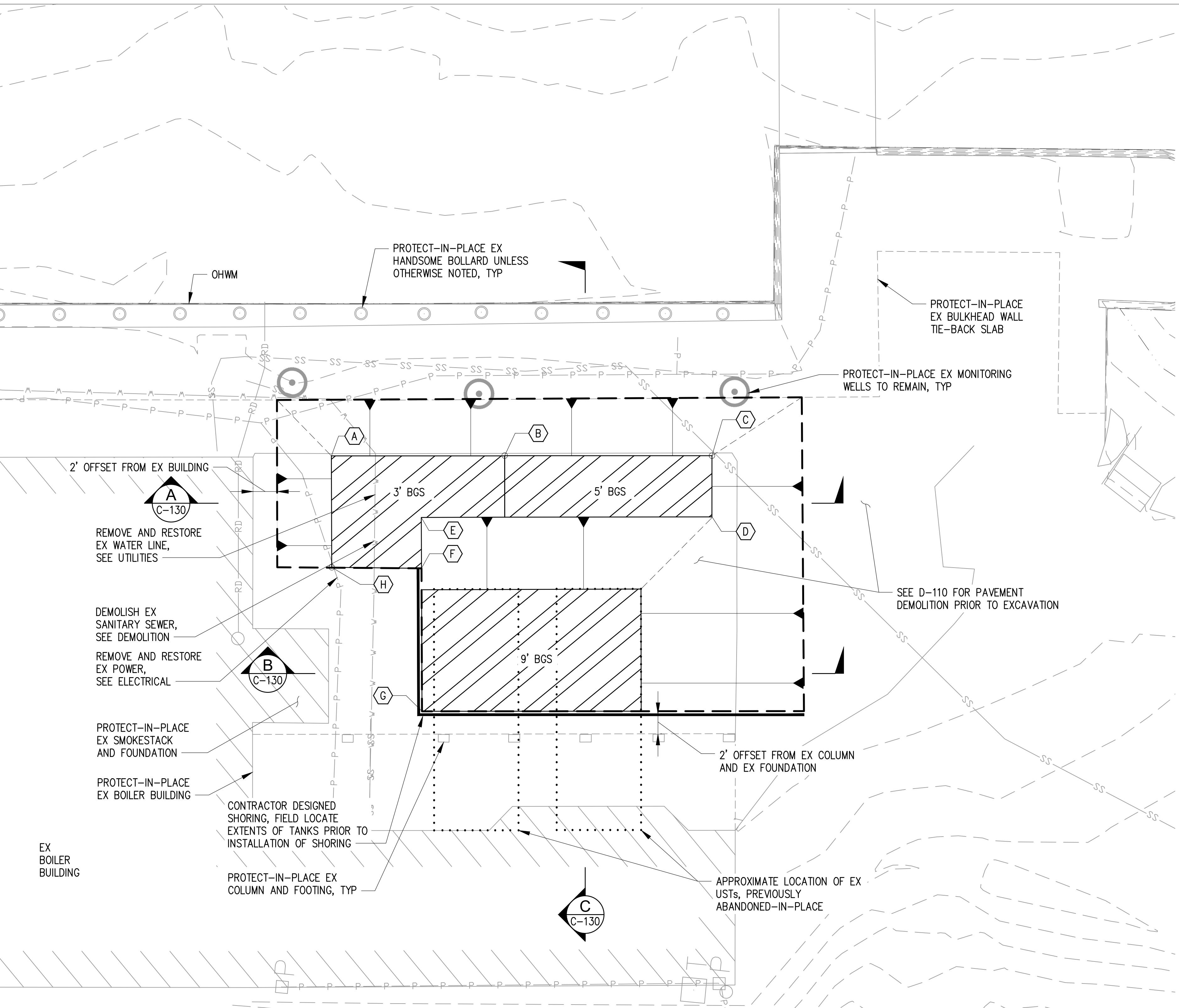
LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS

DEMOLITION PHOTOS

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE:
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	D-160
SHEET NO.	23 OF 131

FINAL DESIGN

CAD USER: pbreedlove PLOT DATE: Feb 17, 2026-12:36pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\C-110 ENVIRONMENTAL EXCAVATION.dwg



1 CLEANUP ACTION EXCAVATION PLAN
 G-110 SCALE: 1"=5'

NOTES:

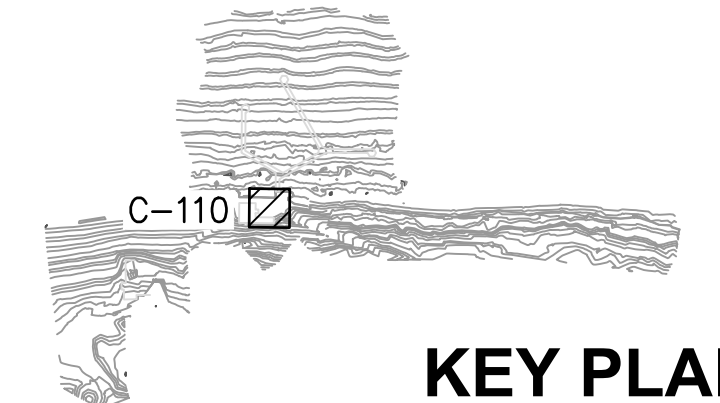
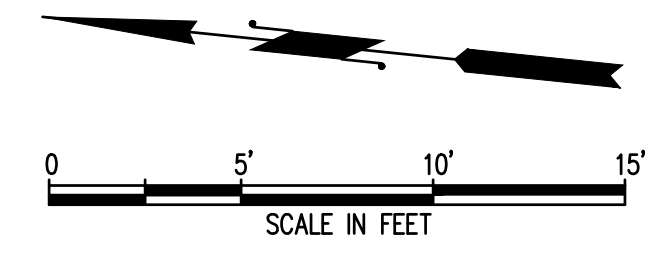
1. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND ENSURE THE SAFETY OF ALL PERSONS AND PROPERTY FOR THE DURATION OF ON SITE PROJECT WORK. THE CONTRACTOR SHALL PROJECT STRUCTURES, UTILITIES, AND PAVING FROM DAMAGE, DIRECT OR INDIRECT RESULTING FROM THE WORK SHOWN IN THESE DRAWINGS. THE REQUIREMENT SHALL APPLY CONTINUOUSLY OVER THE DURATION OF SITE ACTIVITIES AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. CONTRACTOR SHALL PREFORM EXCAVATION ACTIVITIES IN STRICT ACCORDANCE WITH APPLICABLE U.S DEPARTMENT OF LABOR OCCUPATION SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA) REGULATIONS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SAFETY OF ALL CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR SHALL BE LICENSED AND INSURED TO PREFORM EXCAVATION AND HANDLING OF CONTAMINATED SOILS INCLUDING THE REQUIREMENTS OF WASHINGTON HAZARDOUS WASTE OPERATIONS REGULATION (CHAPTER 298-842 WAC).
4. EXCAVATION LIMITS SHOWN ON THE DRAWINGS DENOTE THE APPROXIMATE EXTENT OF EXCAVATION REQUIRED TO REMOVE CONTAMINATED SOIL. ACTUAL LIMITS OF EXCAVATION WILL BE DETERMINED BY THE ENGINEER IN THE FIELD.
5. EXCAVATION DEPTHS SHOWN ARE FEET BELOW GROUND SURFACE (BGS).
6. THE CONTRACTOR SHALL PROVIDE SUPPORT AS REQUIRED BY THE ENGINEER OR OWNER'S REPRESENTATIVE TO COLLECT ENVIRONMENTAL SOIL SAMPLES.
7. THE CONTRACTOR SHALL DISPOSE OF MATERIALS REMOVED FROM THE SITE AT PERMITTED RECEIVING FACILITIES, SEE SPECIFICATIONS.
8. EXCAVATION WHERE CONTAMINATED SOIL HAS BEEN REMOVED SHALL REMAIN OPEN UNTIL THE ENGINEER OR OWNER'S REPRESENTATIVE PROVIDES WRITTEN APPROVAL TO BACKFILL. CONTRACTOR SHALL ALLOW FOR A MINIMUM OF 3 DAYS FOLLOWING COLLECTION OF SAMPLING FOR DIRECTION FOR ADDITIONAL EXCAVATION OR BACKFILL AT NO ADDITIONAL COST.
9. GROUNDWATER ENCOUNTERED IN EXCAVATION SHALL BE PUMPED OUT AND TREATED IN ACCORDANCE WITH CSGP OR DISPOSED OF AT AN APPROVED WASTE FACILITY. SEE G-110.
10. SEE G-020 FOR 25' AND 50' OHWM OFFSETS.
11. APPLY PETROFIX TO FINAL LIMITS OF THE EXCAVATION BOTTOM AND SIDEWALLS AS DIRECTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE, SEE SPECIFICATIONS AND C-130.

LEGEND:

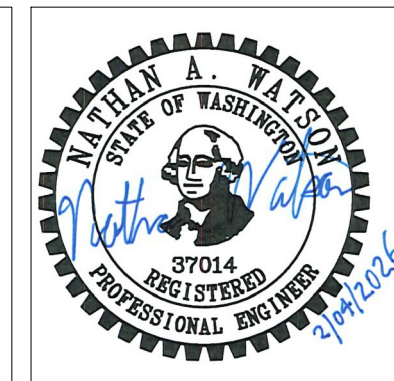
- CLEANUP ACTION EXCAVATION LIMITS
- APPROXIMATE EX USTs, ABANDONED IN PLACE
- - - - - EXISTING CONTOUR
- ▨ EXCAVATION AREAS (X' BGS)
- - - - - OHWM LINE

HORIZONTAL CONTROL

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
A	218630.60	1297166.77	E	218622.69	1297162.39
B	218616.29	1297168.13	F	218622.25	1297158.20
C	218599.18	1297169.79	G	218621.10	1297146.39
D	218598.70	1297164.73	H	218629.69	1297157.57



KEY PLAN



NO.	DATE	BY	REVISION

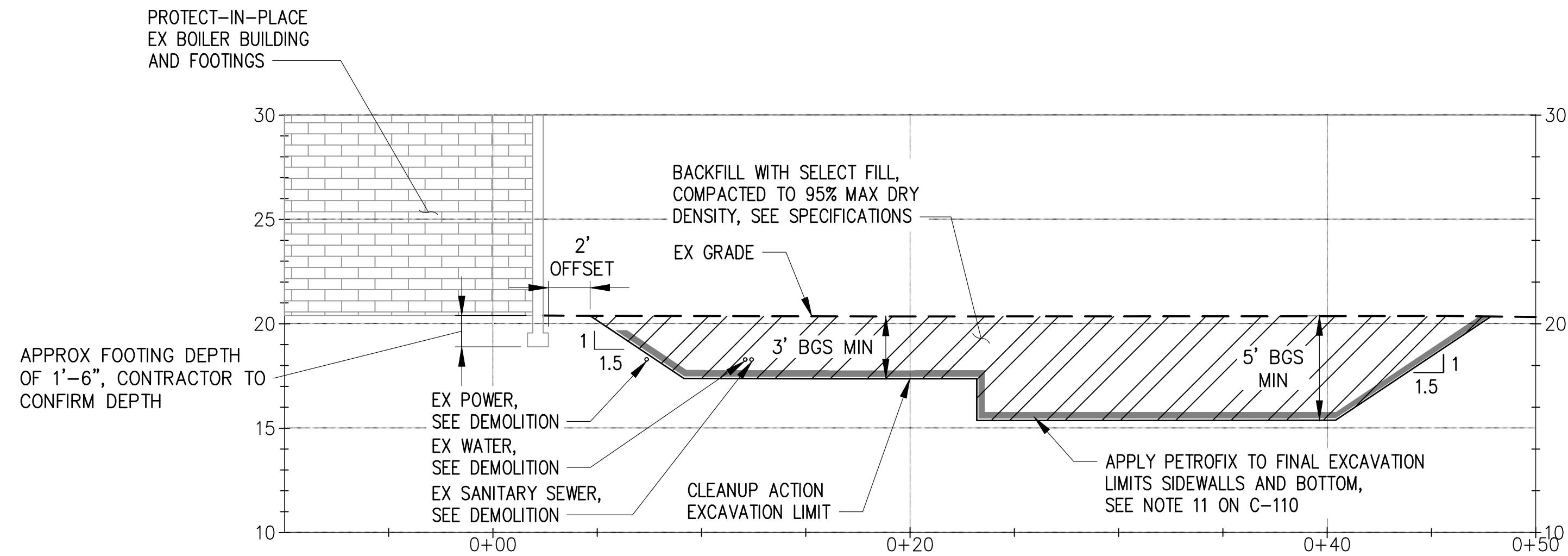


**LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS**

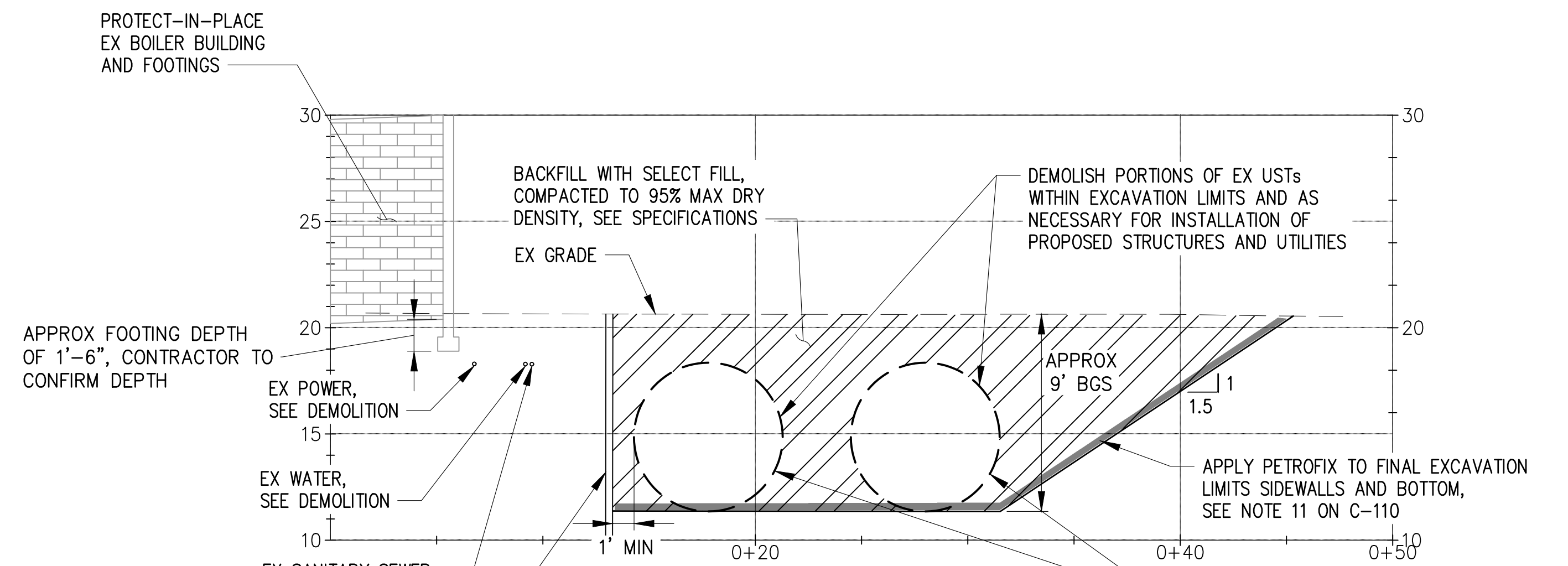
ENVIRONMENTAL EXCAVATION PLAN

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 5'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-110
SHEET NO.	24 OF 131

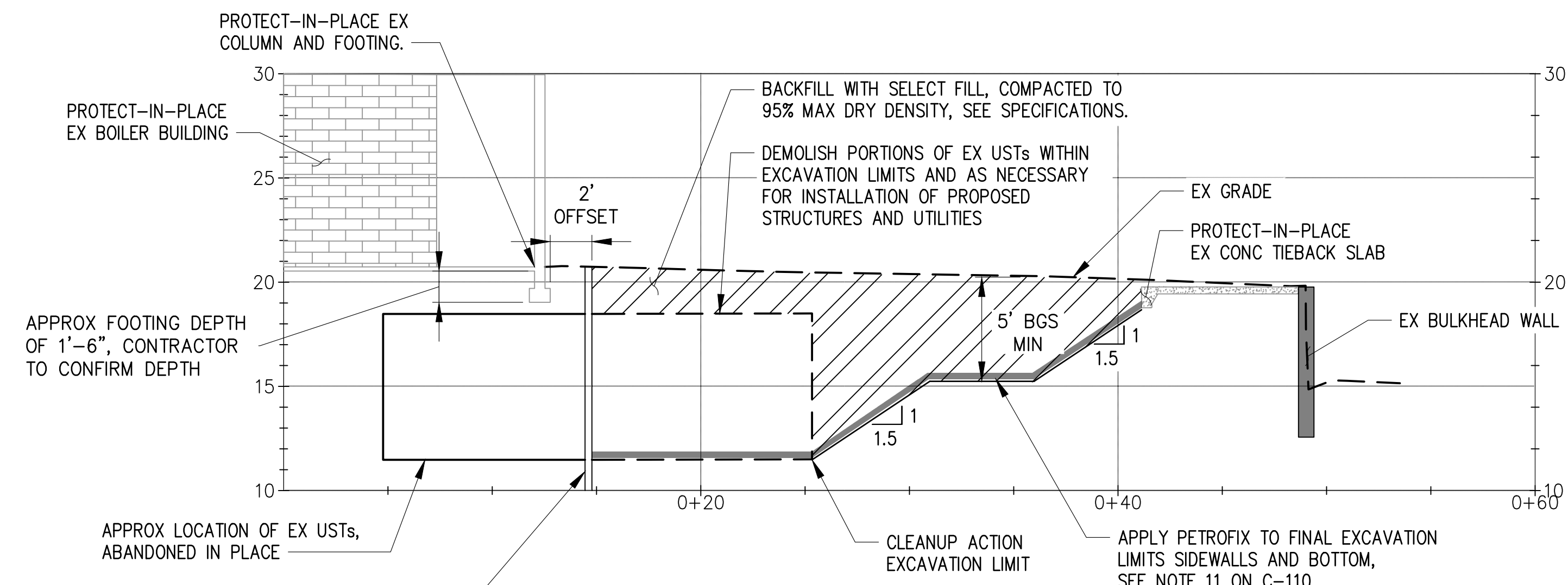
FINAL DESIGN



A
C-110 EXCAVATION SECTION
HORZ SCALE: 1" = 5'-0", VERT SCALE: 1" = 5'-0"



B
C-110 EXCAVATION SECTION
HORZ SCALE: 1" = 5'-0", VERT SCALE: 1" = 5'-0"

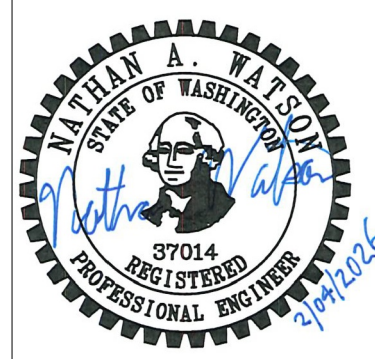


C
C-110 EXCAVATION SECTION
HORZ SCALE: 1" = 5'-0", VERT SCALE: 1" = 5'-0"

CAD USER: pbruedlove PLOT DATE: Feb 17, 2026-12:36pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\C-130 EXCAVATION SECTIONS.dwg



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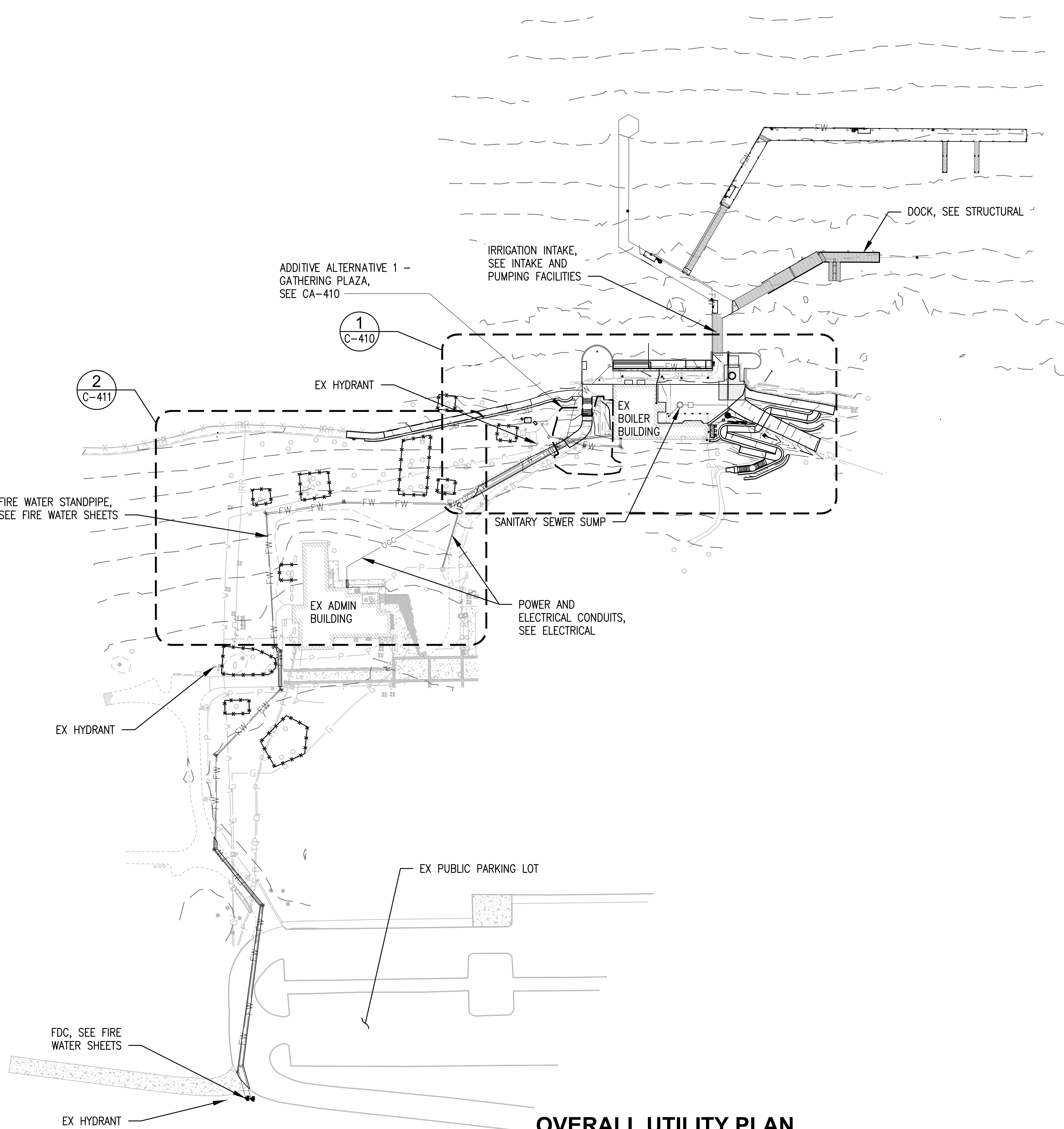


LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS

EXCAVATION SECTIONS

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: AS SHOWN
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-130
SHEET NO.	25 OF 131

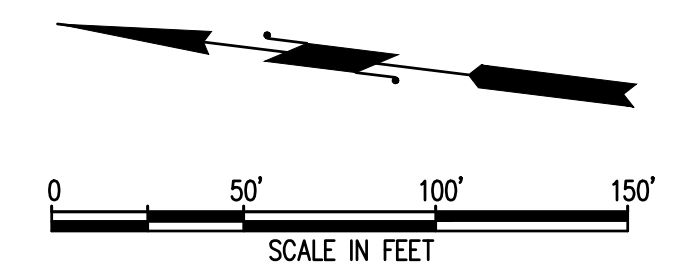
FINAL DESIGN



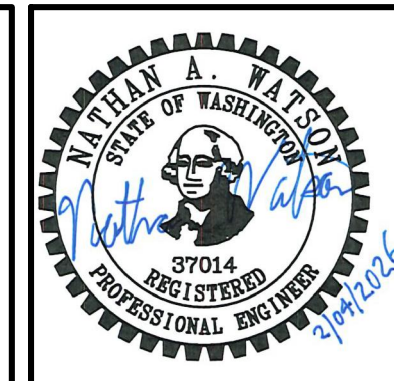
OVERALL UTILITY PLAN
SCALE: 1" = 50'

NOTES

1. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVES IMMEDIATELY OF ANY DISCREPANCIES, CONFLICTS OR FIELD CHANGES ENCOUNTERED BETWEEN THE PLANS, CONTRACT DOCUMENTS, AND EXISTING CONDITIONS, AND OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. ANY WORK PERFORMED AFTER SUCH OBSERVATION, UNTIL AUTHORIZED BY THE ENGINEER, SHALL BE AT CONTRACTOR'S RISK.
2. SEE G-004 FOR PROJECT LEGEND.
3. PORTIONS OF WORK IS BEYOND THE LIMITS OF THE EXISTING SURVEY. CONTRACTOR SHALL VERIFY EXISTING UTILITIES, TREES, AND OTHER EXISTING ELEMENTS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO STARTING WORK.



CAD USER: adev PLOT DATE: Feb 04, 2026-04:01pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-400 OVERALL UTILITY PLAN.dwg



NO.	DATE	BY	REVISION

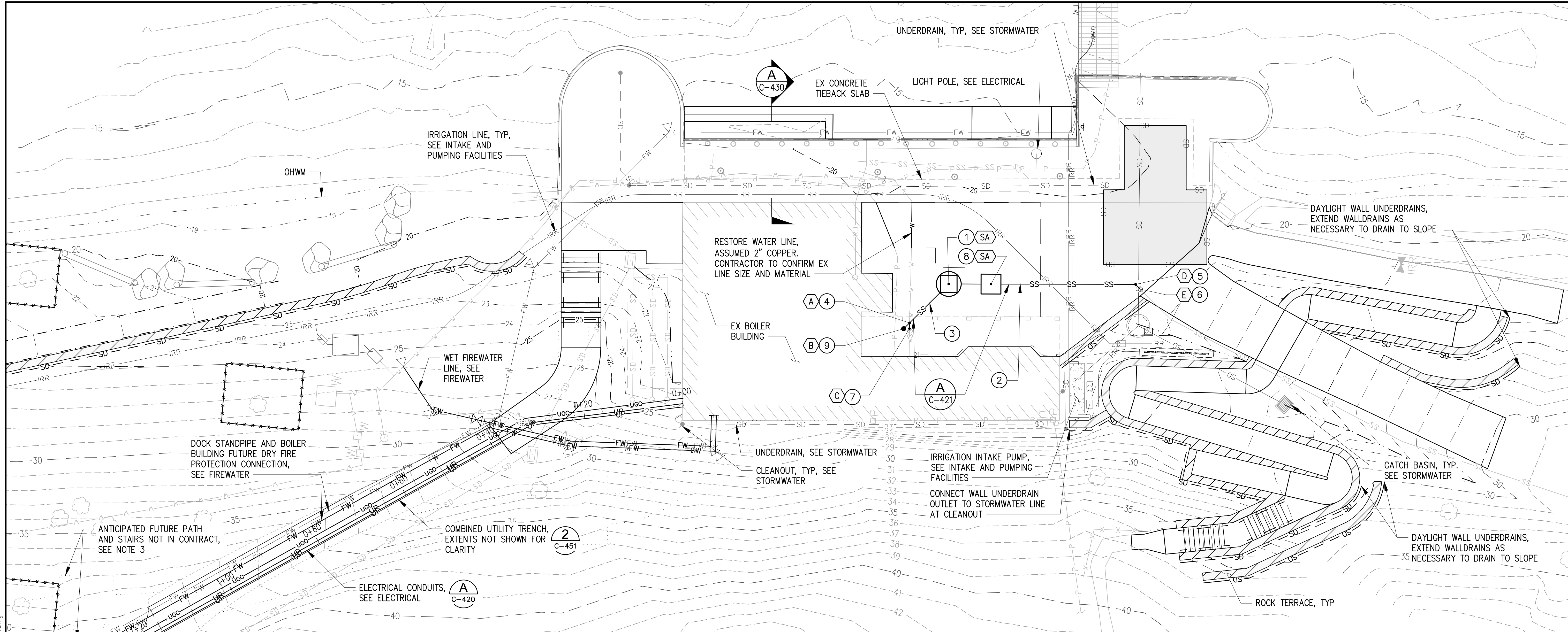


LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS

OVERALL UTILITY PLAN

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 50'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-400
SHEET NO.	40 OF 131

FINAL DESIGN



MATCHLINE - SEE SHEET C-411

NOTES

1. THE EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THE PLANS ARE APPROXIMATE. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL POTHOLE OR OTHERWISE CONFIRM EXISTING CONDITIONS PRIOR TO START OF WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT FROM DAMAGE OR DESTRUCTION ALL UTILITIES AS SHOWN AND ALL UTILITIES NOT SHOWN THAT MAY BE ENCOUNTERED DURING CONSTRUCTION DUE TO NO RECORD OF THEIR EXISTENCE.
2. SEE C-420 AND C-421 FOR UTILITY PROFILES.
3. ANTICIPATED FUTURE PATH ALIGNMENT BASE ON LUTHER BURBANK PARK BOILER BUILDING STUDY PHASE IIA DRAWINGS DATED JANUARY 5, 2016. PATH SLOPES AND ELEVATIONS ARE ANTICIPATED BASED ON ADA REGULATIONS AND THE PATH ALIGNMENT. PATH SHOWN FOR REFERENCE ONLY.

HORIZONTAL CONTROL

POINT #	NORTHING	EASTING
(A)	218625.07	1297142.86
(B)	218626.14	1297141.58
(C)	218624.97	1297141.74
(D)	218580.53	1297155.02
(E)	218579.46	1297154.15

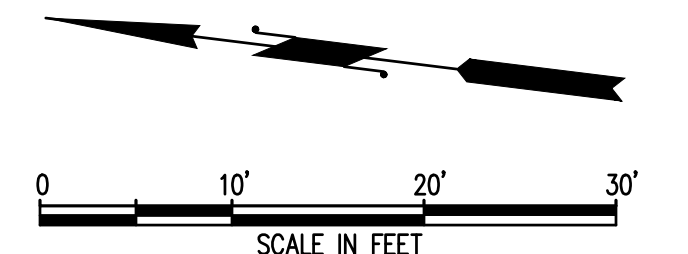
1 UTILITY PLAN
SCALE: 1" = 10'

SANITARY SEWER CONSTRUCTION NOTES

- 1 SANITARY SEWER LIFT STATION, 60" TYPE 2 MANHOLE
- 2 2" SANITARY SEWER PRESSURE LINE, SCH 40 PVC
- 3 4" SANITARY SEWER LINE, PVC D3034 SDR 35
- 4 4" 45° BEND WYE WITH CLEANOUT, PVC D3034 SDR 35
- 5 2" 45° BEND, SCH 40 PVC
- 6 2" CONNECTION TO EXISTING, SOLVENT WELDED PVC COUPLER OR APPROVED EQUIVALENT
- 7 4" CONNECTION TO EXISTING, FERNCO STRONGBACK OR APPROVED EQUIVALENT
- 8 4'x4'x4' SANITARY SEWER VALVE VAULT
- 9 SANITARY SEWER CLEANOUT

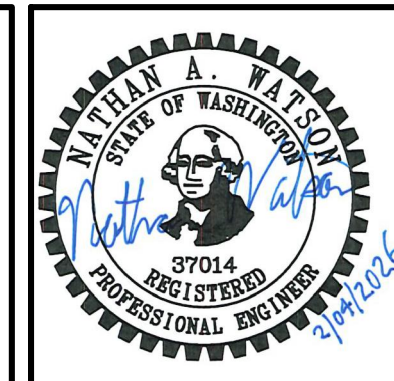
LEGEND

- SD STORMWATER LINE
- FW FIRE WATER LINE
- UP UNDERGROUND POWER CONDUIT
- UGC UNDERGROUND COMM CONDUIT
- SS SANITARY SEWER LINE
- SS EX SEWER
- W EX WATER
- OHWM OHWM LINE
- THRUST BLOCK
- IRR IRRIGATION LINE
- TREE PROTECTION FENCING



KEY PLAN

CAD USER: adev PLOT DATE: Feb 04, 2026-04:03pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-410 UTILITY PLAN 1.dwg



NO.	DATE	BY	REVISION



LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS

UTILITY PLAN - 1

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 10'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-410
SHEET NO.	41 OF 131

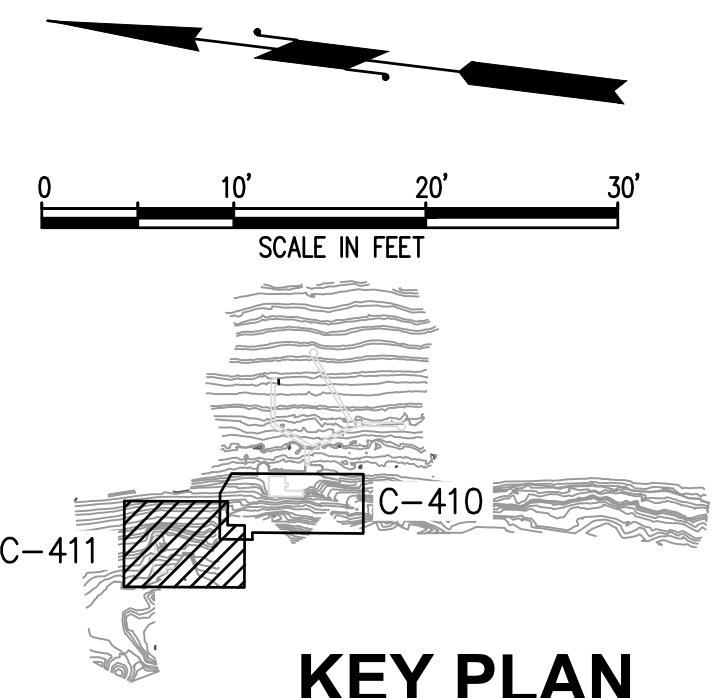
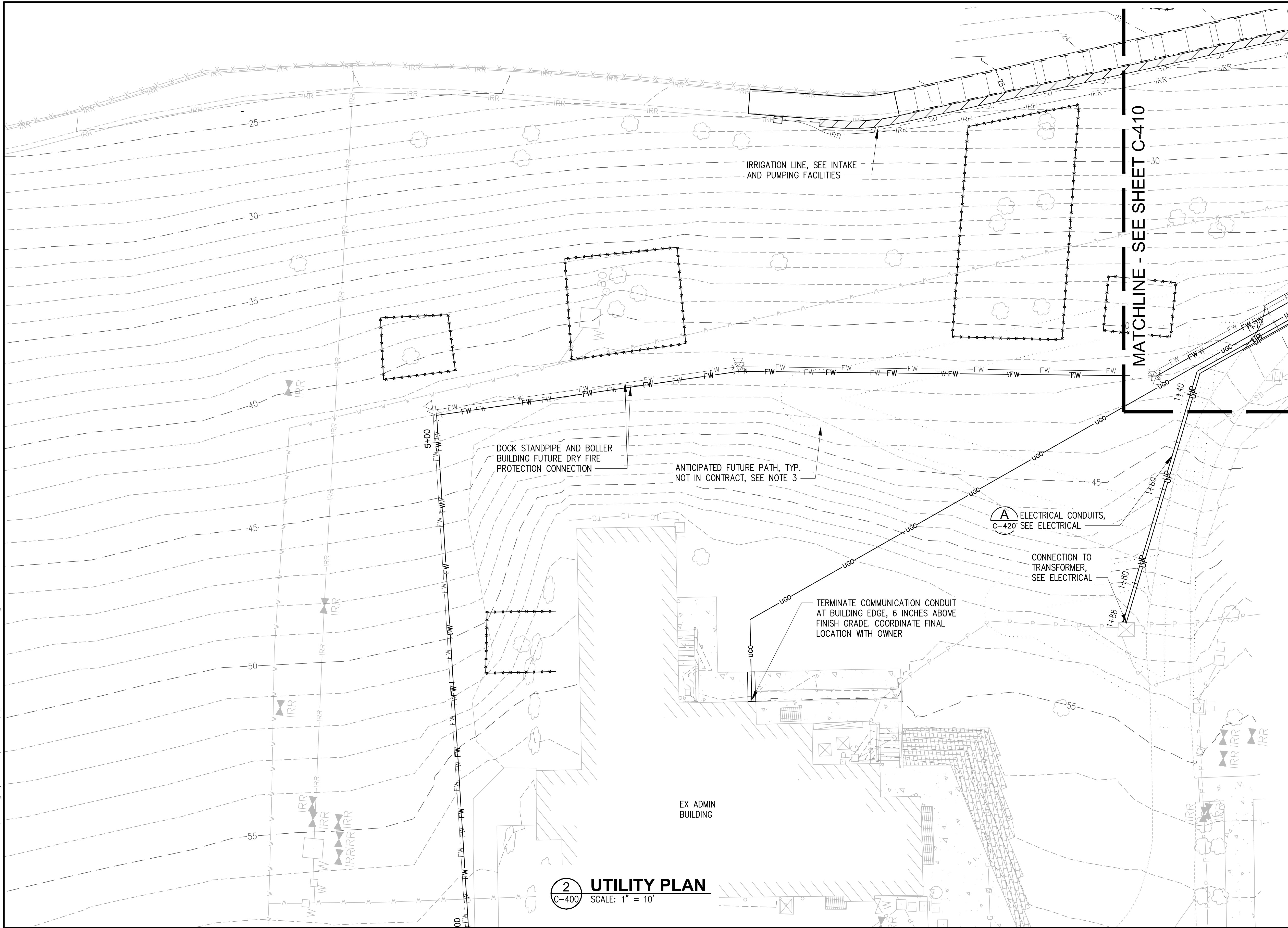
FINAL DESIGN

NOTES

1. THE EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THE PLANS ARE APPROXIMATE. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL POthOLE OR OTHERWISE CONFIRM EXISTING CONDITIONS PRIOR TO START OF WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT FROM DAMAGE OR DESTRUCTION ALL UTILITIES AS SHOWN AND ALL UTILITIES NOT SHOWN THAT MAY BE ENCOUNTERED DURING CONSTRUCTION DUE TO NO RECORD OF THEIR EXISTENCE.
2. SEE C-420 AND C-421 FOR UTILITY PROFILES.
3. ANTICIPATED FUTURE PATH ALIGNMENT BASE ON LUTHER BURBANK PARK BOILER BUILDING STUDY PHASE IIA DRAWINGS DATED JANUARY 5, 2016. PATH SLOPES AND ELEVATIONS ARE ANTICIPATED BASED ON ADA REGULATIONS AND THE PATH ALIGNMENT. PATH SHOWN FOR REFERENCE ONLY.

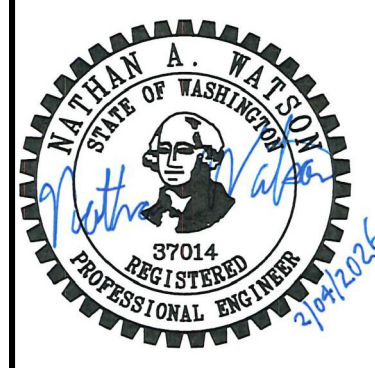
LEGEND

- ***** TREE PROTECTION FENCING
- FW FIRE WATER
- UGC UNDERGROUND COMM CONDUIT
- UP UNDERGROUND POWER CONDUIT
- P-P-P EXISTING POWER



2 UTILITY PLAN
C-400 SCALE: 1" = 10'

CAD USER: cdev PLOT DATE: Feb 04, 2026-04:07pm
PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-411 UTILITY PLAN 2.dwg



NO.	DATE	BY	REVISION

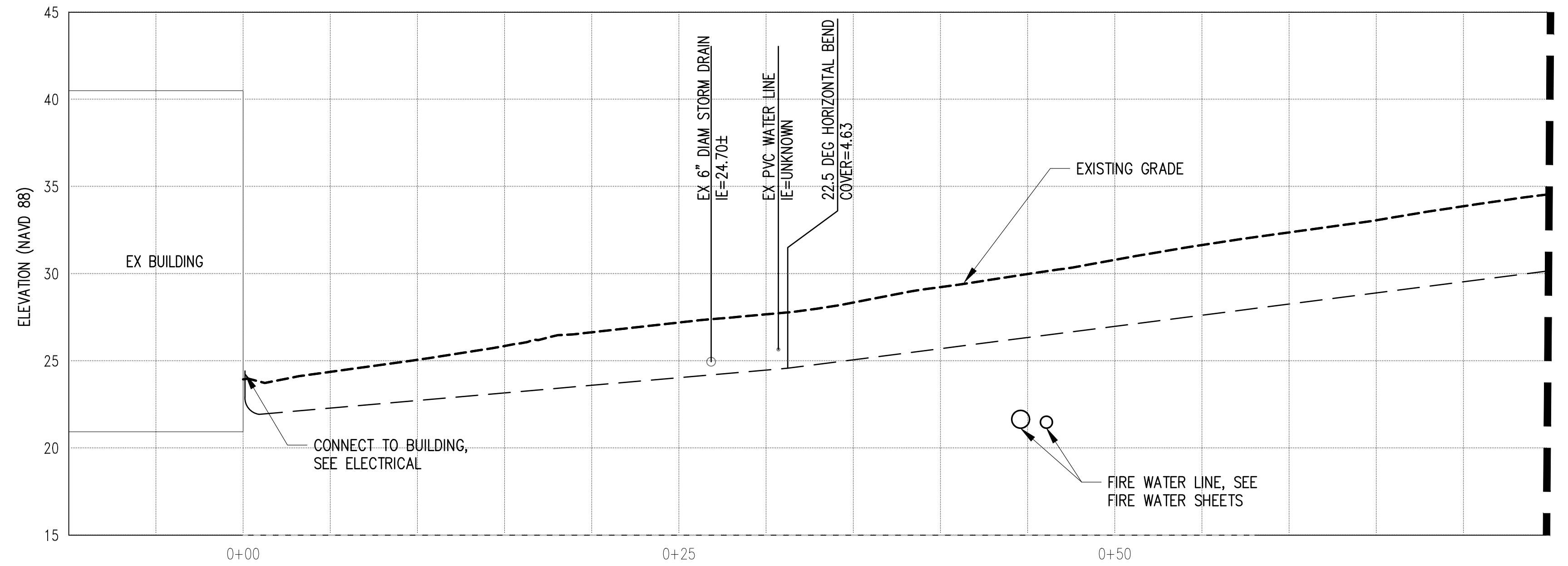


LUTHER BURBANK PARK WATERFRONT IMPROVEMENTS

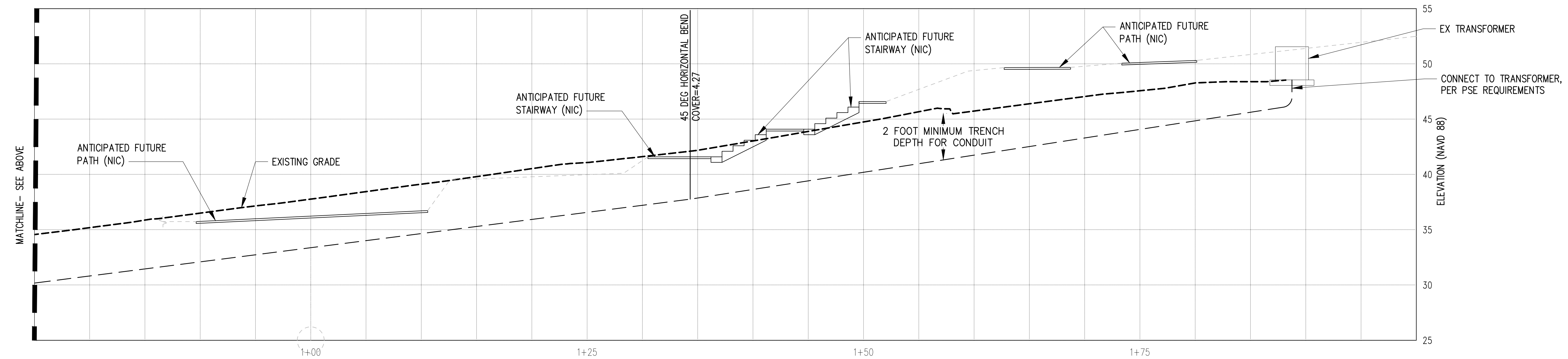
UTILITY PLAN - 2

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: 1" = 10'
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-411
SHEET NO.	42 OF 131

FINAL DESIGN



A **ELECTRICAL SITE PROFILE**
 C-410 C-411 SCALE: VERT: 1"=5' HORIZ: 1"= 5'

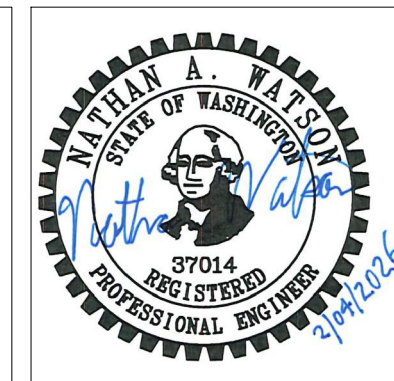


A **ELECTRICAL SITE PROFILE - CONT**
 C-410 C-411 SCALE: VERT: 1"=5' HORIZ: 1"= 5'

NOTES

1. THE EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THE PLANS ARE APPROXIMATE. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL POTHOLE OR OTHERWISE CONFIRM EXISTING CONDITIONS PRIOR TO START OF WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT FROM DAMAGE OR DESTRUCTION ALL UTILITIES AS SHOWN AND ALL UTILITIES NOT SHOWN THAT MAY BE ENCOUNTERED DURING CONSTRUCTION DUE TO NO RECORD OF THEIR EXISTENCE.
2. ANTICIPATED FUTURE PATH ALIGNMENT BASED ON LUTHER BURBANK PARK BOILER BUILDING STUDY PHASE IIA DRAWINGS DATED JANUARY 5, 2016. PATH SLOPES AND ELEVATIONS ARE ANTICIPATED BASED ON ADA REGULATIONS AND THE PATH ALIGNMENT.

CAD USER: cdev PLOT DATE: Feb 04, 2026-04:07pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-420 ELECTRICAL SERVICE PROFILE.dwg



NO.	DATE	BY	REVISION



**LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS**

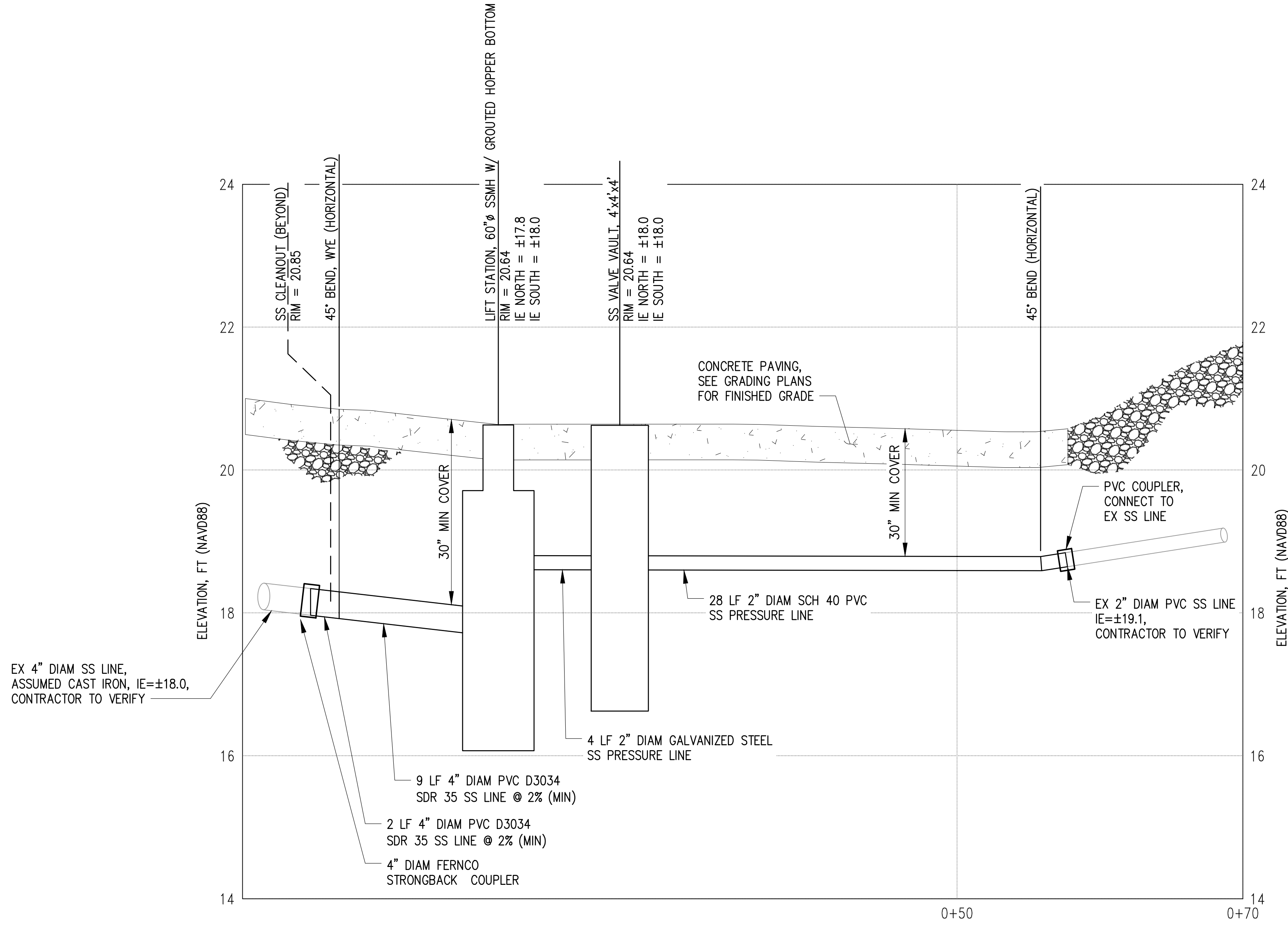
UTILITY PROFILE - POWER SERVICE

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: AS SHOWN
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-420
SHEET NO.	43 OF 131

FINAL DESIGN

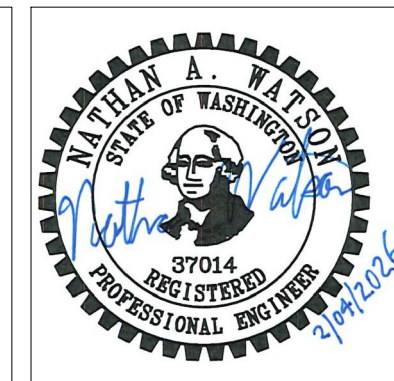
NOTES

- EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THE PLANS ARE APPROXIMATE. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL POTHOLE OR OTHERWISE CONFIRM EXISTING CONDITIONS PRIOR TO START OF WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT FROM DAMAGE OR DESTRUCTION ALL UTILITIES AS SHOWN AND ALL UTILITIES NOT SHOWN THAT MAY BE ENCOUNTERED DURING CONSTRUCTION DUE TO NO RECORD OF THEIR EXISTENCE.
- CONTRACTOR SHALL INSTALL ETHAFOAM PAD WHERE CLEARANCES BETWEEN UTILITY CROSSINGS ARE LESS THAN 6".



A SANITARY SEWER PROFILE
 C-410 SCALE: HORIZ: 1"= 5', VERT: 1"=1'

CAD USER: cdev PLOT DATE: Feb 04, 2026-04:10pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-421 UTILITY PROFILE.dwg



NO.	DATE	BY	REVISION

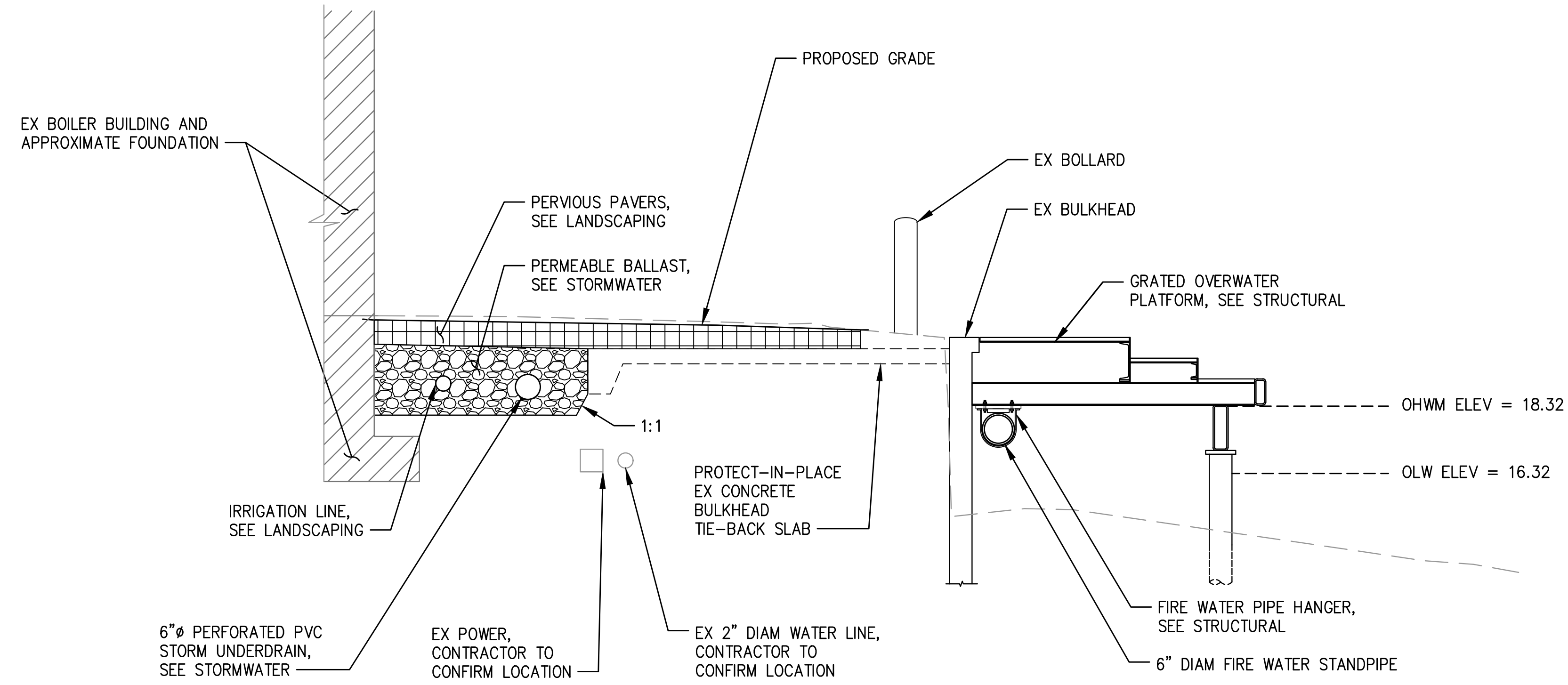


LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS

UTILITY PROFILE - SANITARY SEWER

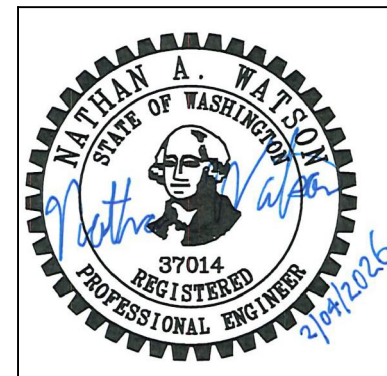
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DESIGN: ROL	SCALE: AS SHOWN
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-421
SHEET NO.	44 OF 131

FINAL DESIGN



A
C-410 **UTILITY SECTION**
SCALE: NTS

CAD USER: cdevy PLOT DATE: Feb 04, 2026-04:11pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park Drawings\Current (DWG2018)\C-430 UTILITY SECTIONS.dwg



NO.	DATE	BY	REVISION

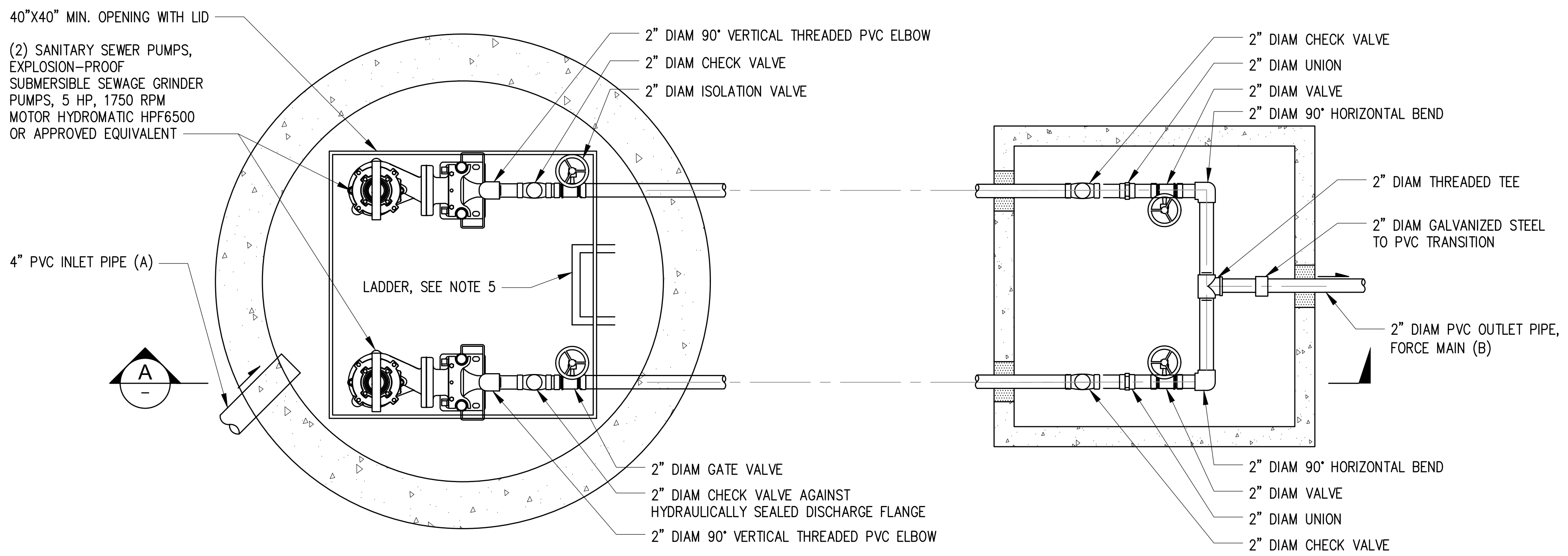


LUTHER BURBANK PARK
WATERFRONT IMPROVEMENTS

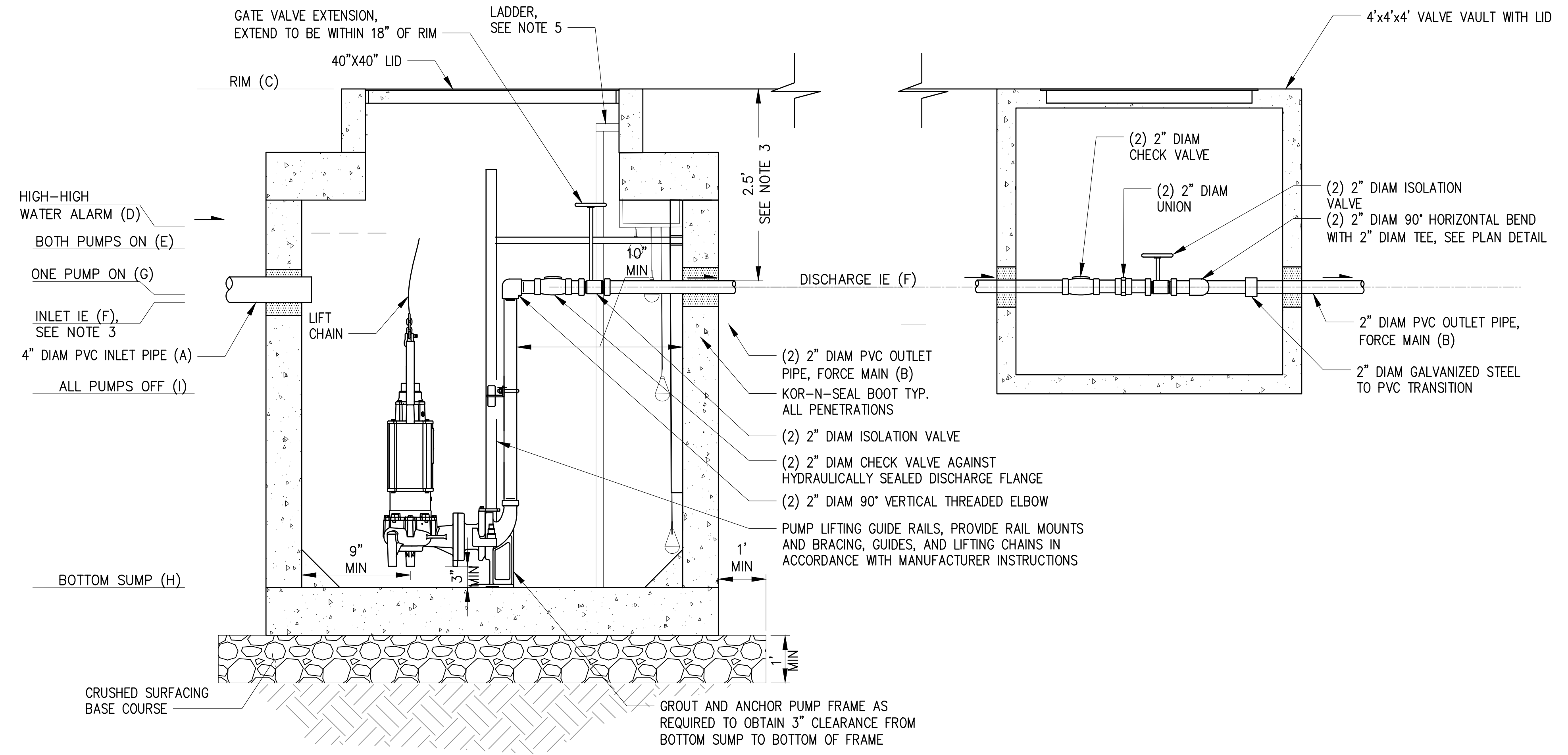
UTILITY SECTIONS

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: NTS
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-430
SHEET NO.	45 OF 131

FINAL DESIGN



1 SANITARY SEWER LIFT STATION AND VALVE VAULT PLAN VIEW
 C-410 SCALE: NTS

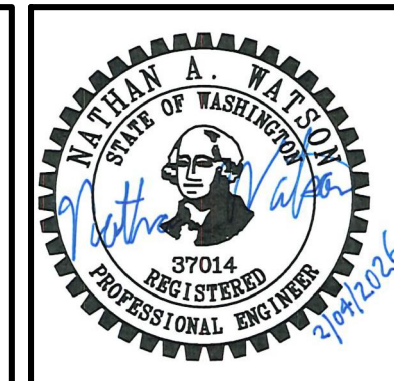


A SANITARY SEWER LIFT STATION AND VALVE VAULT SECTION VIEW
 SCALE: NTS

- NOTES**
- CONTRACTOR SHALL SUPPLY FULLY OPERATIONAL SANITARY SEWER LIFT STATION PACKAGE, MINIMUM ELEMENTS ARE SHOWN ON THESE PLANS.
 - SANITARY SEWER LIFT STATION IS CLASS I DIV 1 ENCLOSED SPACED. ALL EQUIPMENT SHALL BE EXPLOSION PROOF.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY ELEVATIONS AND PROVIDE TO THE ENGINEER PRIOR TO CORING MANHOLE AND VAULT.
 - PROVIDE NEW SUMP CONTROL PANEL. PLACE PANEL IN CONCESSIONS ROOM OF THE EX BOILER BUILDING. COORDINATE WITH ENGINEER OR OWNER'S REPRESENTATIVE FOR LOCATION.
 - CONSTRUCT LADDER PER WSDOT STANDARD PLAN B-30.90.02.

LIFT STATION SCHEDULE		
(A)	INLET PIPE Ø	4"
(B)	OUTLET PIPE Ø	2"
(C)	LIFT STATION RIM ELEV	20.64
(D)	HIGH-HIGH WATER ALARM ON ELEV	18.8
(E)	BOTH PUMPS ON	18.0
(F)	DISCHARGE IE (APPROX.)	18.0
(G)	ONE PUMP ON ELEV	17.9
(H)	INLET IE	17.8
(I)	ALL PUMPS OFF ELEV	16.6
(J)	BOTTOM SUMP ELEV	14.6

CAD USER: adev PLOT DATE: Feb 04, 2026-04:12pm
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NO.	DATE	BY	REVISION



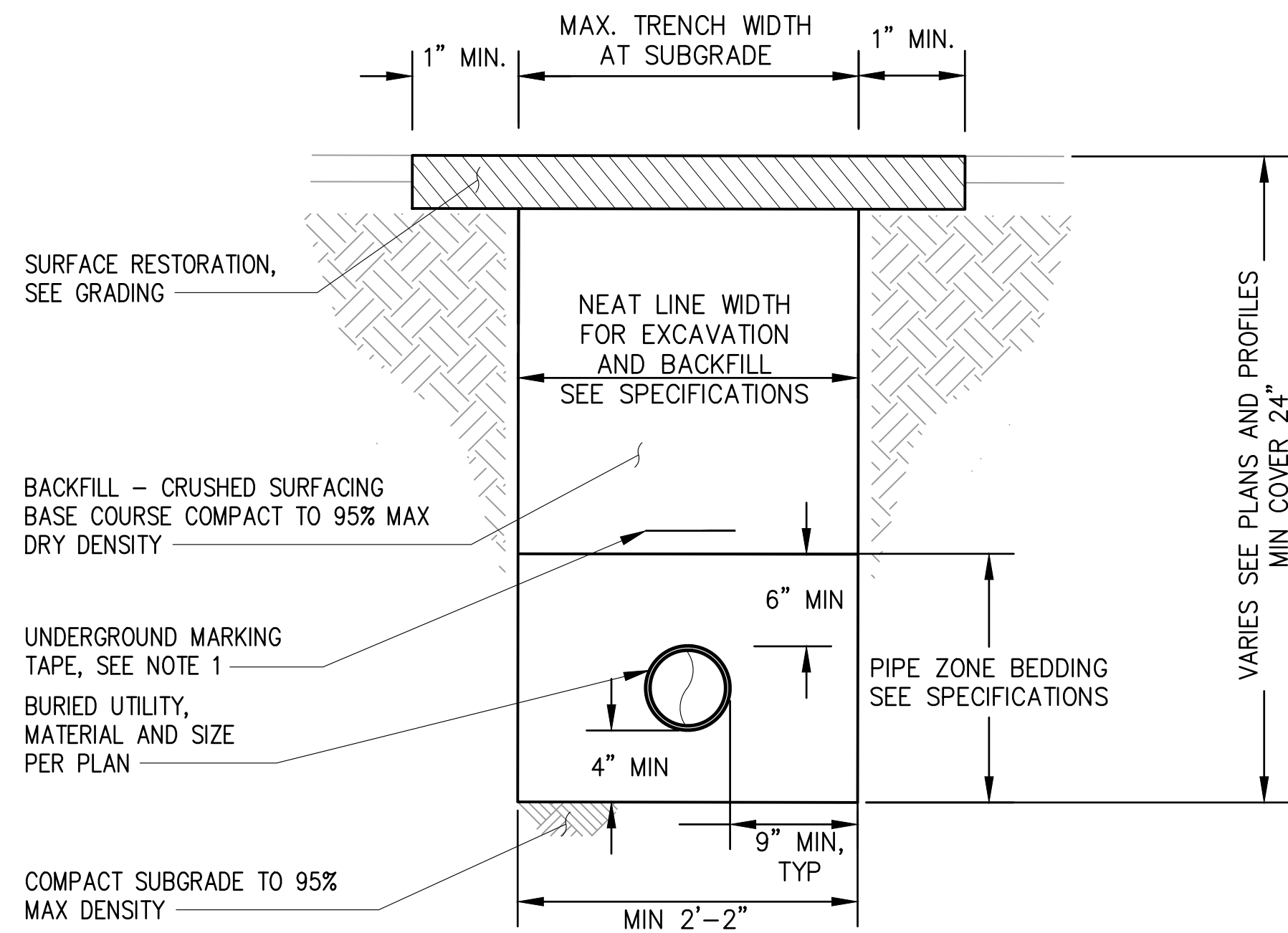
LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS

UTILITY DETAILS

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: NTS
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-450
SHEET NO.	46 OF 131

FINAL DESIGN

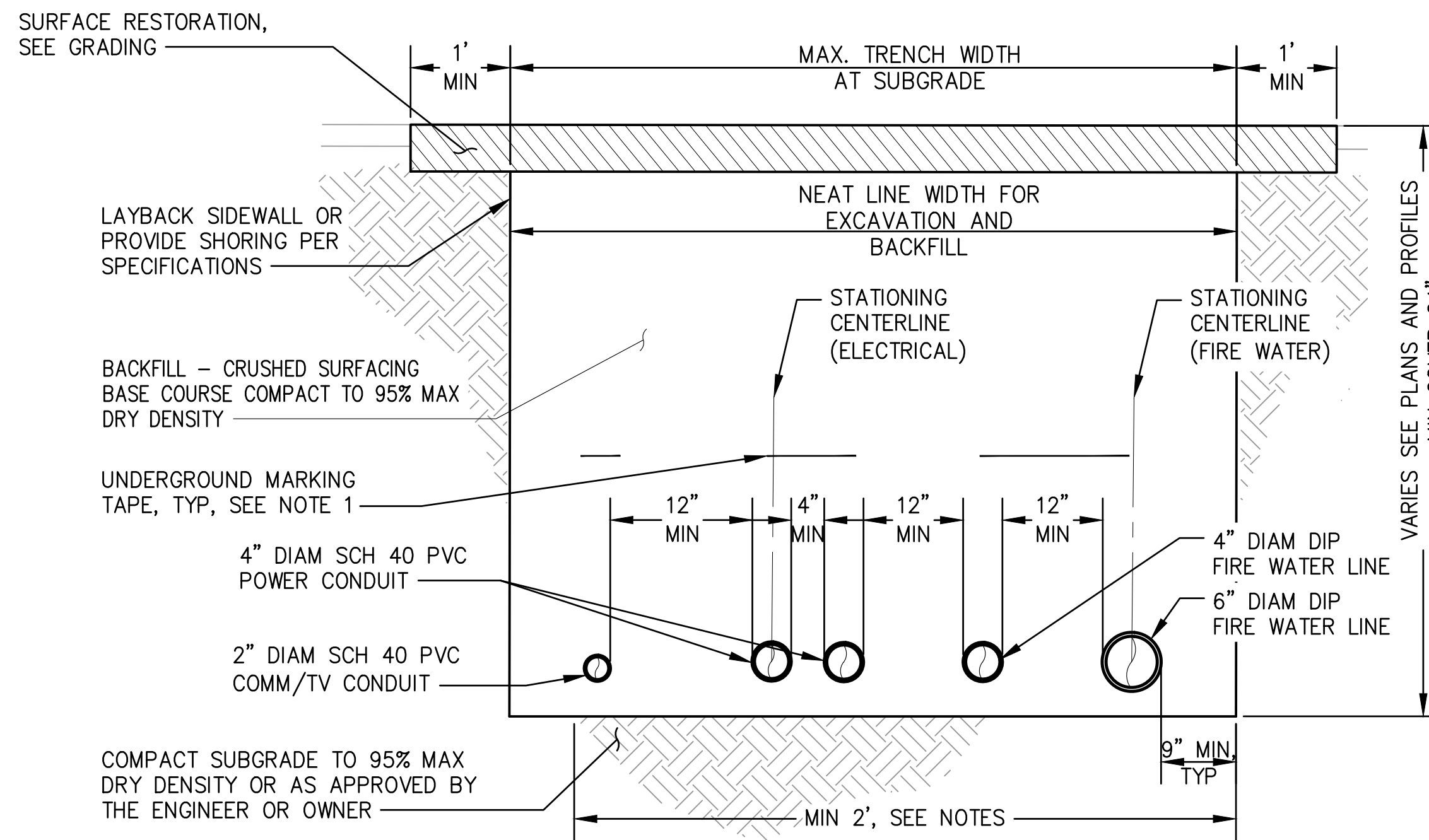
CAD USER: pbreedlove PLOT DATE: Feb 17, 2026-12:01pm
 PATH: X:\TAC\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\C-451 UTILITY DETAILS.dwg



1 TYPICAL TRENCH DETAIL
 SCALE: NTS

PIPE TRENCH NOTES:

1. PLACE THE APPROPRIATE UTILITY MARKING TAPE, WITH METAL FIBERS, 1' ABOVE THE PIPE CONTINUOUSLY ALONG THE PIPE LENGTH.



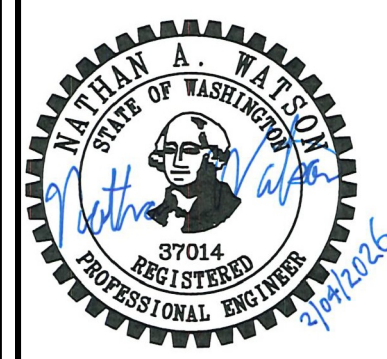
2 COMBINED UTILITY TRENCH DETAIL
 C-410 SCALE: NTS

PIPE TRENCH NOTES:

1. PROVIDE PLASTIC WARNING TAPE FOR EACH UTILITY WITHIN TRENCH, SEE SPECIFICATIONS.
2. MINIMUM TRENCH WIDTH FOR POWER (PSE) IS 18". COMMUNICATION TRENCH WIDTH MAY BE REDUCED TO 12".
3. HORIZONTAL CONTROL POINTS PROVIDED ARE BASED ON STATIONING CENTERLINE UNLESS OTHERWISE NOTED.
4. PROVIDE MINIMUM CLEARANCES OF 1' BETWEEN DIFFERENT UTILITIES UNLESS NOTED OTHERWISE. USE CLASS B BEDDING FOR WATER AND FLEXIBLE PIPES AND CLASS C BEDDING FOR CONCRETE AND DUCTILE IRON PIPES.
5. IN AREAS OF VEGETATED SURFACE RESTORATION, TRENCH BACKFILL MAY BE NATIVE MATERIAL MEETING THE REQUIREMENTS OF WSDOT STD SPEC 9-03.15, COMPACT TO 95% MAX DRY DENSITY OR AS APPROVED BY THE ENGINEER OR OWNER.



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LUTHER BURBANK PARK
 WATERFRONT IMPROVEMENTS

UTILITY DETAILS

DRAWN: CAM	PROJECT NO.: 2200248
DESIGN: ROL	SCALE: NTS
CHECKED: NAW	DATE: 2/4/2026
DRAWING NO.	C-451
SHEET NO.	47 OF 131

FINAL DESIGN