

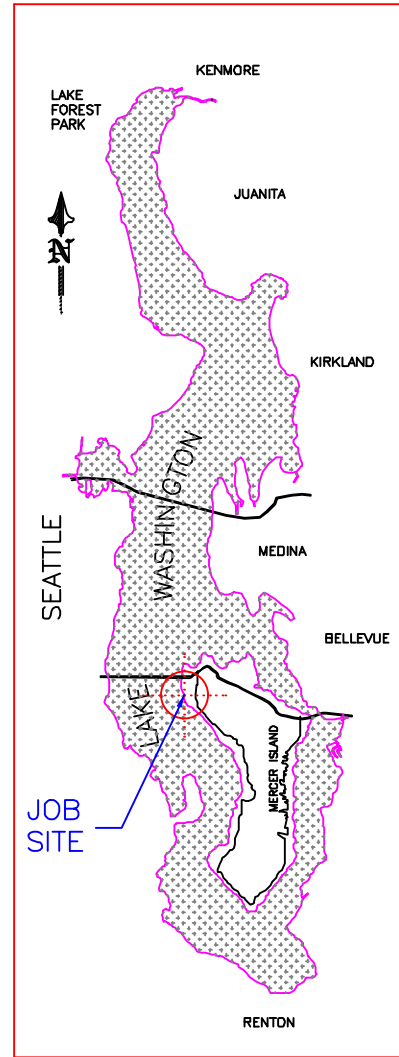
VICINITY MAP/NO SCALE

LEGAL DESCRIPTION

SECTION: NE-11-24-4 LAT: 47.583370 (47° 35' 0.132" N)
 TAXLOT #: 217450-0100 LONG: -122.252240 (122° 15' 8.064" W)

EAST SEATTLE ADD LOT 1 & SH LDS ADJ MERCER ISLAND SHORT PLAT
 NO 83-09-32 REC NO 8403019001 SD SHORT PLAT DAF - LOTS
 19-20-21 & 22 BLK 1 SD ADD & VAC ST ADJ

NOTE:
 PREVIOUS PERMITS INDICATE LEGAL NONCONFORMANCE.



AREA MAP/NO SCALE

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REVISED
11/3/2022

PER REDUCTION IN
 SCOPE OF WORK.

ADJACENT OWNERS:

- ① GARFIELD LANDING
 CITY OF MERCER ISLAND
 MERCER ISLAND, WA 98040
- ② ALMA HOLDINGS, LLC
 3019 60TH AVE SE
 MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: PIER REPAIR

PURPOSE: RESTORE PIER INTEGRITY

DATUM: C.O.E. MLLW=0.0'

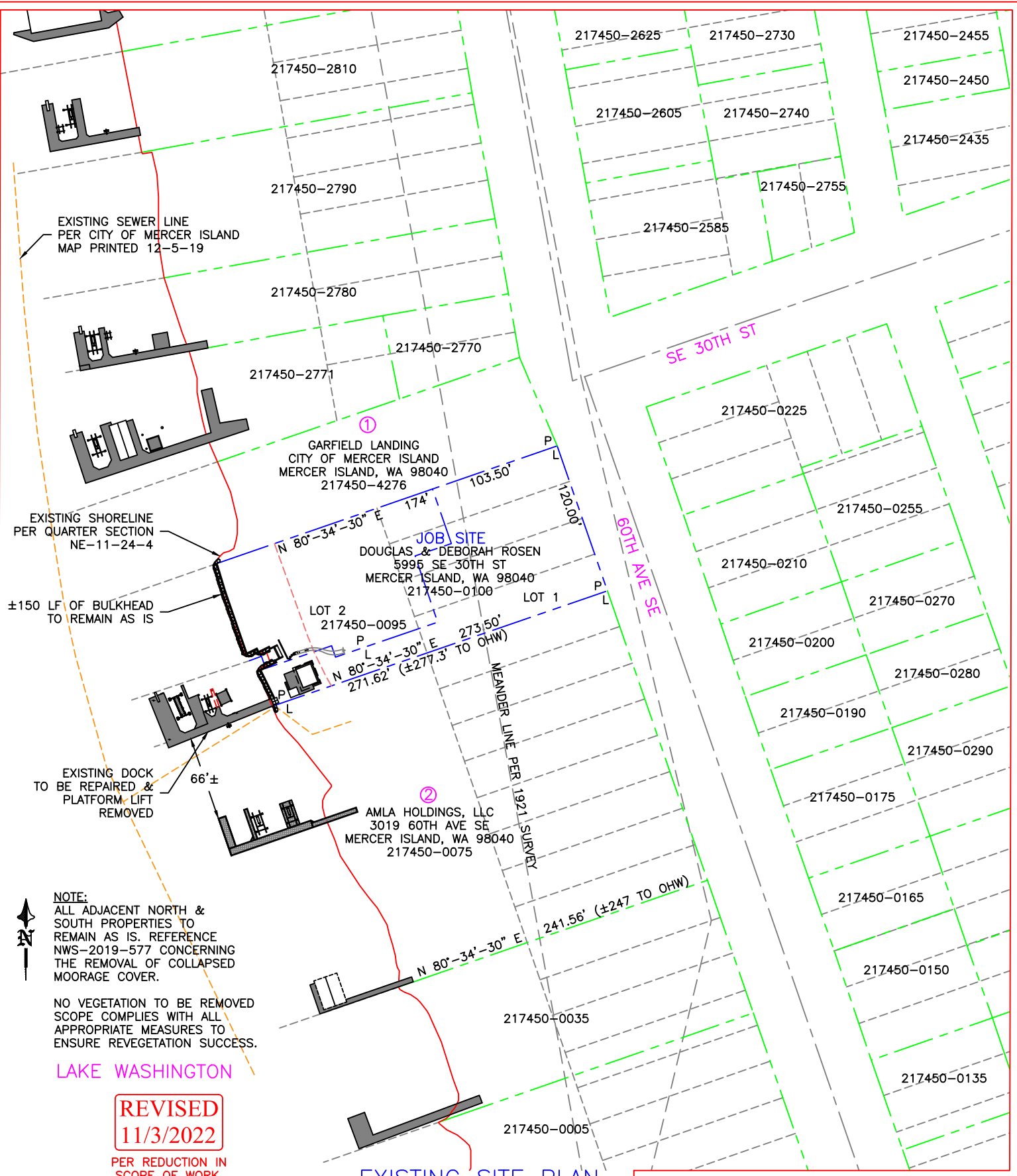
DWG#: 19-31042-A12-1

APPLICANT: DOUGLAS ROSEN

SITE ADD. 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040

MAIL ADD. 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040

PAGE: 1 OF: 16 DATE: 2-7-2020



EXISTING SEWER LINE
PER CITY OF MERCER ISLAND
MAP PRINTED 12-5-19

EXISTING SHORELINE
PER QUARTER SECTION
NE-11-24-4

±150 LF OF BULKHEAD
TO REMAIN AS IS

EXISTING DOCK
TO BE REPAIRED &
PLATFORM LIFT
REMOVED

①
GARFIELD LANDING
CITY OF MERCER ISLAND
MERCER ISLAND, WA 98040
217450-4276

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

LOT 2
217450-0095

LOT 1
217450-0100

②
AMLA HOLDINGS, LLC
3019 60TH AVE SE
MERCER ISLAND, WA 98040
217450-0075

NOTE:
ALL ADJACENT NORTH &
SOUTH PROPERTIES TO
REMAIN AS IS. REFERENCE
NWS-2019-577 CONCERNING
THE REMOVAL OF COLLAPSED
MOORAGE COVER.

NO VEGETATION TO BE REMOVED
SCOPE COMPLIES WITH ALL
APPROPRIATE MEASURES TO
ENSURE REVEGETATION SUCCESS.

LAKE WASHINGTON

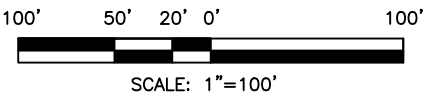
REVISED
11/3/2022

PER REDUCTION IN
SCOPE OF WORK.

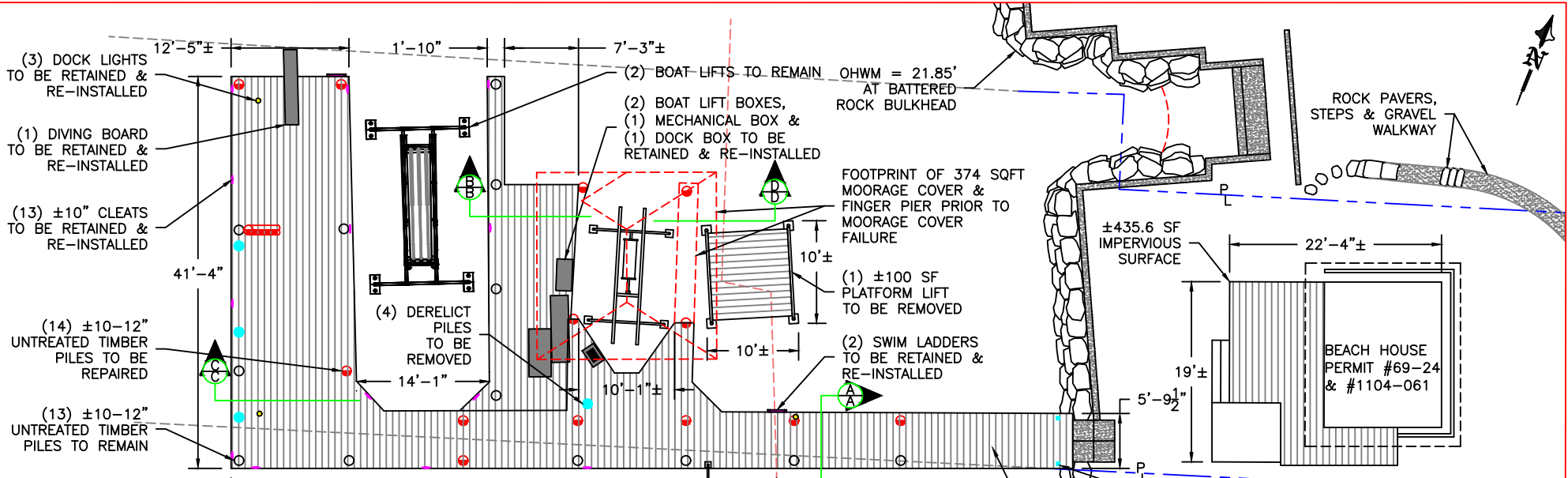
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EXISTING SITE PLAN



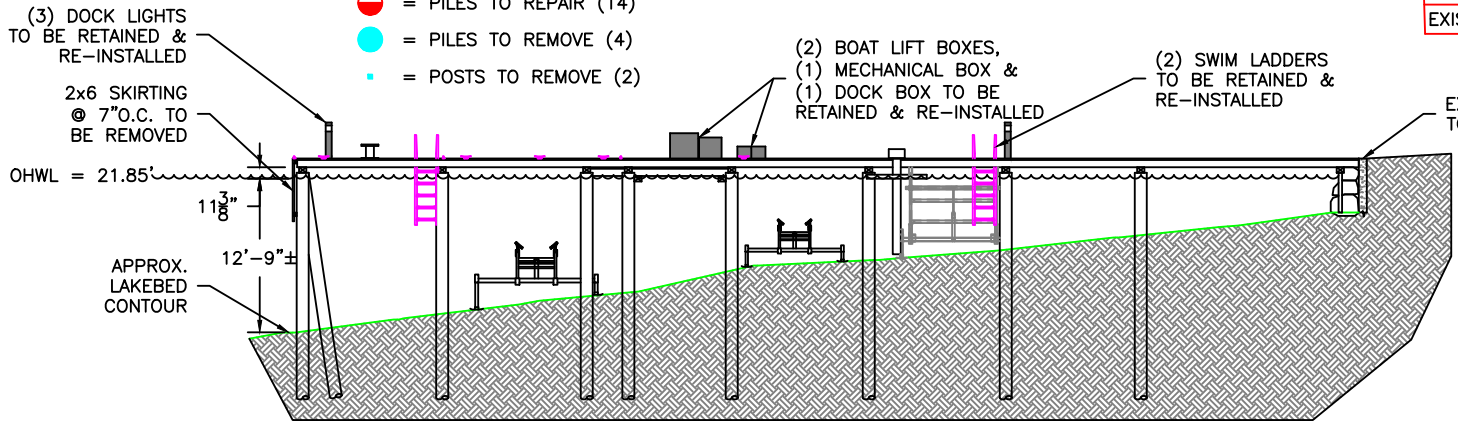
REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 2	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020		DWG#: 19-31042-A12-2



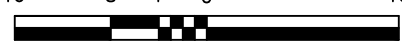
LAKE WASHINGTON

EXISTING DETAIL VIEW
SCALE: 1/16"=1'

- = PILES TO REMAIN (13)
- = PILES TO REPAIR (14)
- = PILES TO REMOVE (4)
- = POSTS TO REMOVE (2)



EXISTING ELEVATION VIEW



SCALE: 1/16"=1'

EXISTING SQUARE FOOTAGE = 1340 SQFT
EXISTING TIMBER PILES/POSTS = 33

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

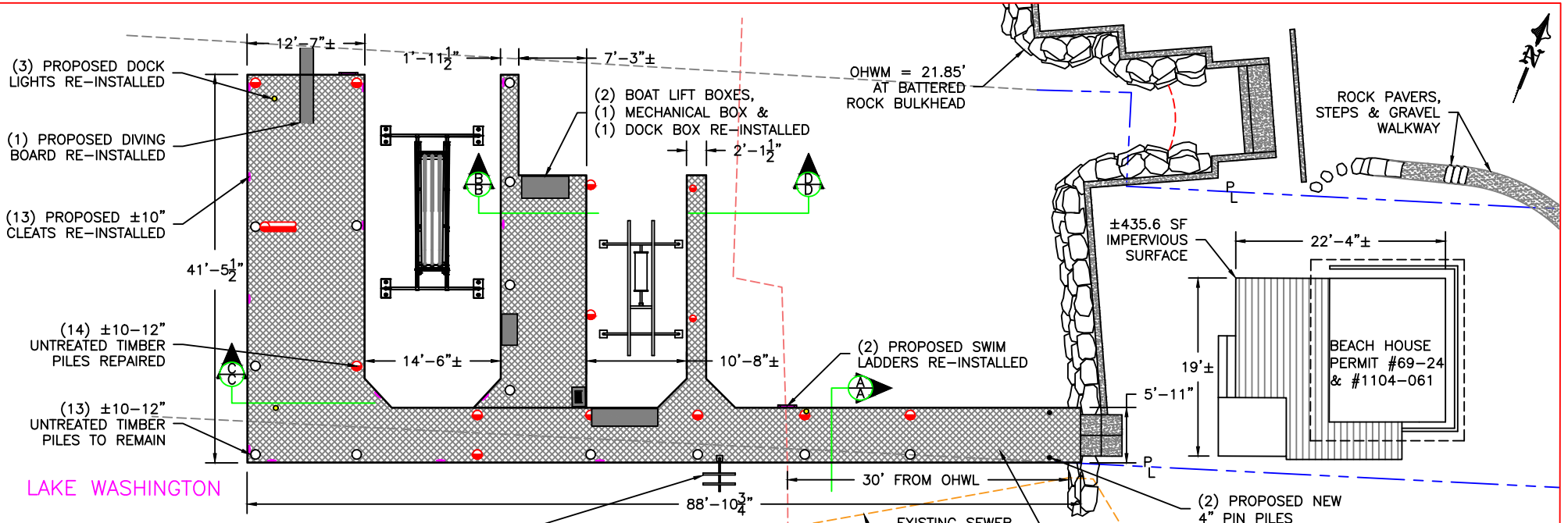
REVISED
11/3/2022

PER REDUCTION IN SCOPE OF WORK.

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 3	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020		DWG#: 19-31042-A12-3

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SEE SHEETS 9-14 FOR PILE REPAIR DETAILS.
SEE SHEETS 9-10 FOR SUBSTRUCTURE REPAIR DETAILS.



PROPOSED DETAIL VIEW
SCALE: 1/16"=1'

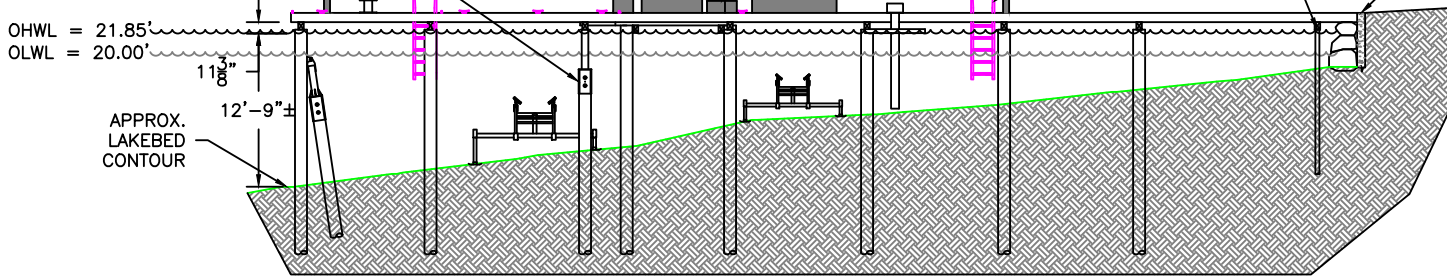
PROPOSED SQUARE FOOTAGE = 1292
 NOTE:
 48 SQFT REDUCTION. 2 PILE REDUCTION.

- = PILES TO REMAIN (13)
- = PILES REPAIRED (14)
- = NEW PIN PILES (2)

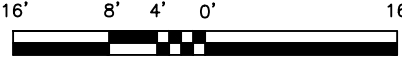
- (14) ±10-12" UNTREATED TIMBER PILES REPAIRED
- (3) DOCK LIGHTS TO BE RETAINED & RE-INSTALLED

- (2) BOAT LIFT BOXES, (1) MECHANICAL BOX & (1) DOCK BOX RE-INSTALLED
- (2) SWIM LADDERS TO BE RETAINED & RE-INSTALLED
- (2) PROPOSED NEW 4" PIN PILES

EXISTING BULKHEAD TO REMAIN AS IS



PROPOSED ELEVATION VIEW



SCALE: 1/16"=1'

JOB SITE
 DOUGLAS & DEBORAH ROSEN
 5995 SE 30TH ST
 MERCER ISLAND, WA 98040
 217450-0100

REVISED
 11/3/2022

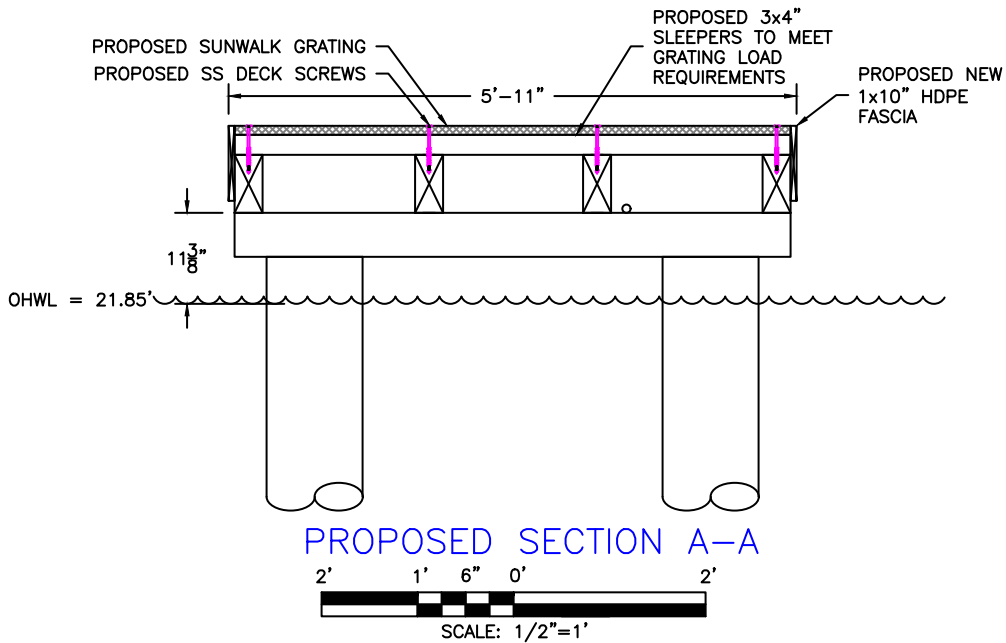
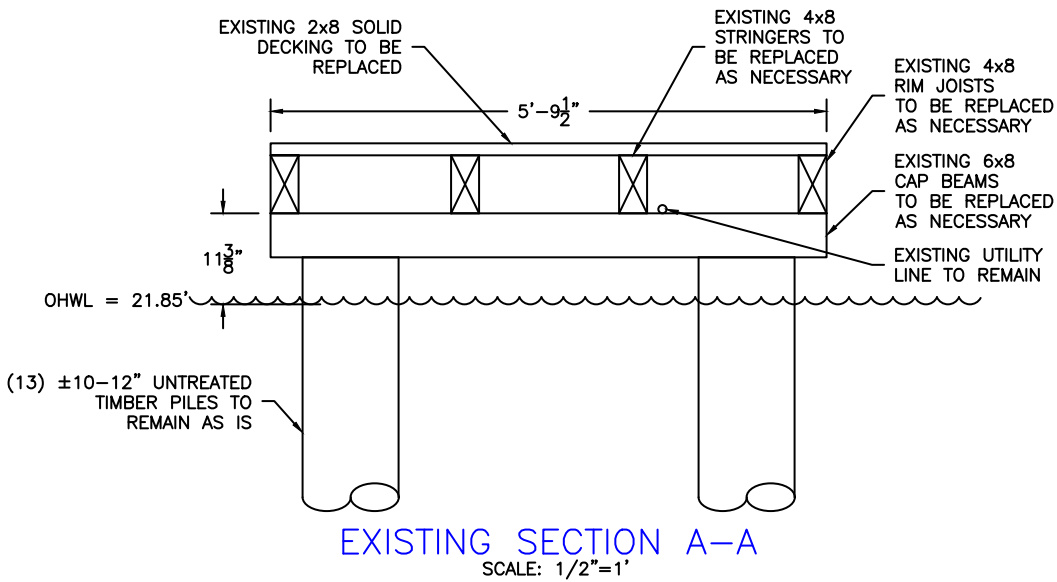
PER REDUCTION IN SCOPE OF WORK.

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SEE SHEETS 9-14 FOR PILE REPAIR DETAILS.
 SEE SHEETS 9-10 FOR SUBSTRUCTURE REPAIR DETAILS.

REFERENCE #:	
APPLICANT: DOUGLAS ROSEN	
PROPOSED: PIER REPAIR	
SHEET: 4	OF: 16
DATE: 2-7-2020	NEAR/AT: MERCER ISLAND
	DWG#: 19-31042-A12-4



SEE SHEETS 9-14 FOR PILE REPAIR DETAILS.

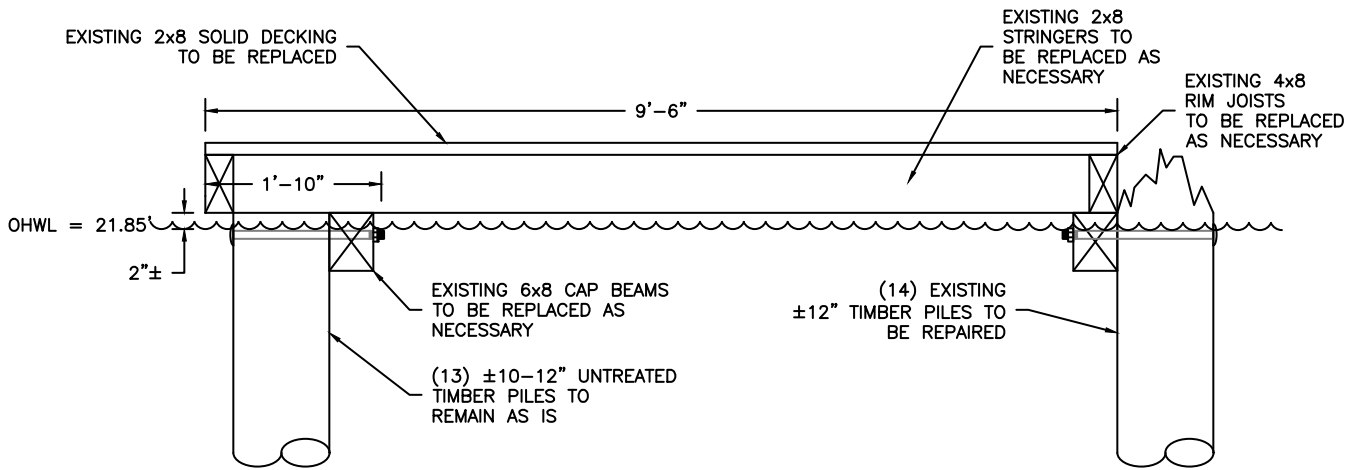
SEE SHEETS 9-10 FOR SUBSTRUCTURE REPAIR DETAILS.

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11/3/2022

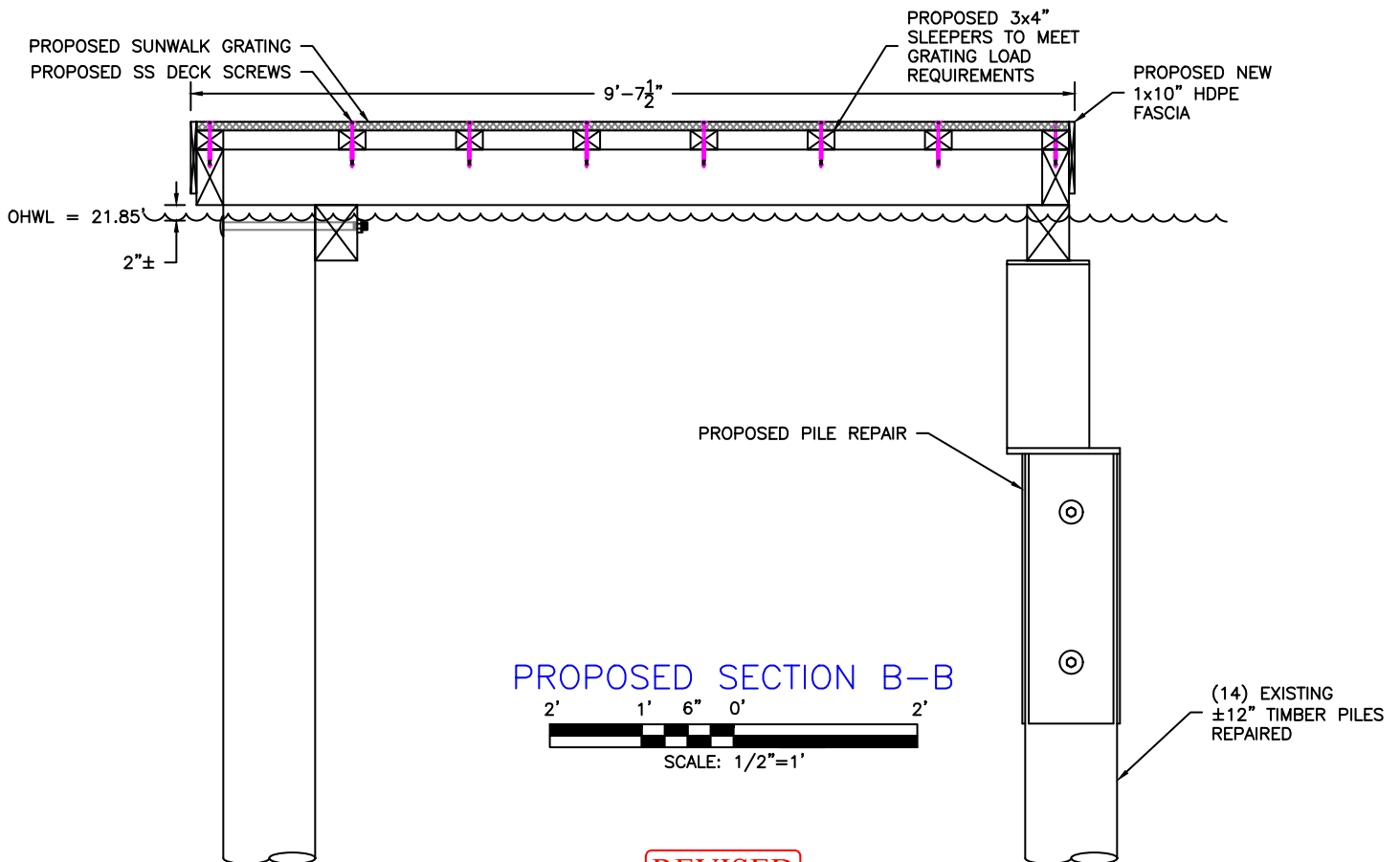
PER REDUCTION IN
 SCOPE OF WORK.

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 5	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-5	



EXISTING SECTION B-B
SCALE: 1/2"=1'

SEE SHEETS 9-14 FOR PILE REPAIR DETAILS.
SEE SHEETS 9-10 FOR SUBSTRUCTURE REPAIR DETAILS.



PROPOSED SECTION B-B
SCALE: 1/2"=1'

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REVISED
11/3/2022

PER REDUCTION IN SCOPE OF WORK.

REFERENCE #:

APPLICANT: DOUGLAS ROSEN

PROPOSED: PIER REPAIR

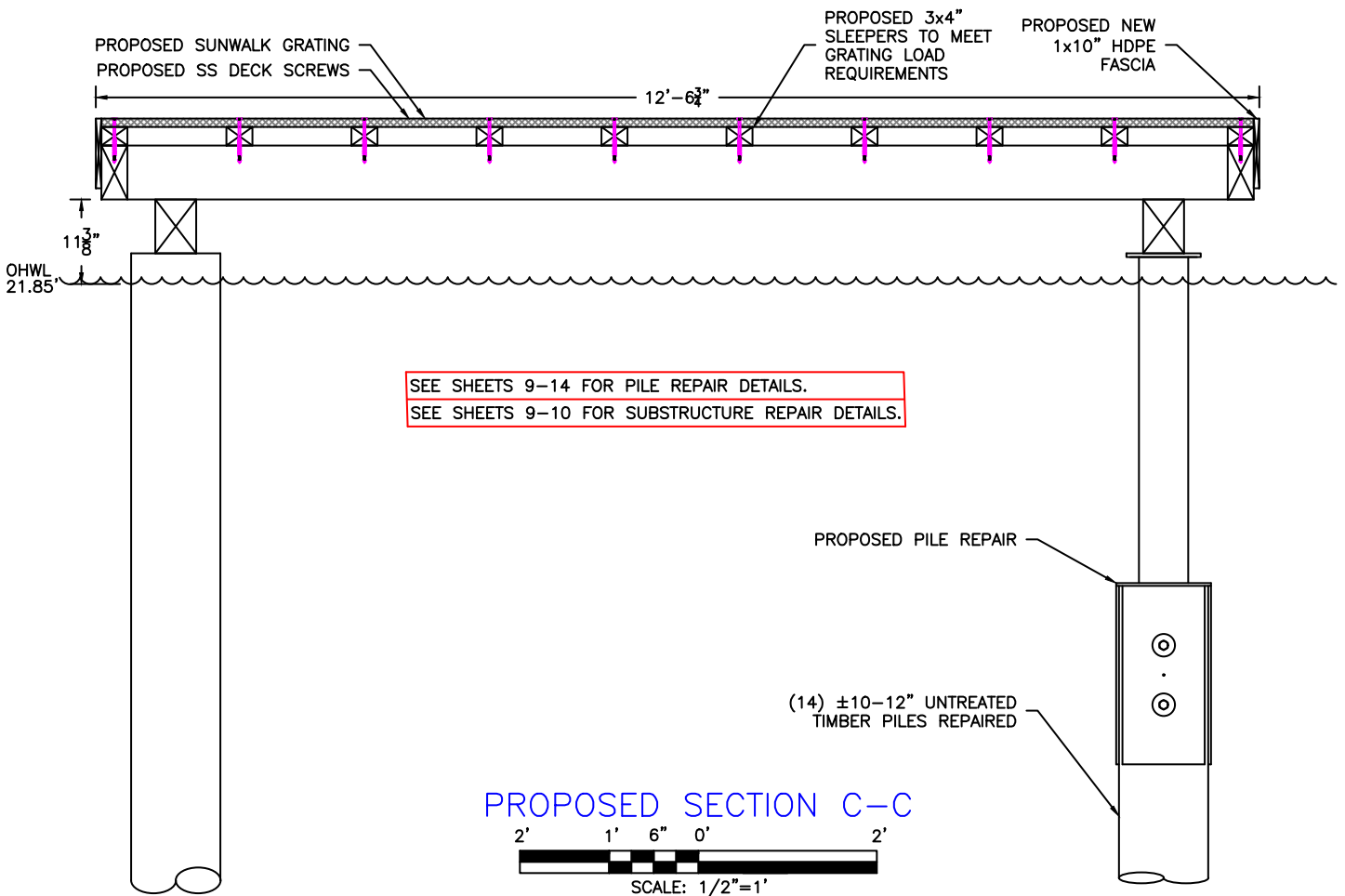
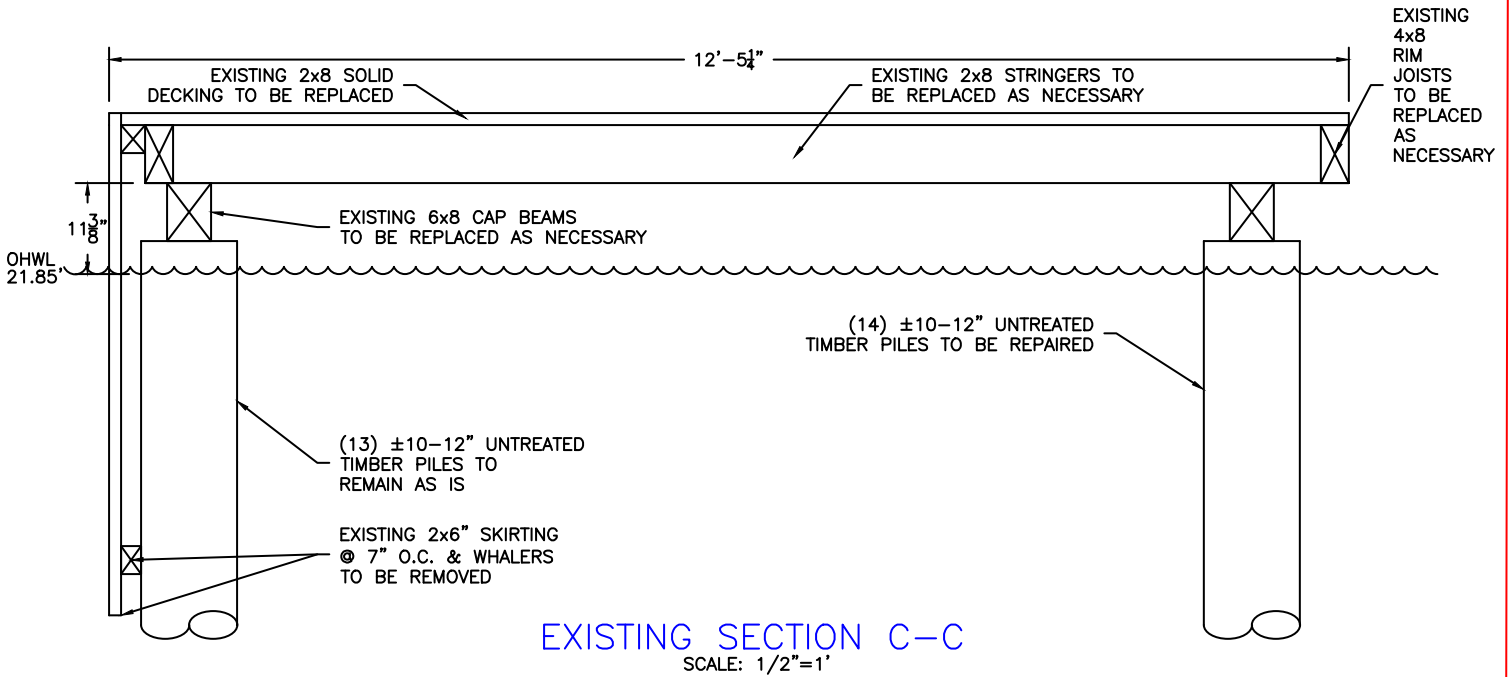
SHEET: 6

OF: 16

NEAR/AT: MERCER ISLAND

DATE: 2-7-2020

DWG#: 19-31042-A12-6



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REVISED
11/3/2022

PER REDUCTION IN SCOPE OF WORK.

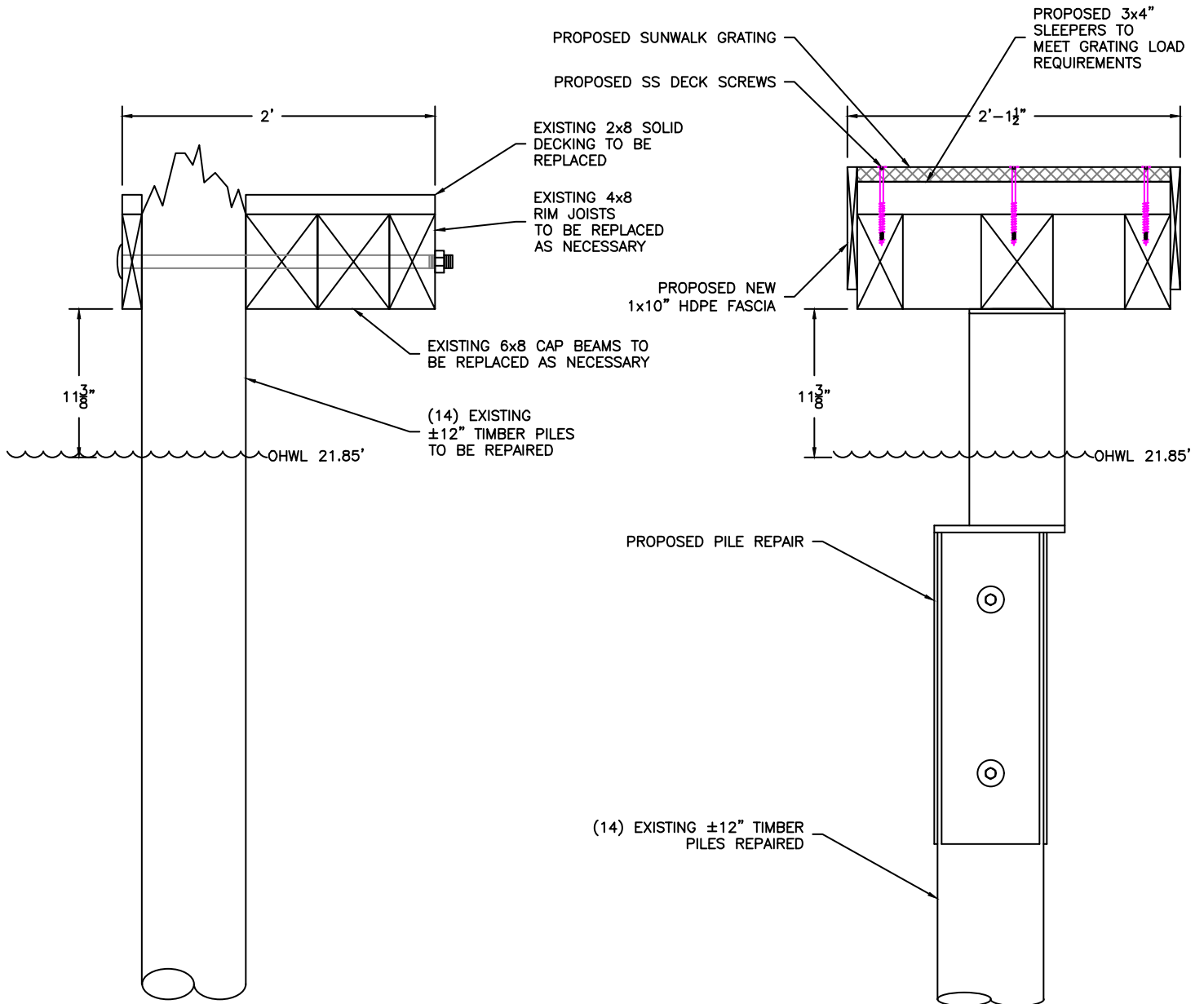
REFERENCE #:

APPLICANT: DOUGLAS ROSEN

PROPOSED: PIER REPAIR

SHEET: 7 OF 16 NEAR/AT: MERCER ISLAND

DATE: 2-7-2020 DWG#: 19-31042-A12-7

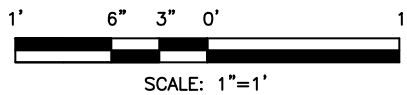


EXISTING SECTION D-D

SCALE: 1"=1'

PROPOSED SECTION D-D

SCALE: 1"=1'



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11/3/2022

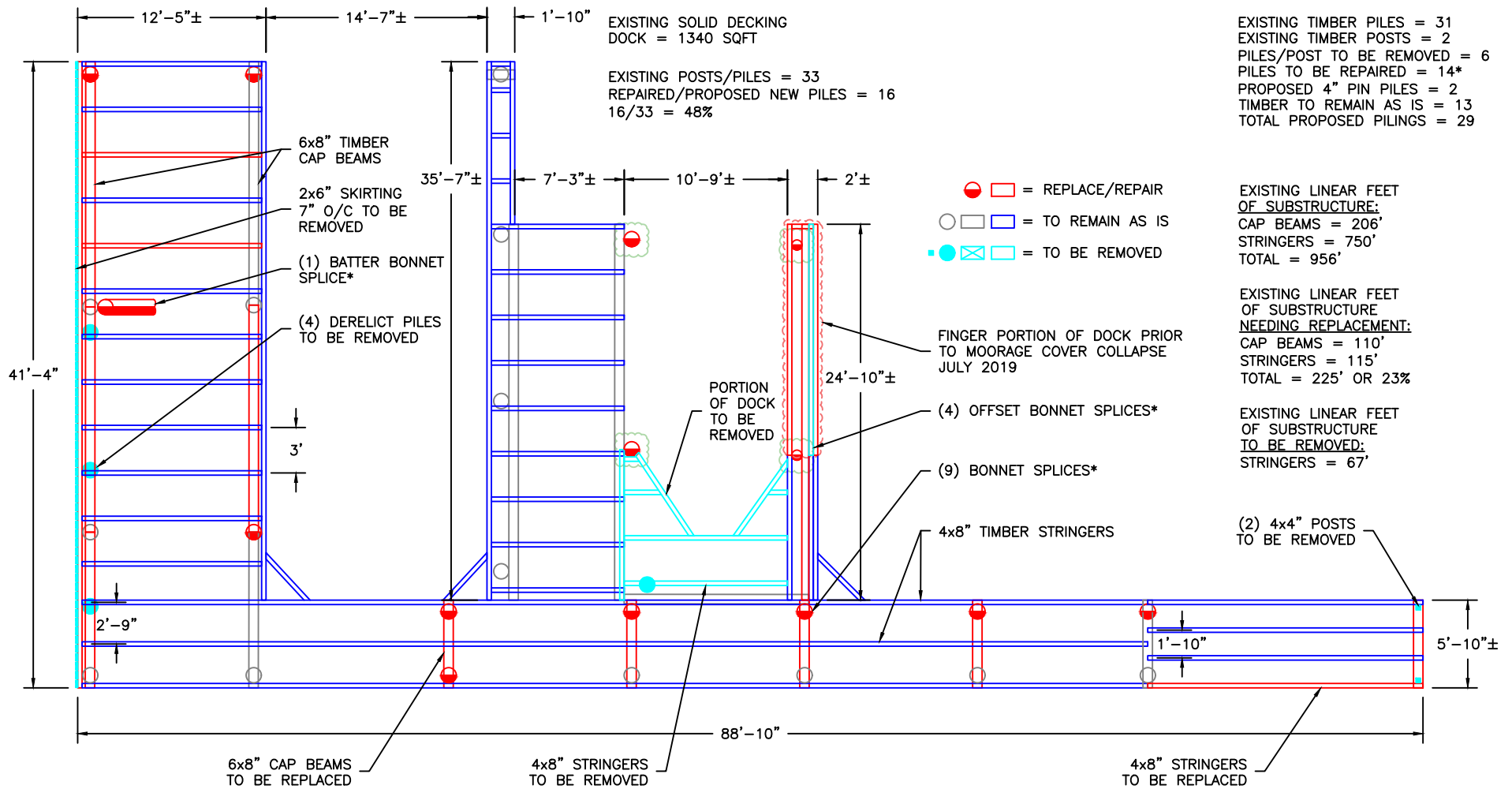
PER REDUCTION IN
SCOPE OF WORK.

PROJECT DESIGNED BY:

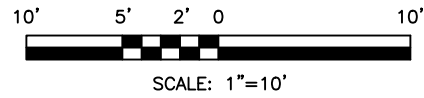
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REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 8	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-8	



EXISTING FRAMING DETAIL PLAN VIEW



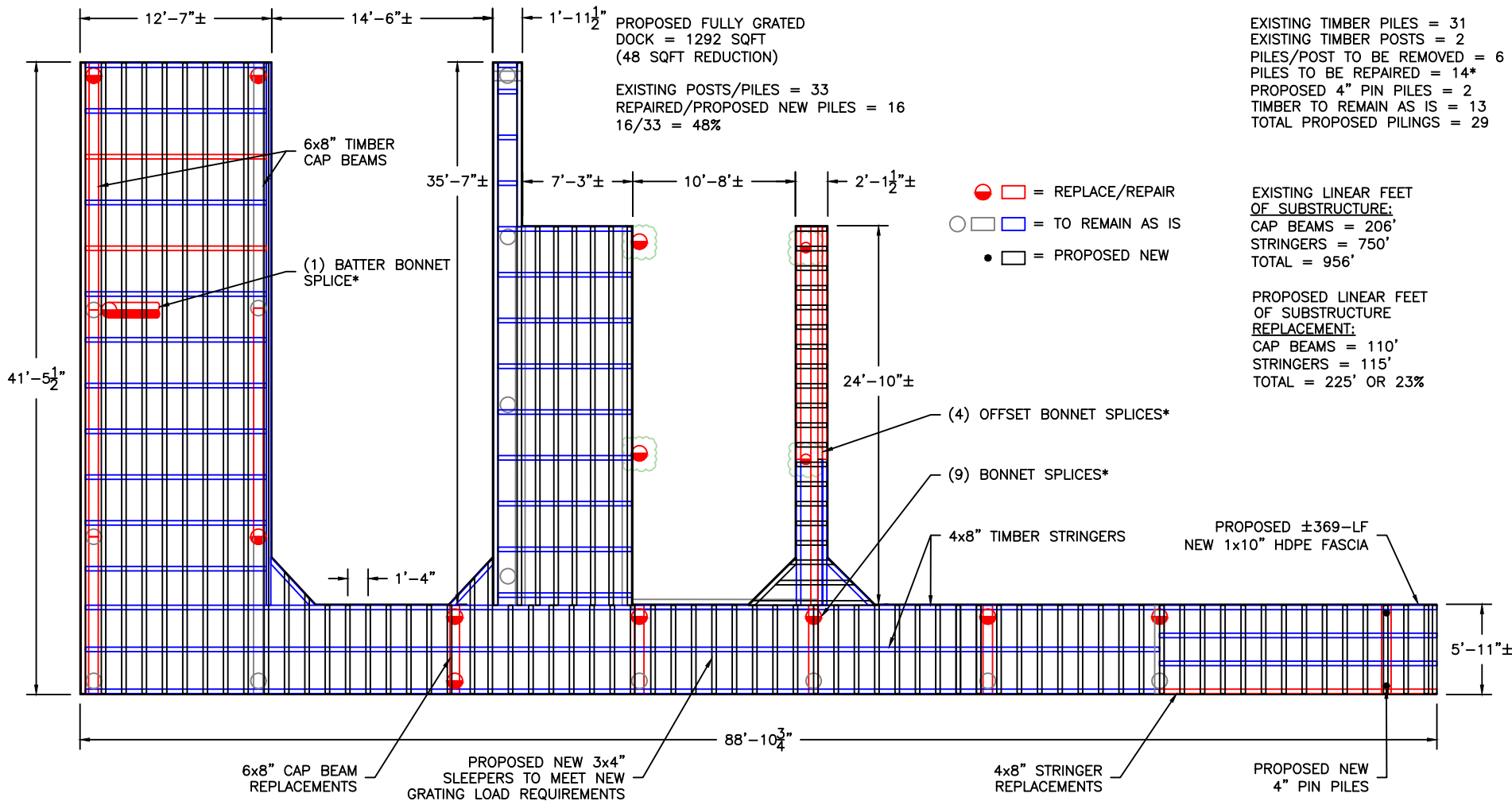
REVISED
11/3/2022

PER REDUCTION IN
SCOPE OF WORK.

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 9	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-9	

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PROPOSED FULLY GRATED DOCK = 1292 SQFT (48 SQFT REDUCTION)
 EXISTING POSTS/PILES = 33
 REPAIRED/PROPOSED NEW PILES = 16
 16/33 = 48%

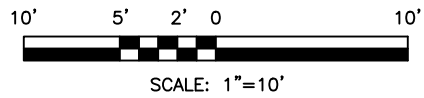
EXISTING TIMBER PILES = 31
 EXISTING TIMBER POSTS = 2
 PILES/POST TO BE REMOVED = 6
 PILES TO BE REPAIRED = 14*
 PROPOSED 4" PIN PILES = 2
 TIMBER TO REMAIN AS IS = 13
 TOTAL PROPOSED PILING = 29

EXISTING LINEAR FEET OF SUBSTRUCTURE:
 CAP BEAMS = 206'
 STRINGERS = 750'
 TOTAL = 956'

PROPOSED LINEAR FEET OF SUBSTRUCTURE REPLACEMENT:
 CAP BEAMS = 110'
 STRINGERS = 115'
 TOTAL = 225' OR 23%

- □ = REPLACE/REPAIR
- □ = TO REMAIN AS IS
- □ = PROPOSED NEW

PROPOSED FRAMING DETAIL PLAN VIEW

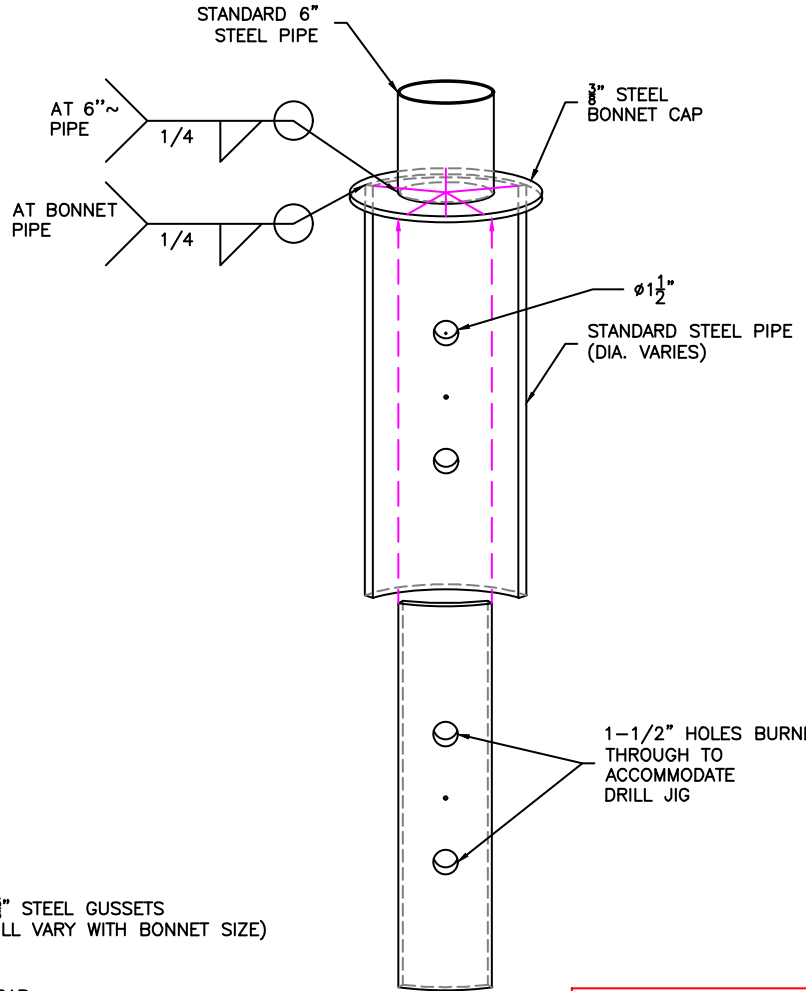
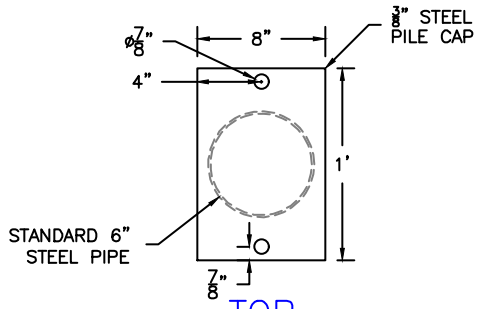


SUBSTRUCTURE REPAIRS:
 CAP BEAMS / STRINGERS = 23% OF 956 (23x956=219.88)
 PILING = 48% OF 33 (.48x33=15.84)
 (219.88+15.84) / (956+33) = 24% OF TOTAL SUBSTRUCTURE REPAIR

REVISED
11/3/2022
 PER REDUCTION IN SCOPE OF WORK.

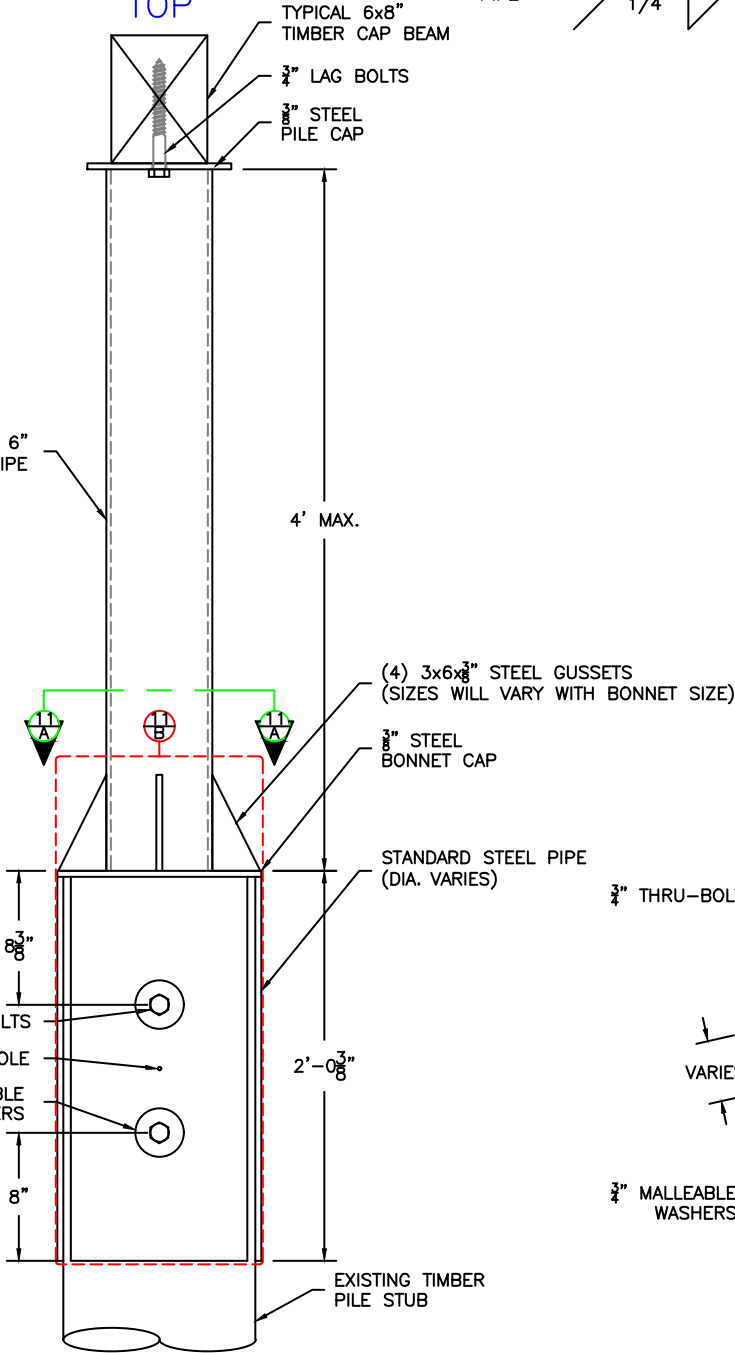
REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 10	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-10	

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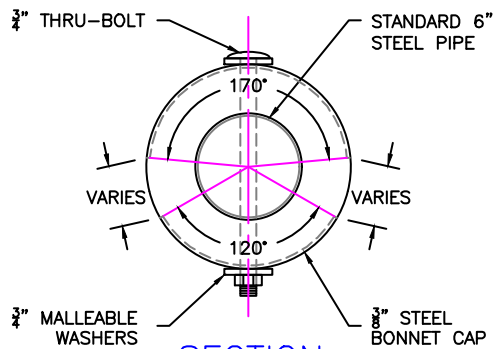


NOTE:
STEEL GUSSETS LEFT OUT OF DETAIL & SECTION VIEWS FOR CLARITY.

DETAIL 11-B



FRONT



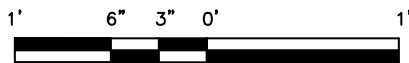
SECTION 11-A

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11/3/2022

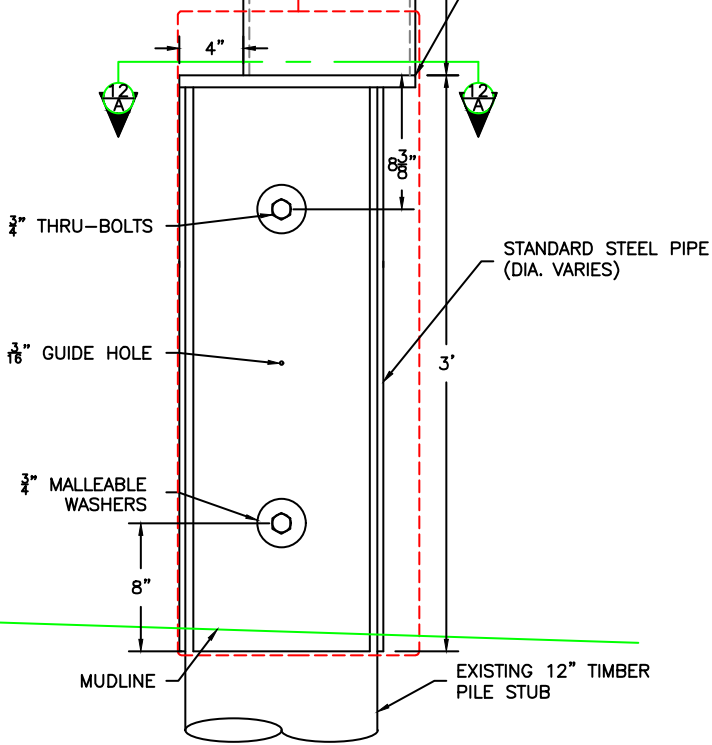
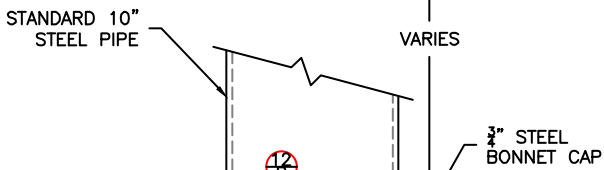
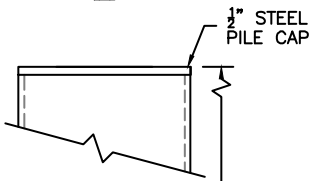
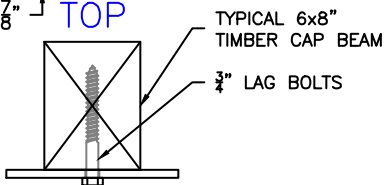
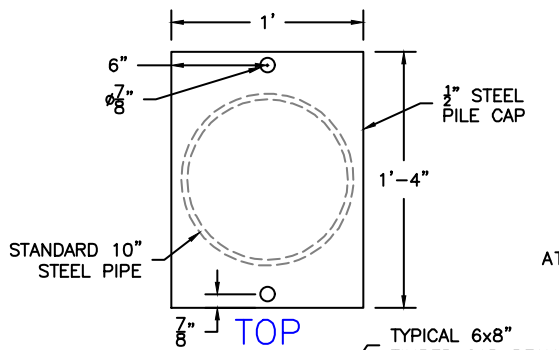
PER REDUCTION IN SCOPE OF WORK.

BONNET SPLICE

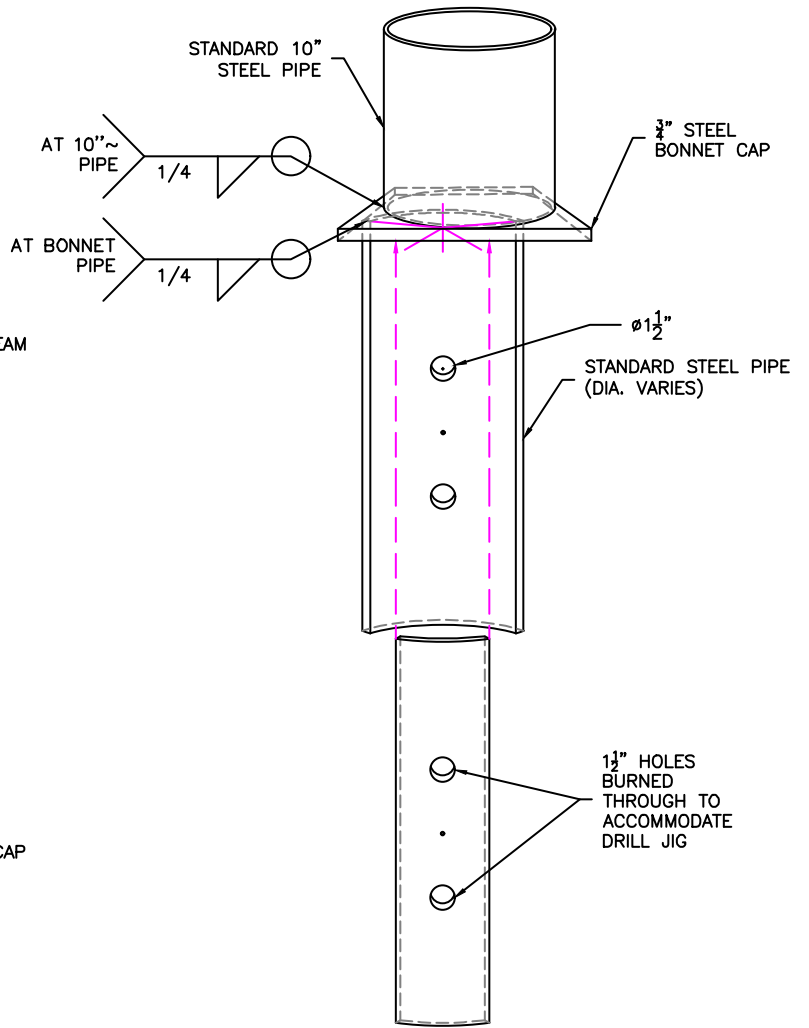


SCALE: 1"=1'

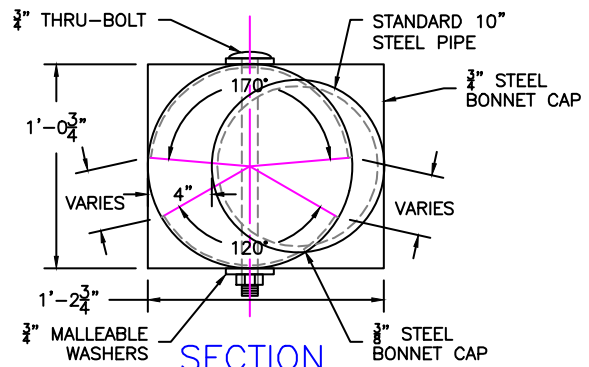
REFERENCE #:	
APPLICANT: DOUGLAS ROSEN	
PROPOSED: PIER REPAIR	
SHEET: 11	OF: 16
DATE: 2-7-2020	NEAR/AT: MERCER ISLAND
	DWG#: 19-31042-A12-11



FRONT



DETAIL 12-B



SECTION 12-A

PROJECT DESIGNED BY:

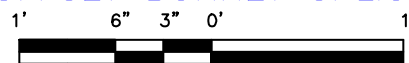
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11/3/2022

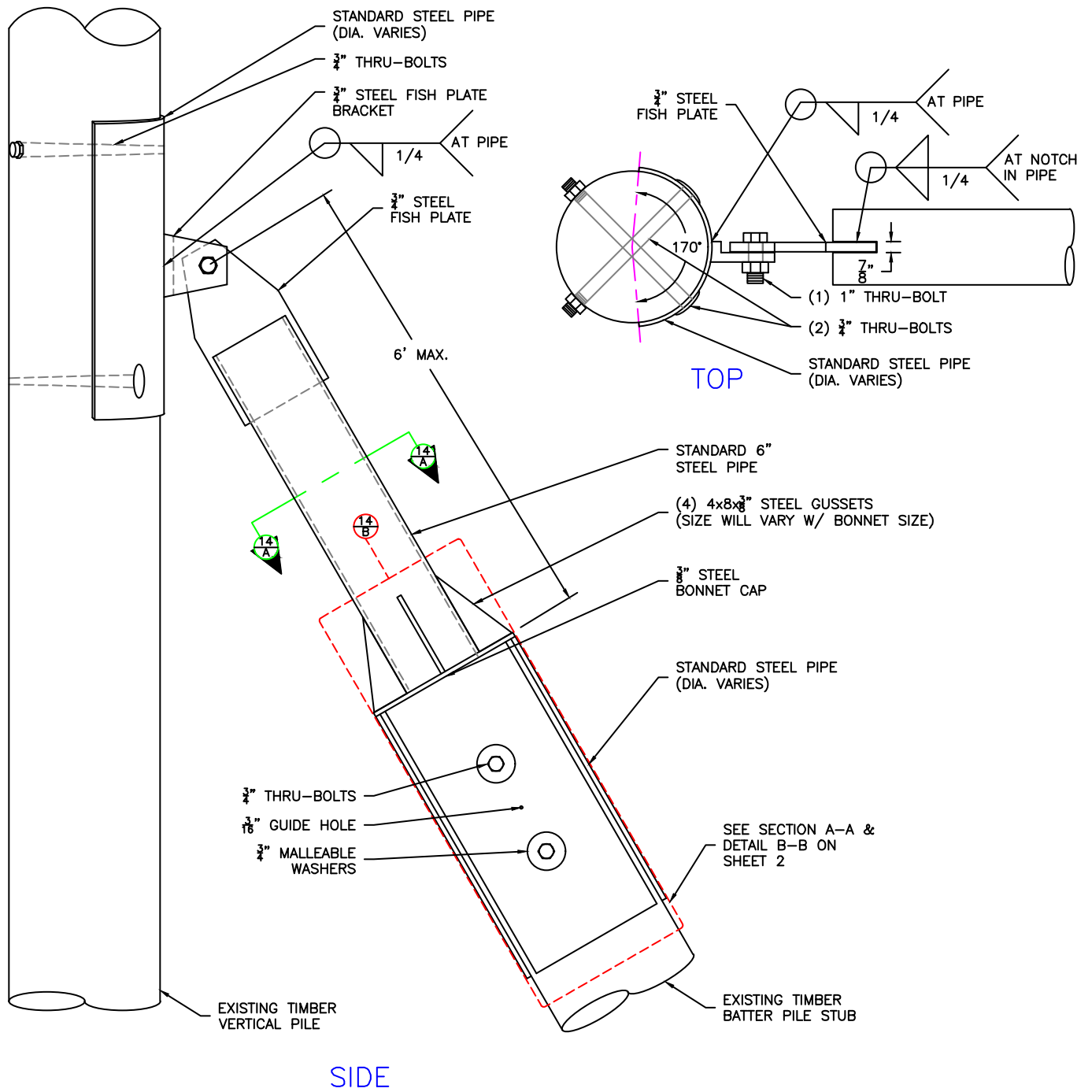
PER REDUCTION IN SCOPE OF WORK.

OFFSET BONNET SPLICE



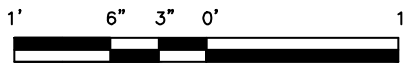
SCALE: 1"=1'

REFERENCE #:	
APPLICANT: DOUGLAS ROSEN	
PROPOSED: PIER REPAIR	
SHEET: 12	OF: 16
DATE: 2-7-2020	NEAR/AT: MERCER ISLAND
DWG#: 19-31042-A12-12	



SIDE

BATTER BONNET SPLICE



SCALE: 1"=1'

REVISED
11/3/2022

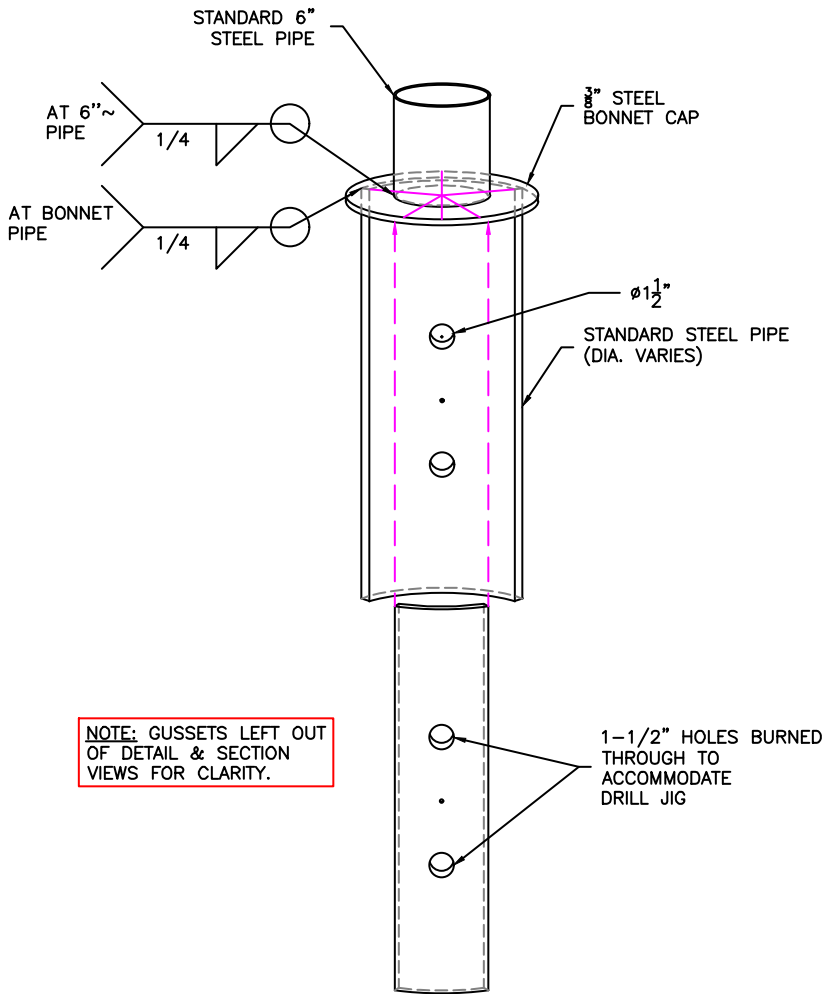
PER REDUCTION IN SCOPE OF WORK.

PROJECT DESIGNED BY:

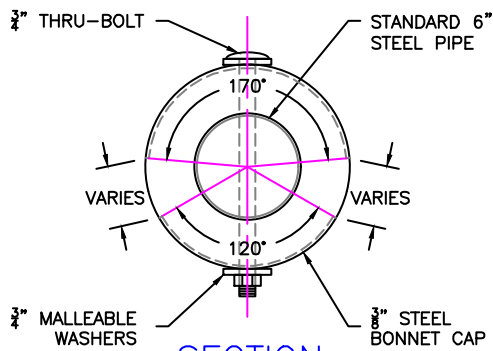
Waterfront Construction Inc.

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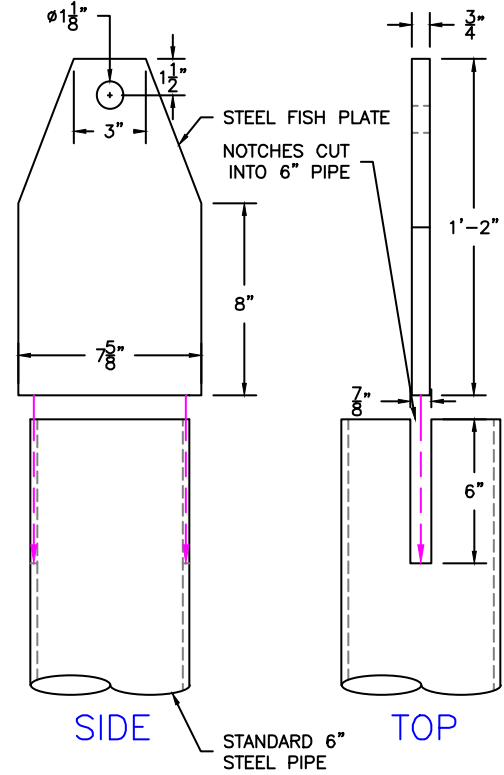
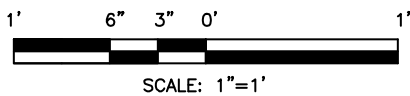
REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 13	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-13	



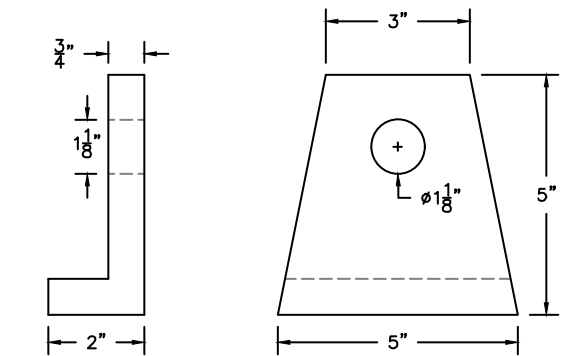
DETAIL
14-B



SECTION
14-A



FISH PLATE TO PILE CONNECTION



STEEL FISH PLATE BRACKET

SCALE: 3"=1'

PROJECT DESIGNED BY:
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REVISED
11/3/2022
 PER REDUCTION IN SCOPE OF WORK.

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 14	OF: 16	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A12-14	

NOTE:
DOCK LIGHTS NOT TO EXCEED 450LM EACH
NOR A TOTAL OF 2700LM.

OVERWATER SOLID COVERAGE CALCULATIONS:
LIGHTS = .5889 SQFT
DIVING BOARD = 11.1875 SQFT
BOATLIFT BOXES = 8.5 SQFT
MECHANICAL BOX = 11.8125 SQFT
DOCK BOX = 13.1875 SQFT
TOTAL = 45.3 SQFT

OVERWATER LIGHT-PENETRATING COVERAGE CALCULATIONS:
GRATING = 1227 SQFT

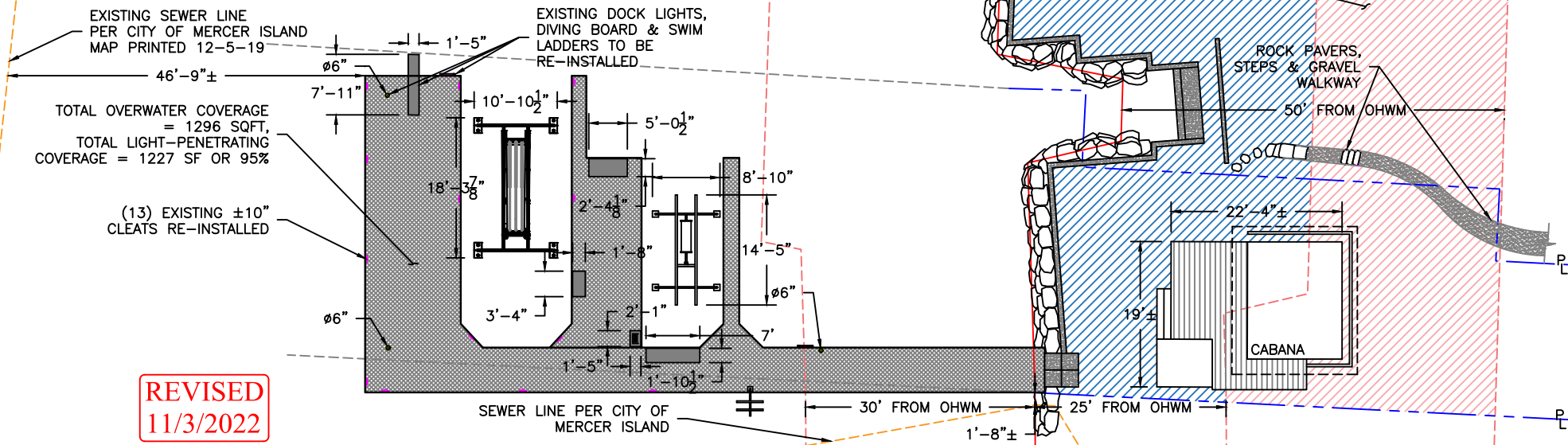
OHWM = 21.85'
AT BATTERED
ROCK BULKHEAD

0-25' SHOREWARD OF OHWM = 3787 SF
TOTAL IMPERVIOUS SURFACE = 678 SF
OR 18%

25-50' SHOREWARD OF OHWM = 3706 SF
TOTAL IMPERVIOUS SURFACE = 188 SF
OR 5%

JOB SITE

DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100



TOTAL OVERWATER COVERAGE
= 1296 SQFT,
TOTAL LIGHT-PENETRATING
COVERAGE = 1227 SF OR 95%

(13) EXISTING ±10"
CLEATS RE-INSTALLED

REVISED
11/3/2022

PER REDUCTION IN
SCOPE OF WORK.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

**PROPOSED IMPERVIOUS SURFACE
& OVERWATER COVERAGE CALCULATIONS**

20' 15' 10' 5' 0' 20'

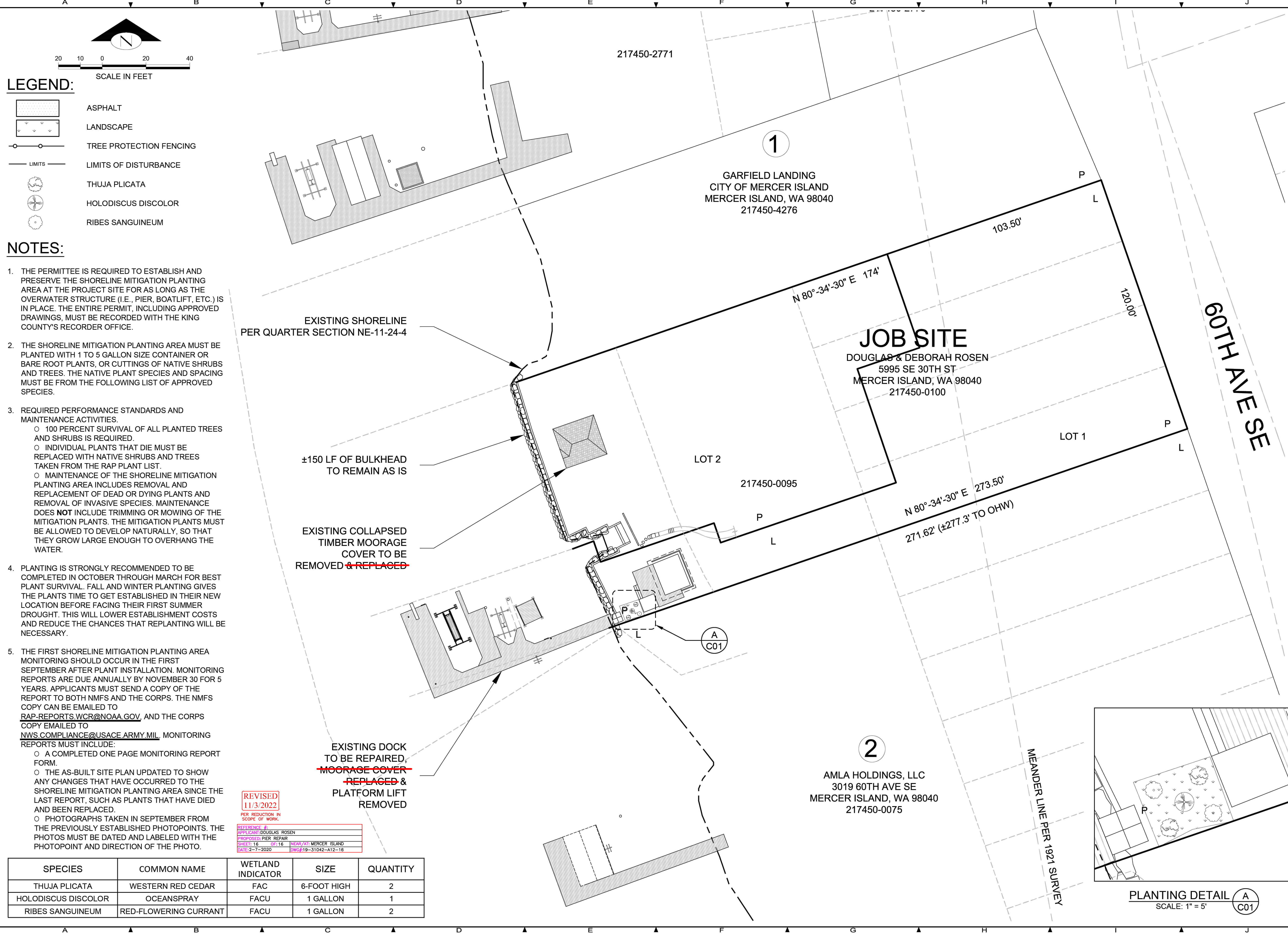


SCALE: 1"=20'

REFERENCE #:
APPLICANT: DOUGLAS ROSEN
PROPOSED: PIER REPAIR

SHEET: 15 OF: 16 NEAR/AT: MERCER ISLAND
DATE: 2-7-2020 DWG#: 19-31042-A12-15

CAD FILE NUMBER: P:\CLIENTS\MARINER\1709-0030-00 - ROSEN DECK - WATERFRONT CONSTRUCTION\DRAWINGS\6868 SE 30TH ST MERCER ISLAND - CIVIL PLANS.DWG
 USER: JLR Date: 9/19/2022 1:38 PM - SHEET SET: 5995 SE 30TH ST MERCER ISLAND - CIVIL PLANS - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
 AUTOCAD VERSION: CML 20 2018



LEGEND:

- ASPHALT
- LANDSCAPE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- THUJA PLICATA
- HOLODISCUS DISCOLOR
- RIBES SANGUINEUM

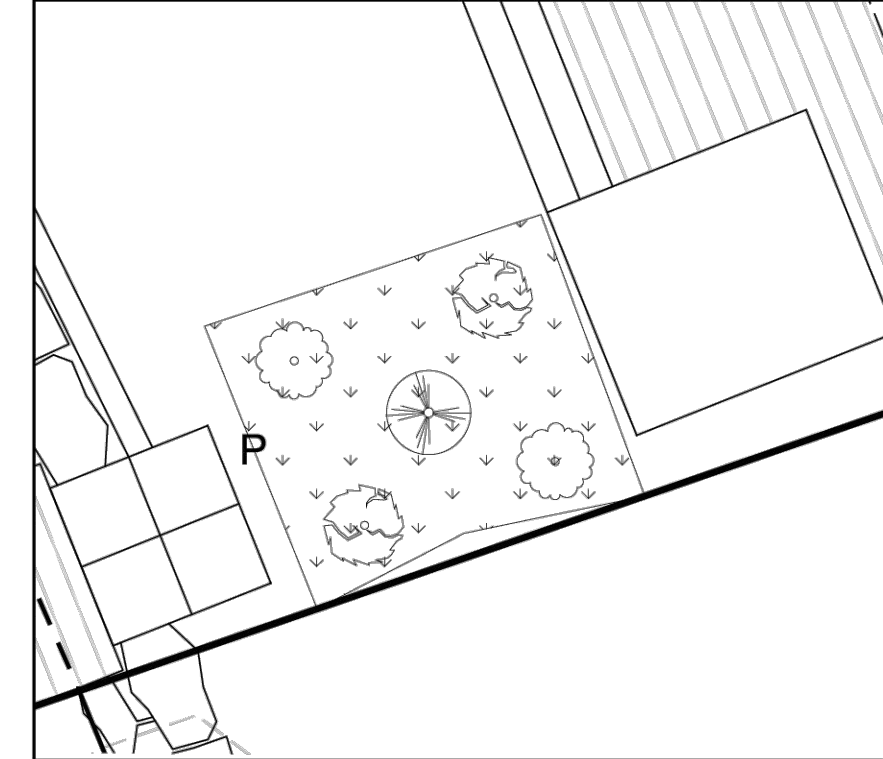
NOTES:

1. THE PERMITTEE IS REQUIRED TO ESTABLISH AND PRESERVE THE SHORELINE MITIGATION PLANTING AREA AT THE PROJECT SITE FOR AS LONG AS THE OVERWATER STRUCTURE (I.E., PIER, BOATLIFT, ETC.) IS IN PLACE. THE ENTIRE PERMIT, INCLUDING APPROVED DRAWINGS, MUST BE RECORDED WITH THE KING COUNTY'S RECORDER OFFICE.
2. THE SHORELINE MITIGATION PLANTING AREA MUST BE PLANTED WITH 1 TO 5 GALLON SIZE CONTAINER OR BARE ROOT PLANTS, OR CUTTINGS OF NATIVE SHRUBS AND TREES. THE NATIVE PLANT SPECIES AND SPACING MUST BE FROM THE FOLLOWING LIST OF APPROVED SPECIES.
3. REQUIRED PERFORMANCE STANDARDS AND MAINTENANCE ACTIVITIES.
 - 100 PERCENT SURVIVAL OF ALL PLANTED TREES AND SHRUBS IS REQUIRED.
 - INDIVIDUAL PLANTS THAT DIE MUST BE REPLACED WITH NATIVE SHRUBS AND TREES TAKEN FROM THE RAP PLANT LIST.
 - MAINTENANCE OF THE SHORELINE MITIGATION PLANTING AREA INCLUDES REMOVAL AND REPLACEMENT OF DEAD OR DYING PLANTS AND REMOVAL OF INVASIVE SPECIES. MAINTENANCE DOES NOT INCLUDE TRIMMING OR MOWING OF THE MITIGATION PLANTS. THE MITIGATION PLANTS MUST BE ALLOWED TO DEVELOP NATURALLY, SO THAT THEY GROW LARGE ENOUGH TO OVERHANG THE WATER.
4. PLANTING IS STRONGLY RECOMMENDED TO BE COMPLETED IN OCTOBER THROUGH MARCH FOR BEST PLANT SURVIVAL. FALL AND WINTER PLANTING GIVES THE PLANTS TIME TO GET ESTABLISHED IN THEIR NEW LOCATION BEFORE FACING THEIR FIRST SUMMER DROUGHT. THIS WILL LOWER ESTABLISHMENT COSTS AND REDUCE THE CHANCES THAT REPLANTING WILL BE NECESSARY.
5. THE FIRST SHORELINE MITIGATION PLANTING AREA MONITORING SHOULD OCCUR IN THE FIRST SEPTEMBER AFTER PLANT INSTALLATION. MONITORING REPORTS ARE DUE ANNUALLY BY NOVEMBER 30 FOR 5 YEARS. APPLICANTS MUST SEND A COPY OF THE REPORT TO BOTH NMFS AND THE CORPS. THE NMFS COPY CAN BE EMAILED TO RAP-REPORTS.WCR@NOAA.GOV, AND THE CORPS COPY EMAILED TO NWS.COMPLIANCE@USACE.ARMY.MIL. MONITORING REPORTS MUST INCLUDE:
 - A COMPLETED ONE PAGE MONITORING REPORT FORM.
 - THE AS-BUILT SITE PLAN UPDATED TO SHOW ANY CHANGES THAT HAVE OCCURRED TO THE SHORELINE MITIGATION PLANTING AREA SINCE THE LAST REPORT, SUCH AS PLANTS THAT HAVE DIED AND BEEN REPLACED.
 - PHOTOGRAPHS TAKEN IN SEPTEMBER FROM THE PREVIOUSLY ESTABLISHED PHOTOPOINTS. THE PHOTOS MUST BE DATED AND LABELED WITH THE PHOTOPOINT AND DIRECTION OF THE PHOTO.

REVISED
 11/3/2022
 PER REDUCTION IN
 SCOPE OF WORK

APPLICANT: DOUGLAS ROSEN
PROPOSED: PIER REPAIR
SHEET: 16 OF 16
DATE: 2-7-2020
PROJECT: NEAR/AT MERCER ISLAND
DWG#: 19-31042-A12-18

SPECIES	COMMON NAME	WETLAND INDICATOR	SIZE	QUANTITY
THUJA PLICATA	WESTERN RED CEDAR	FAC	6-FOOT HIGH	2
HOLODISCUS DISCOLOR	OCEANSPRAY	FACU	1 GALLON	1
RIBES SANGUINEUM	RED-FLOWERING CURRANT	FACU	1 GALLON	2



PLANTING DETAIL A-C01
SCALE: 1" = 5'

NO.	DATE	BY	REVISION

9706 4TH AVE NE
 SUITE 300
 SEATTLE, WA 98115
 P: 206.523.0024
 F: 206.523.1012
 www.dcgengr.com



CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: DOUGLAS ROSEN
 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040
 PROJECT: 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040
 PLANTING PLAN

PROJ. MANAGER:	SR
DESIGNED BY:	SR
DRAWN BY:	GS
CHECKED BY:	SR
SCALE:	SCALE
DATE: 9/19/2022	REV. 1 OF 1

SHEET NUMBER
C01