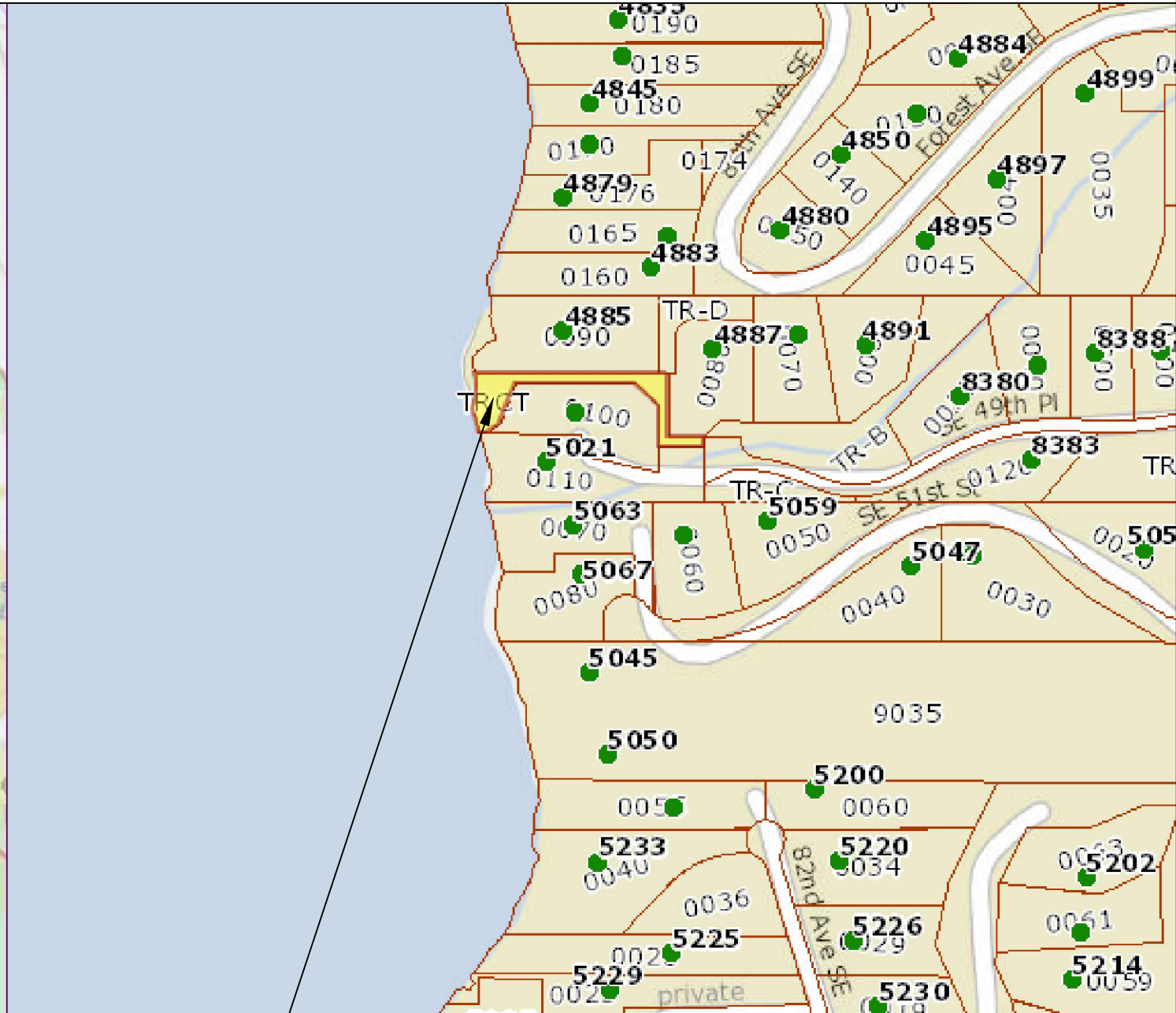
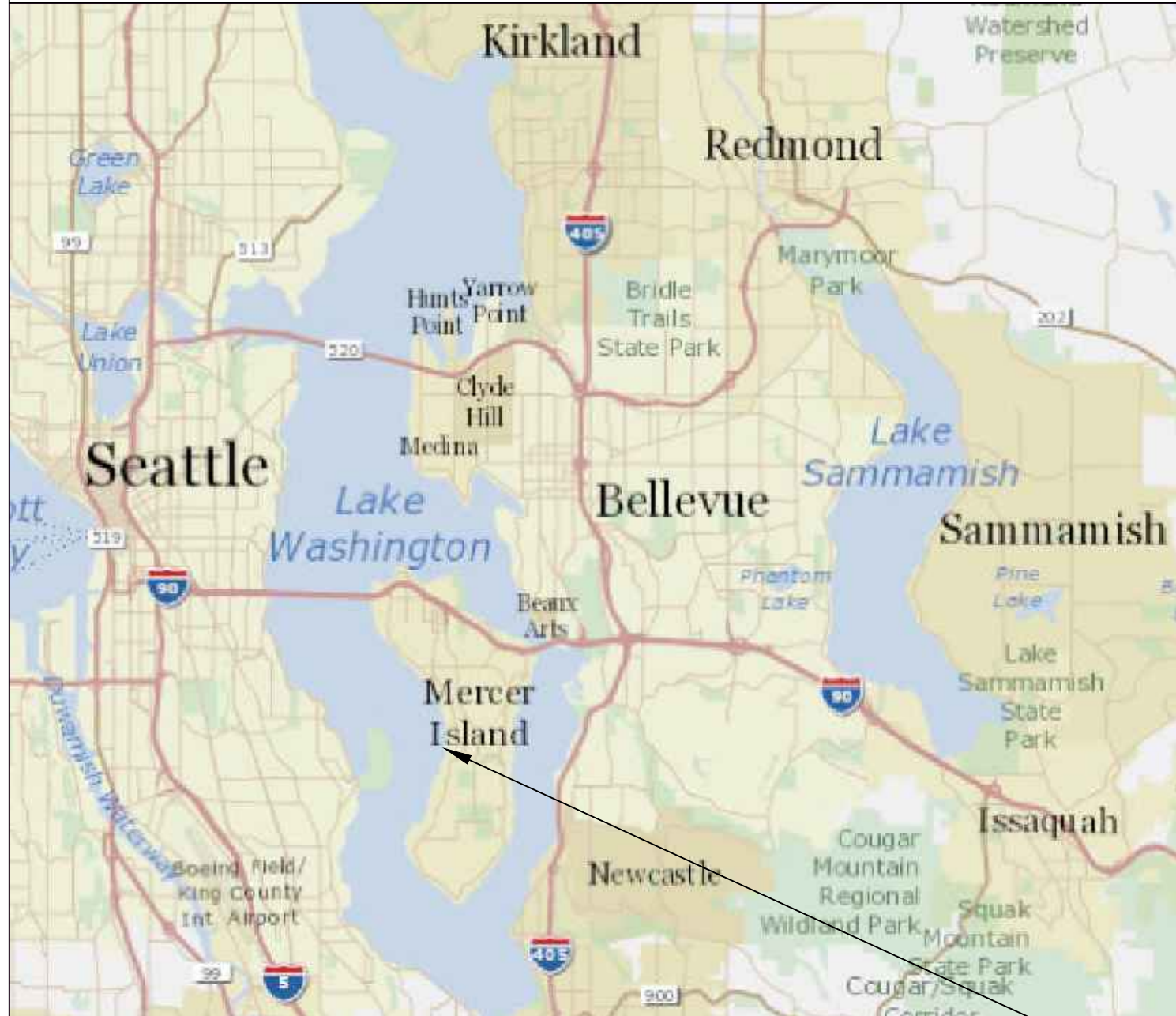


# SITE PLAN



Pin: 933270TRCT

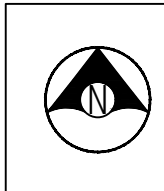
Legal Description:

Plat Block:  
Plat Lot:

Parcel:  
LAT: 47.557  
LONG: -122.231

DOCK  
LAT: 47.557828  
LONG: -122.231220

**SUBJECT  
PROPERTY**



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

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County: King County  
Location: Lake Washington

Applicant: Weyburn HOA  
8392 SE 50th Pl  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:  
PAVLIN EDWARD G DR  
5021 84TH AVE SE 98040  
ERLITZ MARC D-MARLA J-TTEE  
4885 FOREST AVE SE 98040

**SHEET  
A1.0**

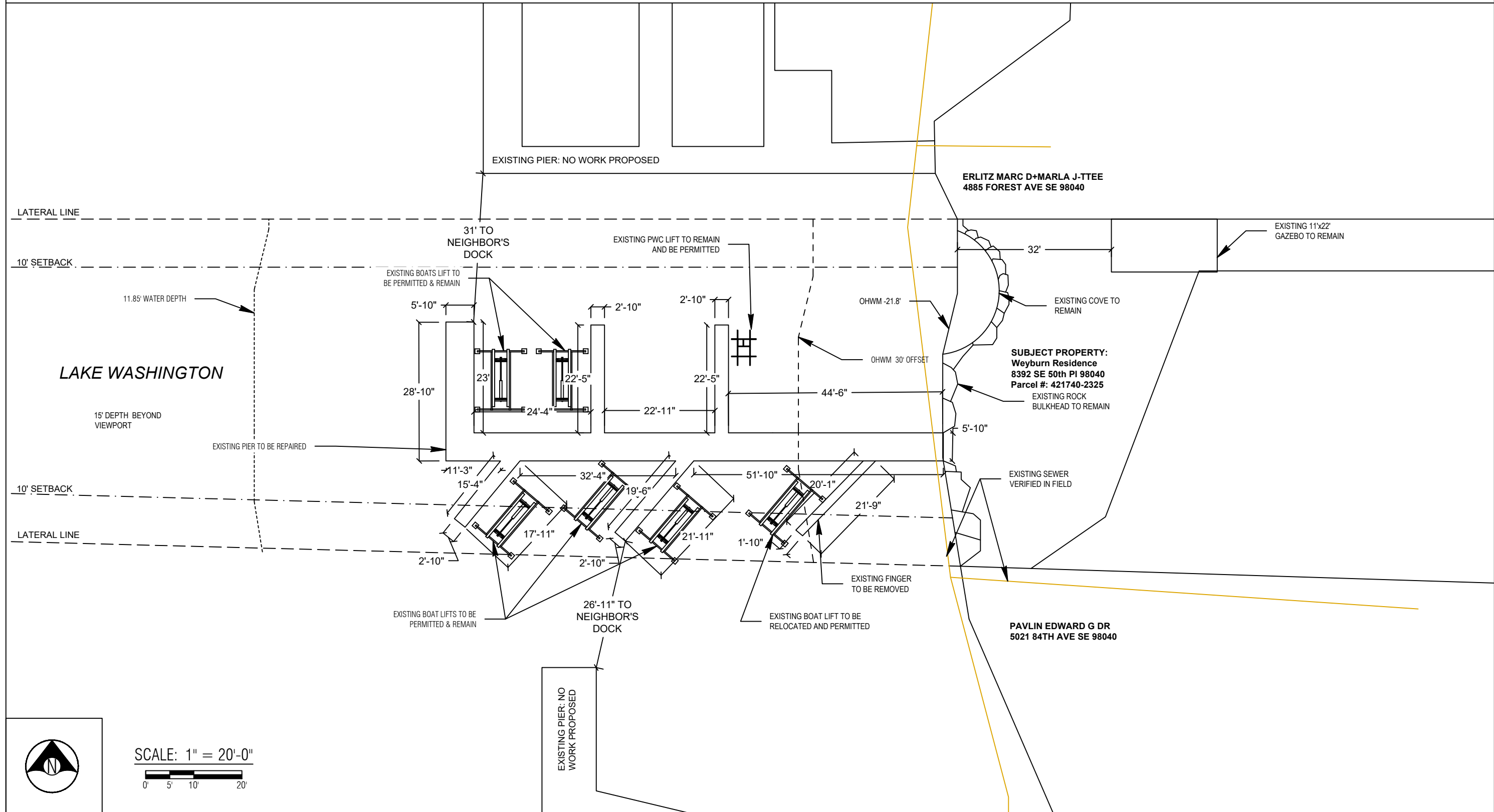
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# EXISTING CONDITIONS

**\*\*CLEAN UP LAKE AROUND PROJECT\*\***



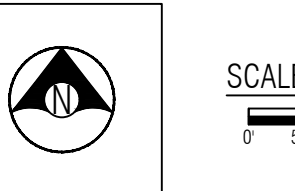
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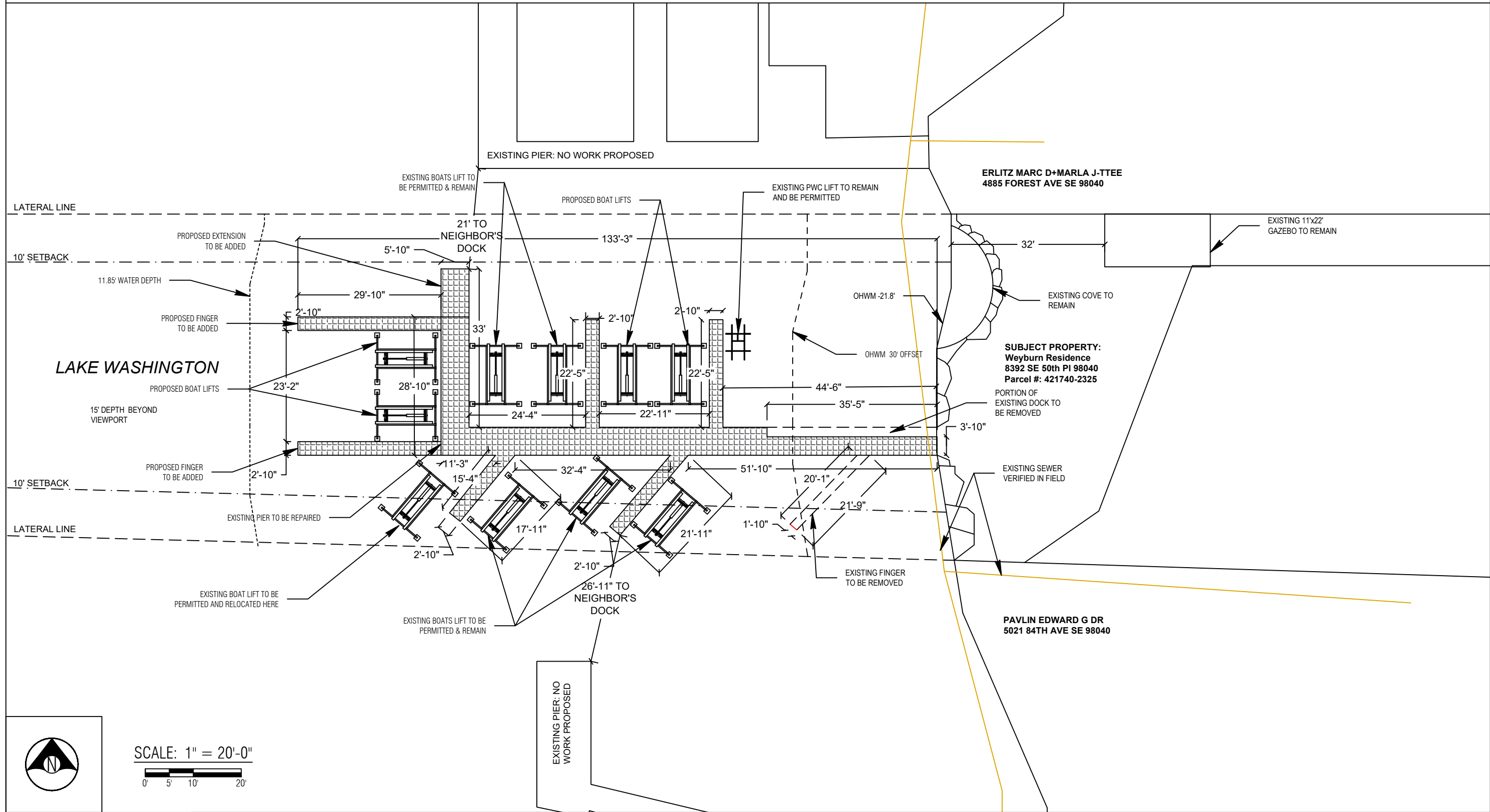


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**SHEET A2.0**  
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# PROPOSED CONDITIONS



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**SHEET  
 A3.0**

# PIER DETAILS - EXISTING/PROPOSED

## LEGEND

- (28) EXISTING PILES - TO BE REPAIRED
- (11) PROPOSED STEEL PILES - TO BE ADDED
- ⊗ (6) EXISTING PILES - TO BE REMOVED
- (3) EXISTING MOORING PILES - TO BE REMOVED

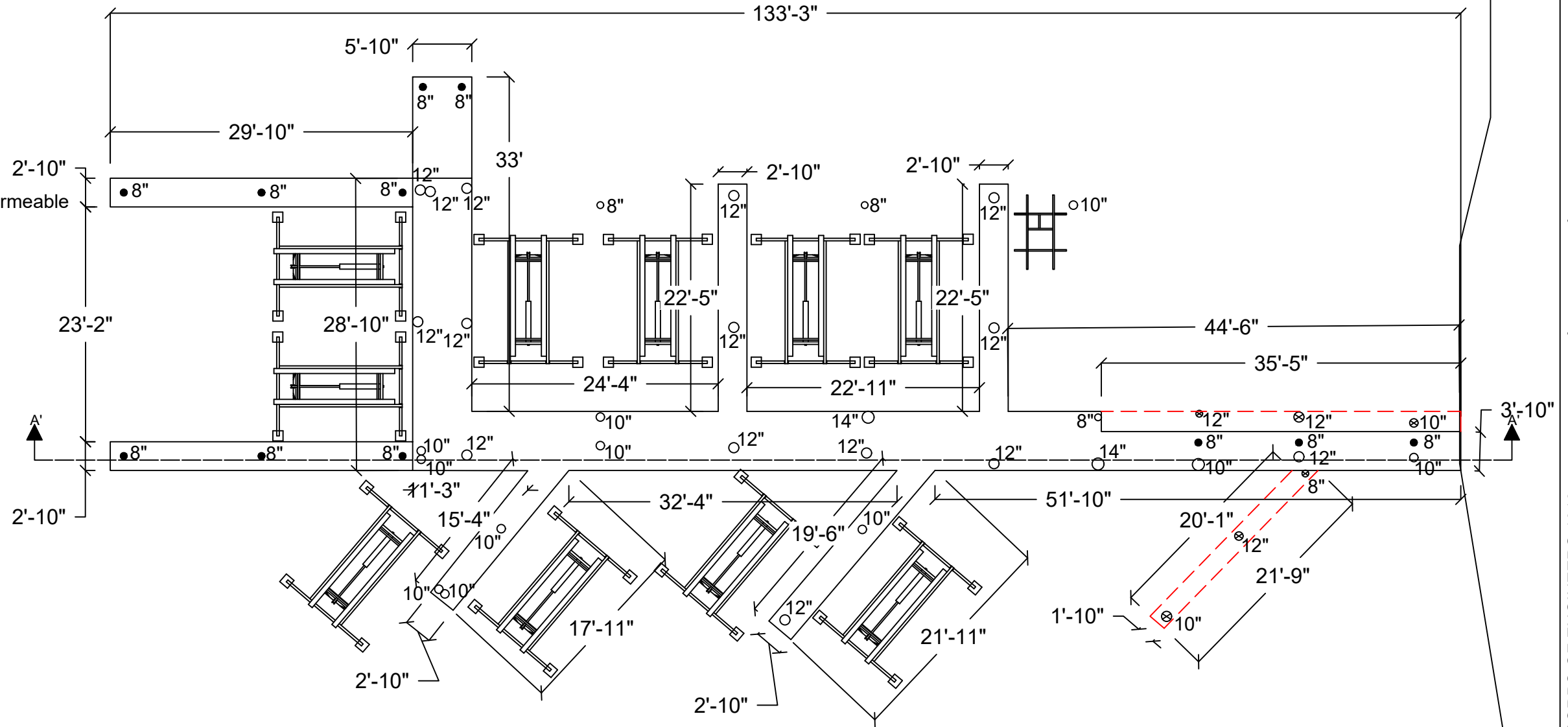
Area: 928 sqft (original dock total)

Area: 109 sqft (total area to be removed)

Area: 226 sqft (total area to be added)

Area: 1045 sqft (new grated decking)

\*\*Grated decking material is 43% light permeable



PLAN VIEW



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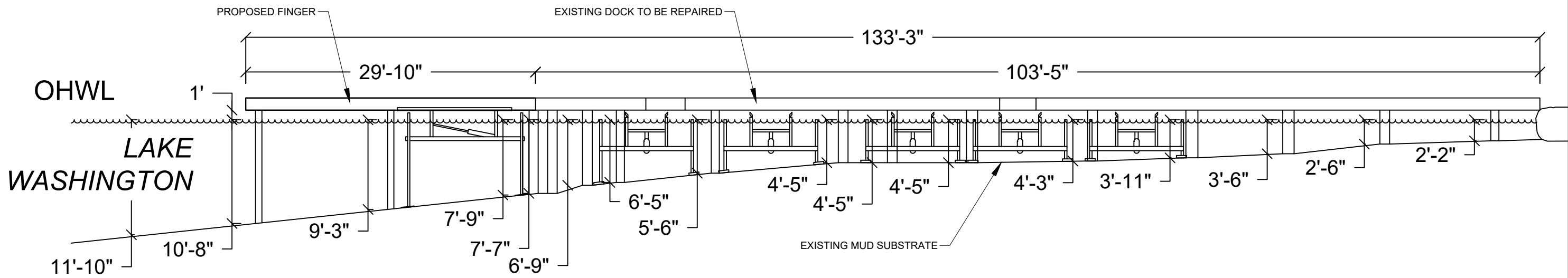
Adjacent Owners:  
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# PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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**SHEET**  
**A5.0**

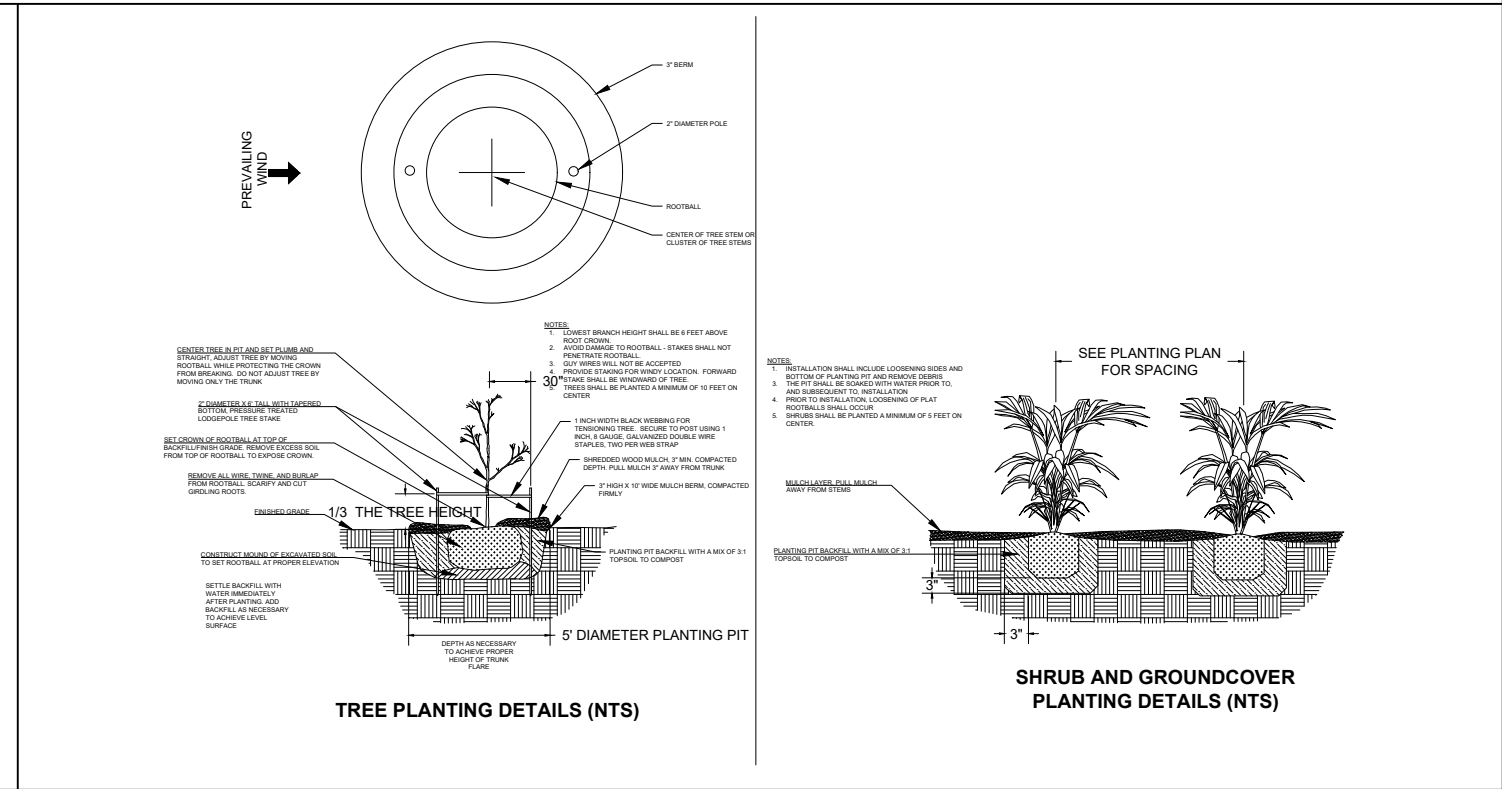
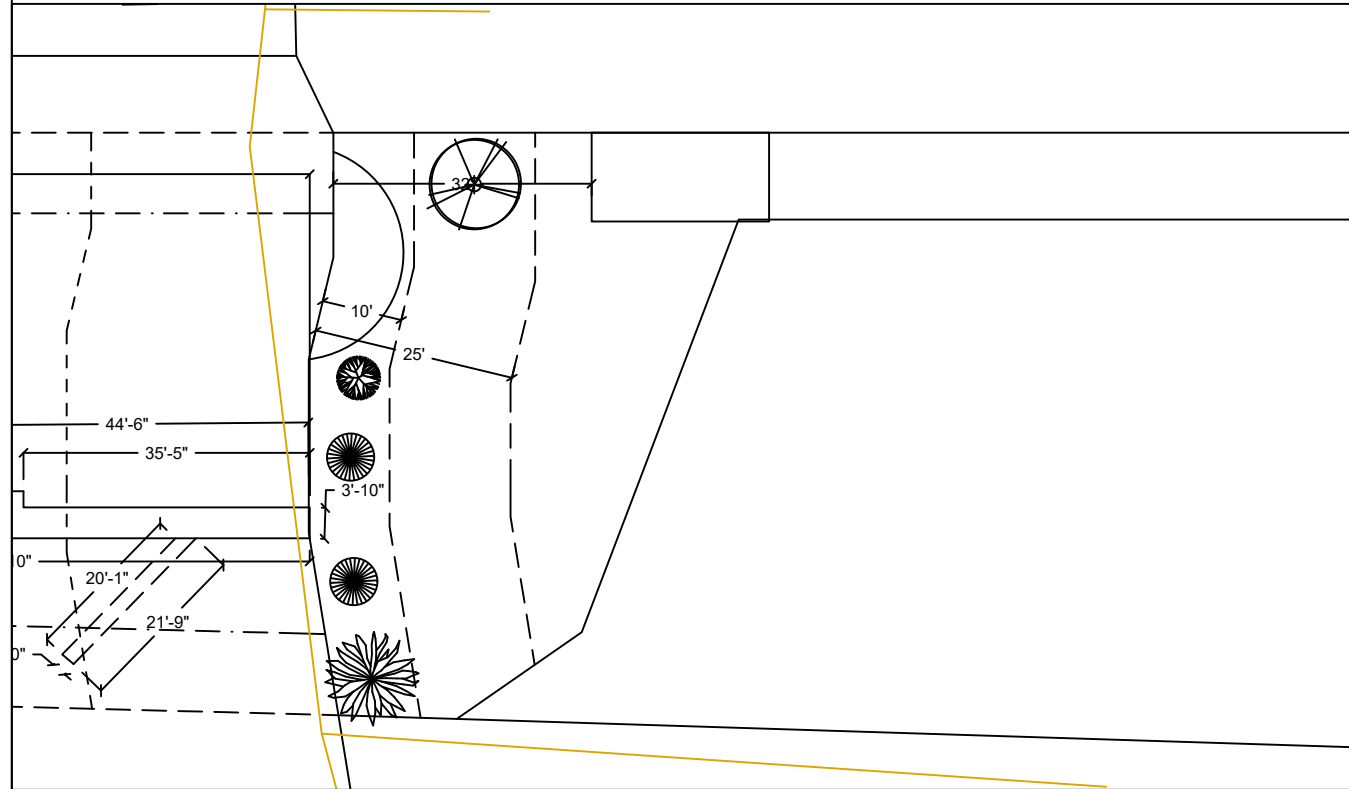
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# MITIGATION PLAN



**Notes:**

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

## PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja picatta</i>	Western Redcedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	1	1 Gallon
	<i>Philadelphus lewisii</i>	Mock Orange	2	1 Gallon

**PLANTS:** Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

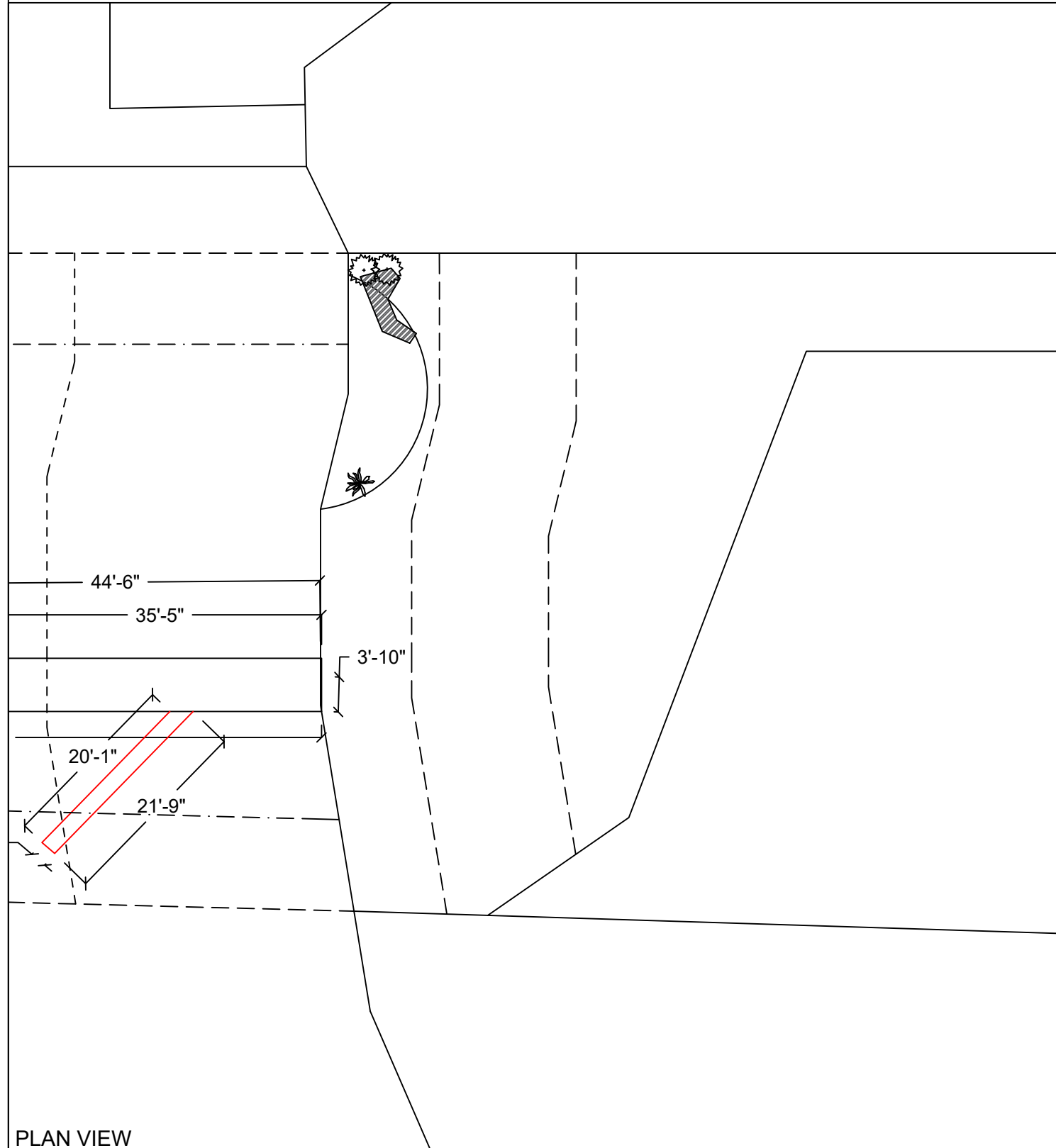


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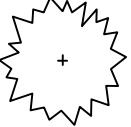
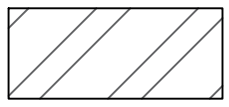
County: King County  
Location: Lake Washington  
Applicant: Weyburn HOA  
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# EXISTING PLANT PLAN



PLAN VIEW

## EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Photinia serratifolia</i>	Chinese photinia	1	~4'x5'
	<i>Cortaderia selloana</i>	Pampas grass	2	~5ft
	<i>Hedera helix</i>	English ivy	N/A	small

EXISTING PLANTS TABLE

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# GENERAL NOTES:

## MATERIALS SPEC LIST:

### Boat Lifts:

- \* SL10014ARW - 146" x 191"

### Decking Material: FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- \* Surface - 43%
- \* 18" Dock Height - 61%

### SEWER:

- \* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

### PILES:

- \* All new piles are epoxy coated steel piles \*size varies, see plan set
- \* Repair piles are done as a sleeve/strap method
- \* Piles are driven using the vibro method

### DOCK: being repaired/replaced

- \* \_100\_ % of Decking
- \* \_100\_ % of stringers
- \* \_100\_ % of caps

### MITIGATION:

- \* Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment

## CODE REFERENCES: MERCER ISLAND

**We are applying for the permit to be reviewed under the:**

**“Alternative Development Standards” per MIMC 19.13050(F)(3).**

The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

i. The dock must be no larger than authorized through state and federal approval; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 30 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

**Currently in review.**

ii. The maximum width must comply with the width of moorage facilities standards specified in standards specified in subsection D of this section (Table D);

**The maximum width is compliant.**

iii. The minimum water depth must be no shallower than authorized through state and federal approval;

**The minimum water depth is compliant.**

iv. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

**No Net Loss report is attached.**

v. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

**Plan set is under review with CORPS and WDFW and documentation will be provided once approved.**

Last permit issued for property: SHL9112-018, SHL9010-001 3/26/1991

Dock established/constructed: 10/30/1990

King County  
Lake Washington

Weyburn HOA  
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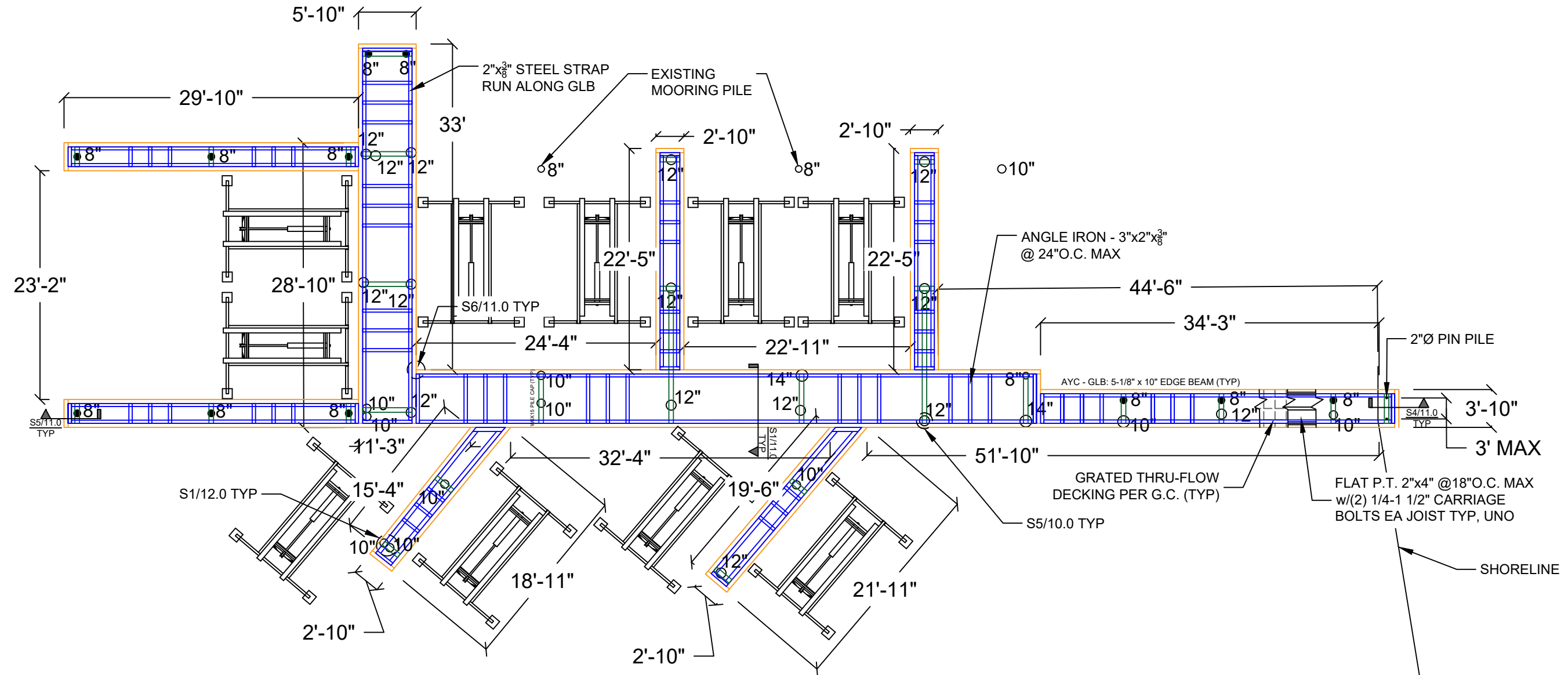


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# FRAMING PLAN



\*\*ALL BOATLIFTS ON LAKEBED

SECTION VIEW: A'-A'



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PAGE 10 OF 13

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# DETAILS - REPAIR

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S2 DO NOT USE DETAIL

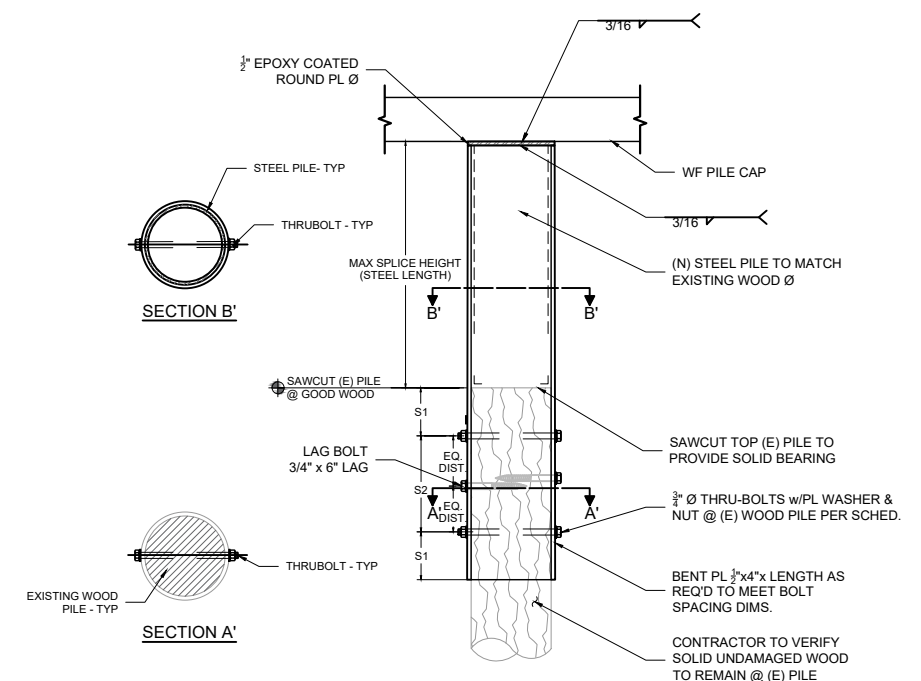
S3 DO NOT USE DETAIL

S4 DO NOT USE DETAIL

S5 SPLICE PILE REPAIR - TYP  
SCALE: 1/2" = 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
  - 2) MINIMUM BOLT SPACING = 3"
  - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



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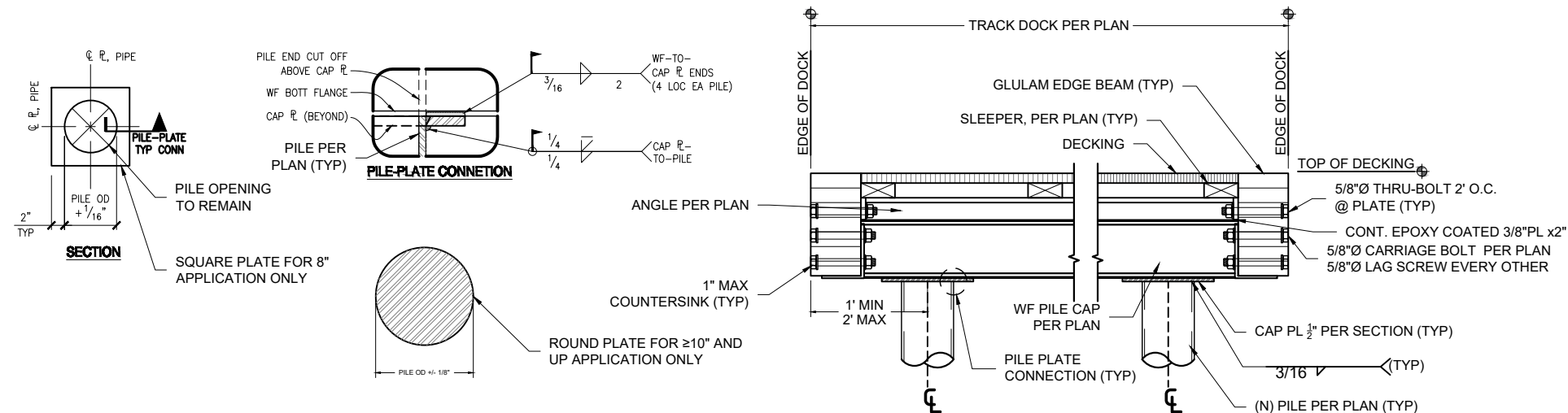
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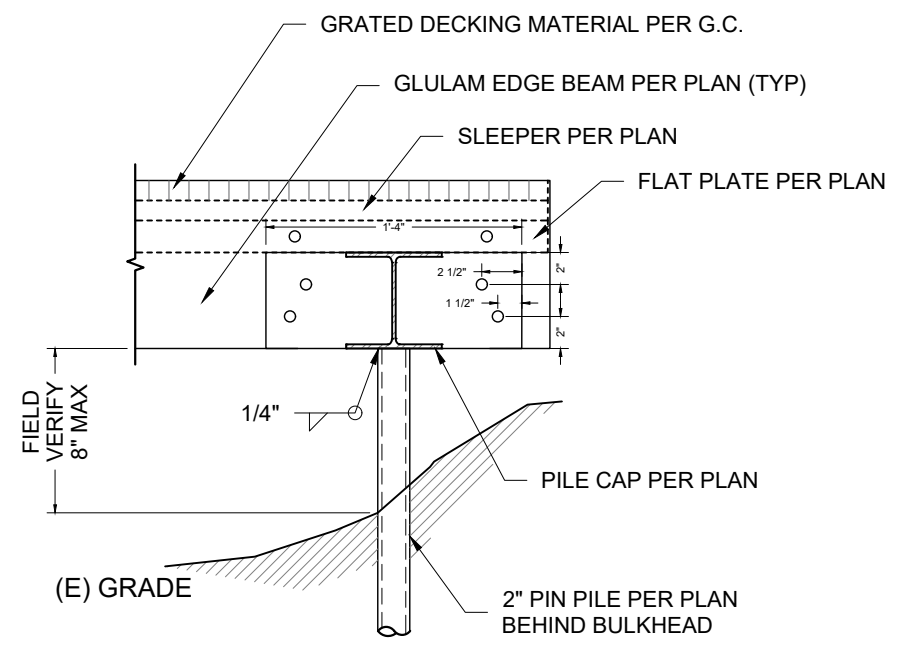
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# DETAILS - TRACK

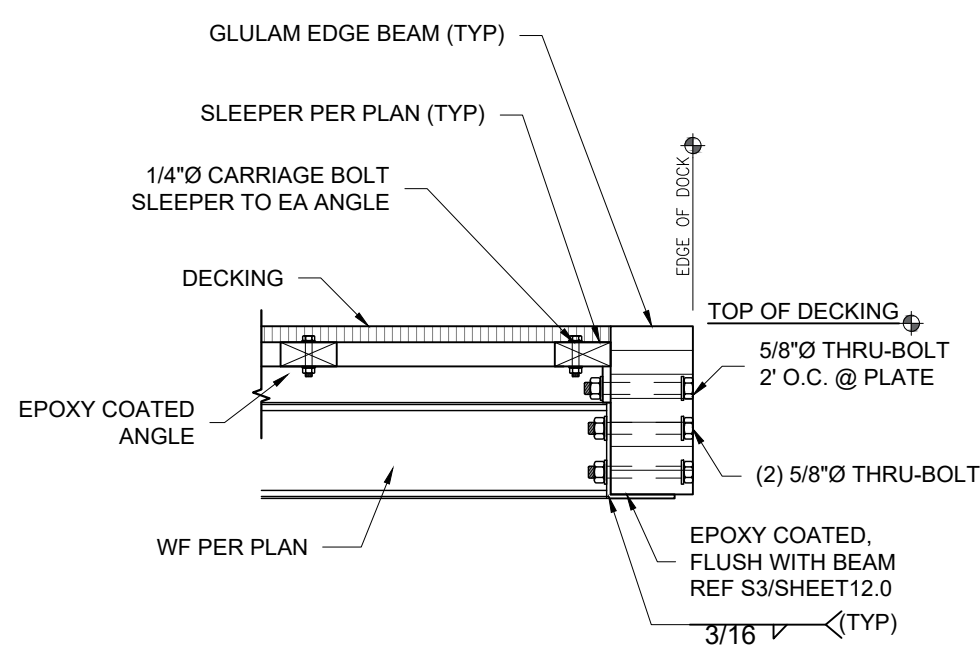


**S1** DOCK SECTION w/PILES - TYP  
SCALE: 1" = 1'

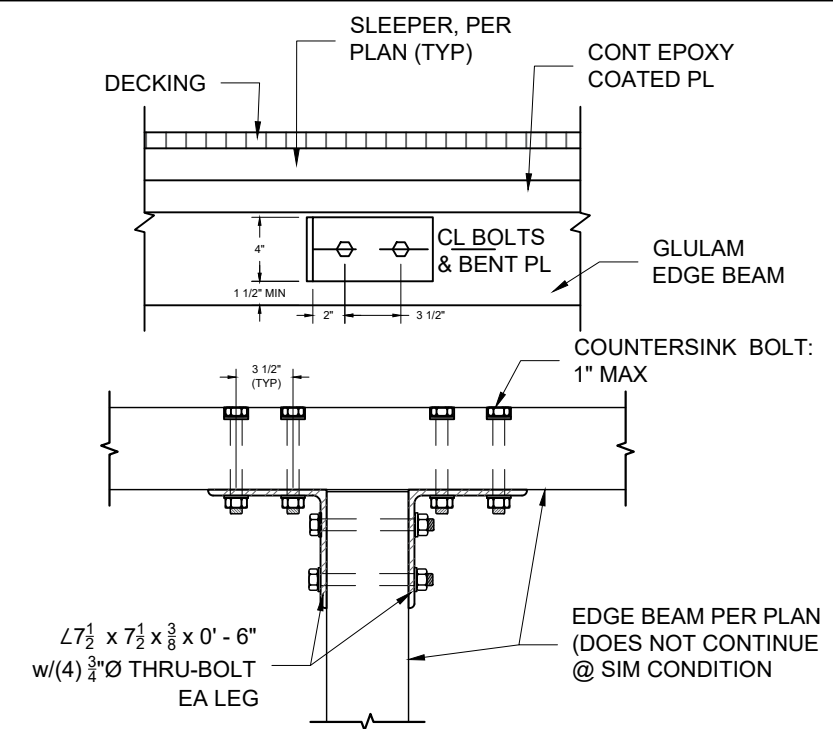
**S3** DO NOT USE DETAIL



**S4** PIN PILE @SHORE MOUNT - TYP  
SCALE: 1" = 1'



**S5** EDGE SECTION (STEEL TRACK) - TYP  
SCALE: 1" = 1'



**S6** BEAM TO BEAM - TYP  
SCALE: 1" = 1'



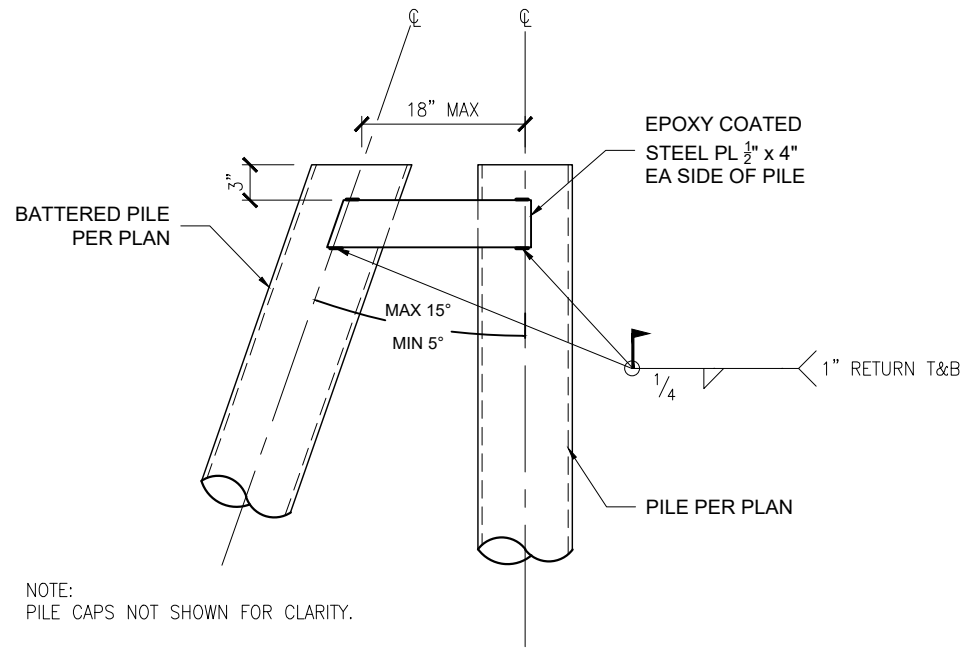
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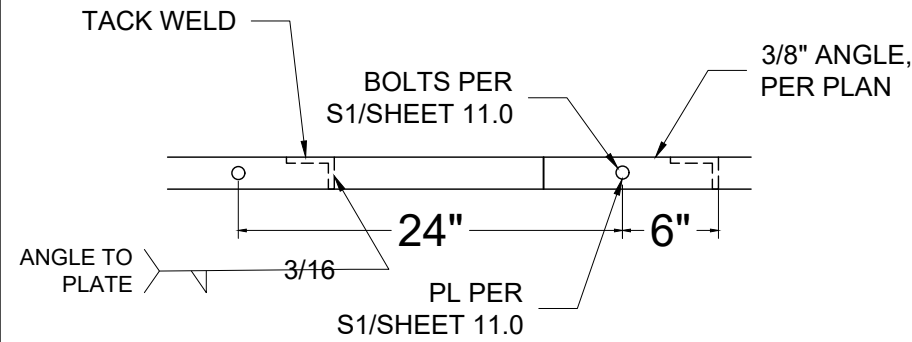
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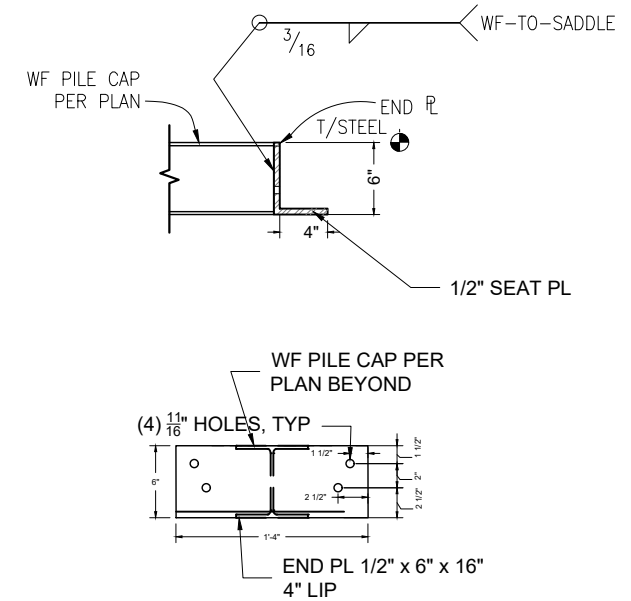
# DETAILS - TRACK



**S1** BRACE PILES - TYP  
SCALE: 3/4" - 1"



**S2** ANGLE TO PLATE - TYP  
SCALE: 1" - 1"



**S3** BEAM SADDLE BRACKET  
SCALE: 3/4" - 1"

**S4** DO NOT USE DETAIL

**S5** DO NOT USE DETAIL  
SCALE: 1" - 1"

**S6** DO NOT USE DETAIL  
SCALE: 1" - 1"



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Scope of Work: We propose to remove (6) existing piles, remove (3) existing mooring piles, repair (28) existing piles, drive (11) piles, and repair the existing dock with grated decking material. We will be reducing the width for the first 35'-5" of walkway, removing an existing finger pier, install (4) new boat lifts, permit (1) existing pwc lift, and adding (2) finger piers & an extension to the waterward end of the pier.

County: King County  
Location: Lake Washington

Applicant: Weyburn HOA  
8392 SE 50th PI  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:  
PAVLIN EDWARD G DR  
5021 84TH AVE SE 98040

ERLITZ MARC D+MARLA J-TTEE  
4885 FOREST AVE SE 98040

**SHEET**  
**13.0**

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