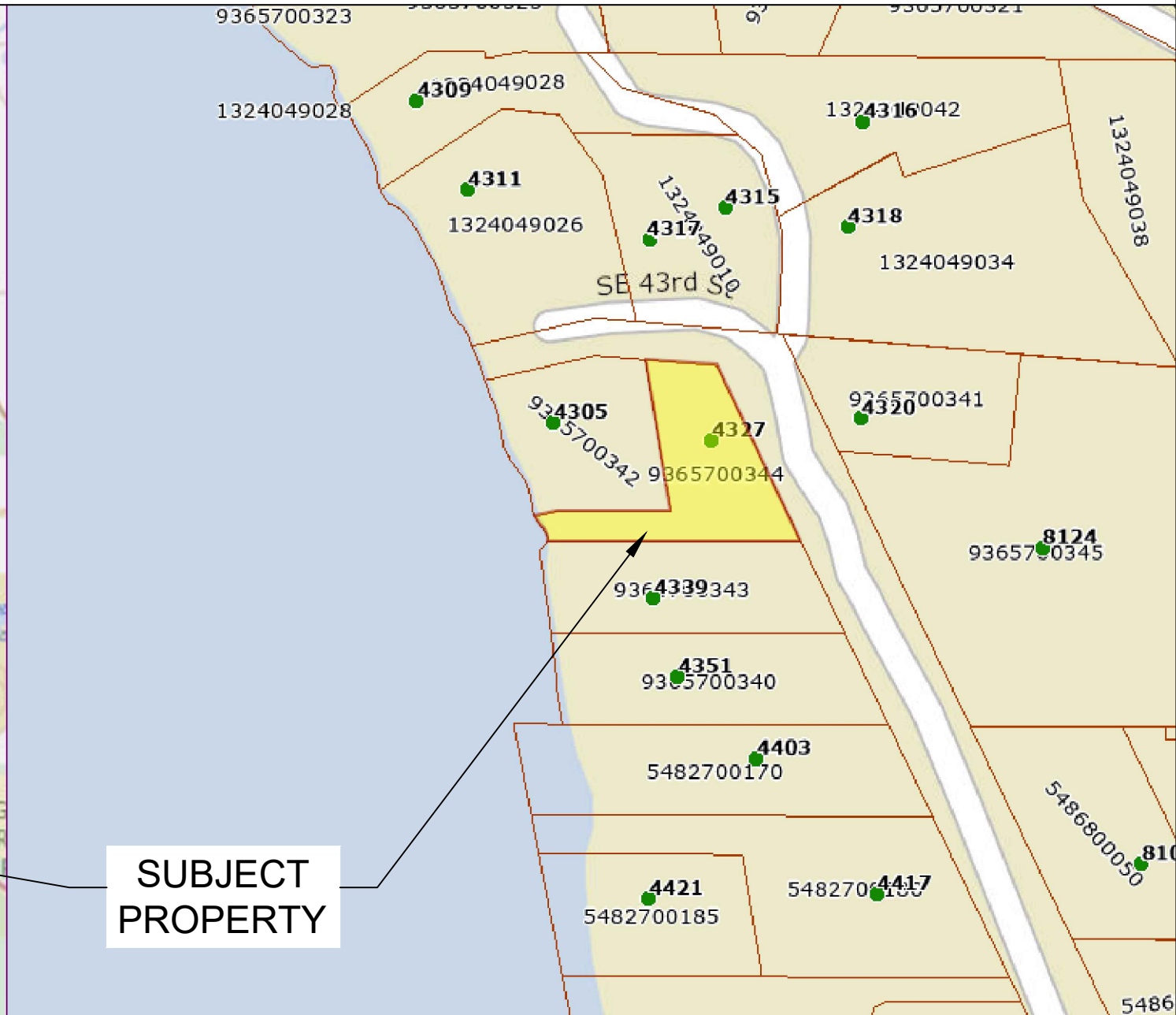
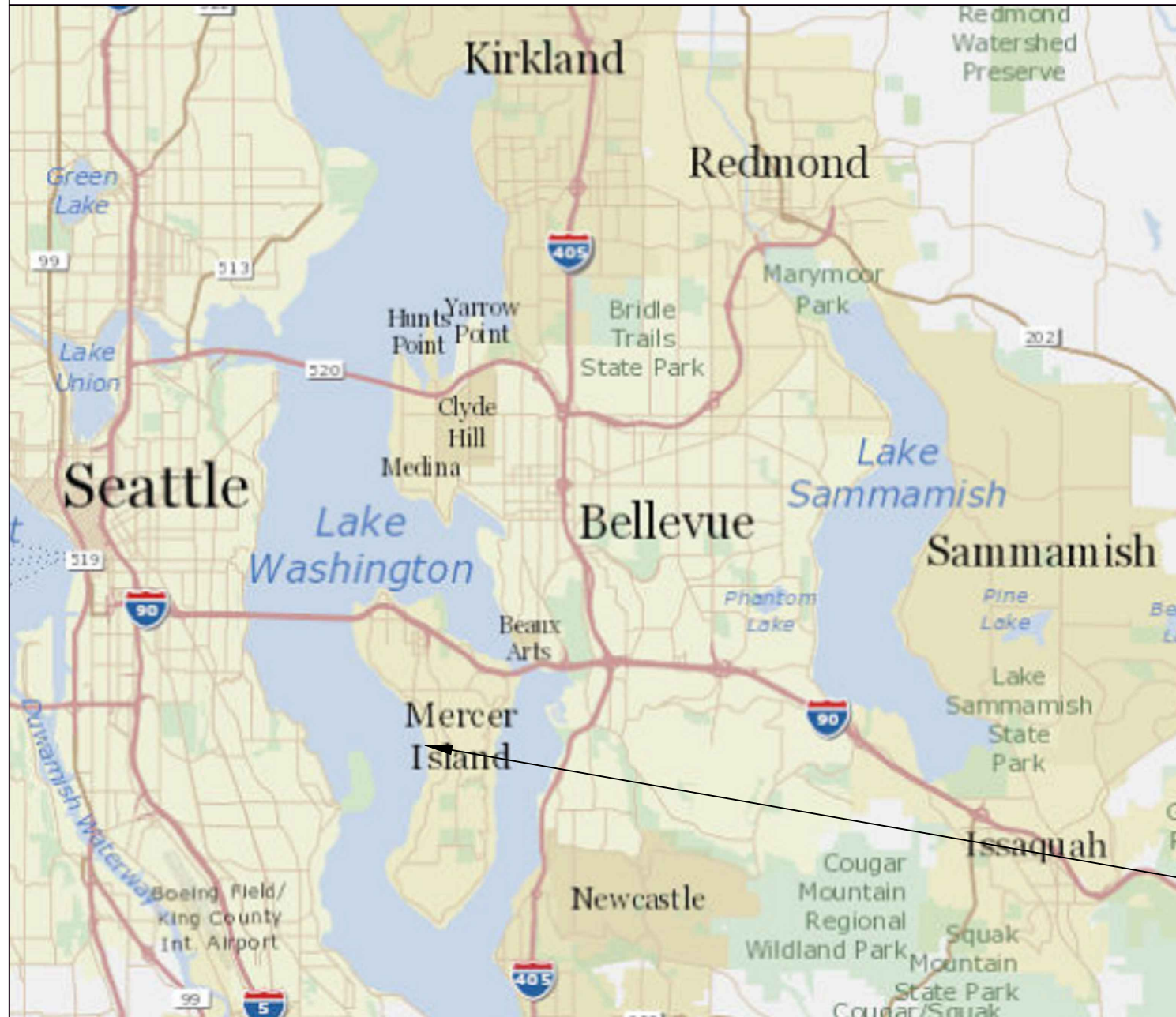


SITE PLAN



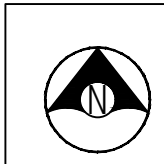
**SUBJECT
PROPERTY**

Pin: 936570-0344

Legal Description: WHITES HARRY PLAT E SEATTLE AC TR BEG AT INTSN OF S 150 FT SD TR WITH SWLY LN OF 80TH AVE SE TH NWLY TO SLY LN SE 43RD PL TH NWLY 59.62 FT TH S 09-50-20 E TO PT 175 FT N OF S LN TH N 89-54-07 W TO GOV MDR LN TH SELY ALG SD LN TO PT 150 FT N OF S LN EXTND W TO BEG LESS CONC PATIO IN SHAPE OF A TRIANGLE THAT IS 4.90 FT WIDE AT THE BASE AND AT THE WATER LN & EXTD ELY 19.50 FT TAP WHERE IT INTERSECTS PLANTIFFS SOUTH PROP LN TGW ROCK & CONC BULKHEAD & RETAINING PIER ON WCH THE HOIST IS LOCATED ACDG TO KING COUNTY S.C.C. NO 81-2-00149-1 DATED 10-01-1986 & SH LDS ADJ

Plat Block:
Plat Lot: 23

Parcel LAT: 47.56794 LONG: -122.23275	Dock LAT: 47.567783 LONG: -122.233243
---	---



Seaborn Pile Driving
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Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to install (1) new boat lift, (1) new dock mounted PWC lift, and remove (1) mooring pile.

County: King County Location: Lake Washington	Applicant: Garcia Residence 4327 FOREST AVE SE MERCER ISLAND, WA 98040	Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 13, Township 24, Range 04	Adjacent Owners: STICKNEY, JEFF & KATHY 4339 FOREST AVE SE 98040 SPAUNHURST EDWIN N+DIANE J 4305 FOREST AVE SE 98040
Last Updated: 2/20/2025 8:43 AM Kady		Created: 4/09/24	
SHEET 1.0		NWS-2024-XXX PAGE 1 OF 7	

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 162"
- * Dock Mounted PWC Lift

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.

The dock will not be altered.

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 dock will not be altered.

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

The dock will not be altered.

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

See attached NNL.

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.

Approval from WDFW and the Army CORPS of Engineers will be attached.

Last permit issued for property: 2309-061 11/13/23

Dock established/constructed: 78225 8/30/78

County: King County
Location: Lake Washington

Applicant: Garcia Residence
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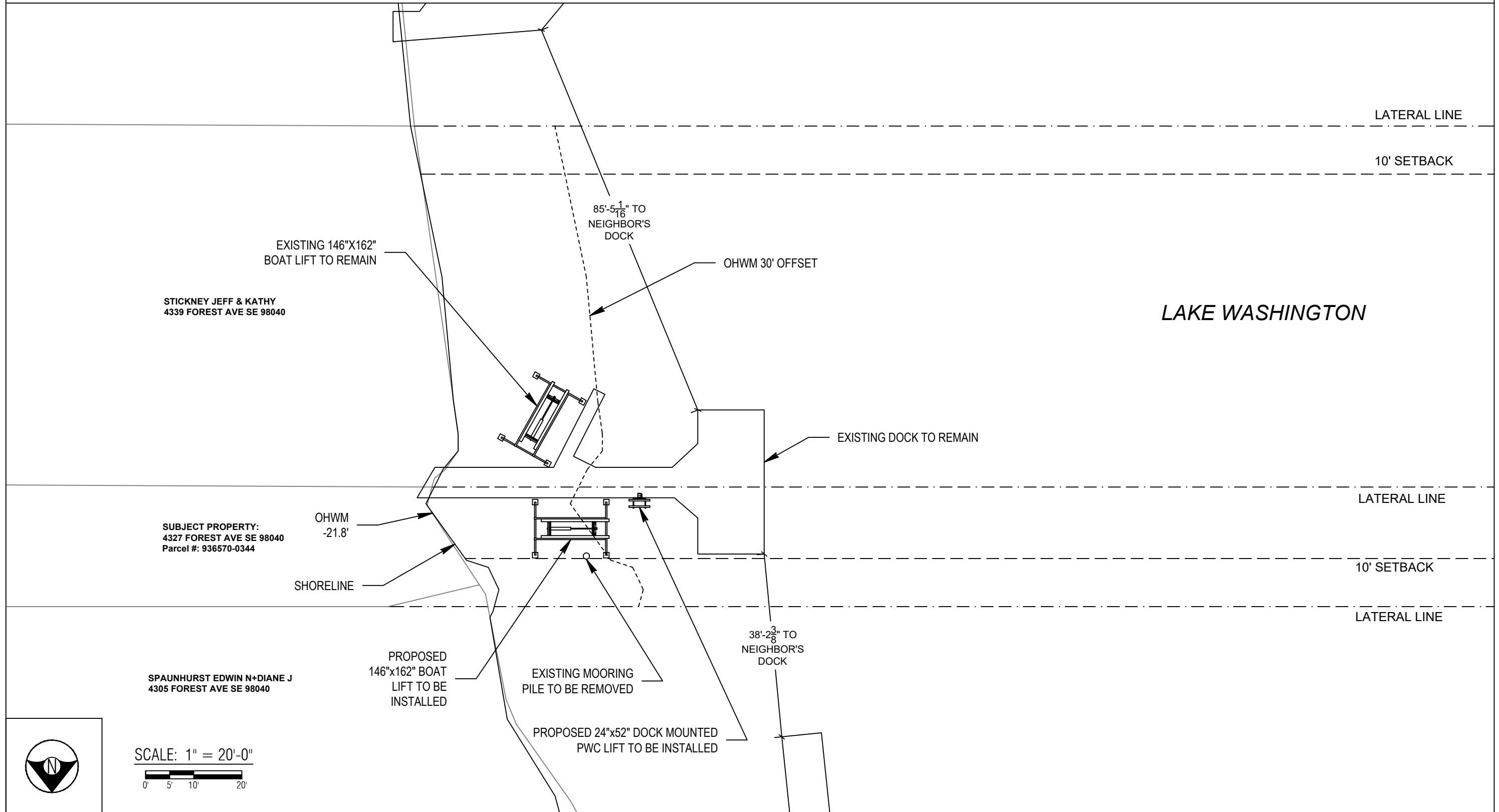
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**SHEET
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EXISTING/PROPOSED CONDITIONS

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



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 Location: Lake Washington
 Applicant: Garcia Residence
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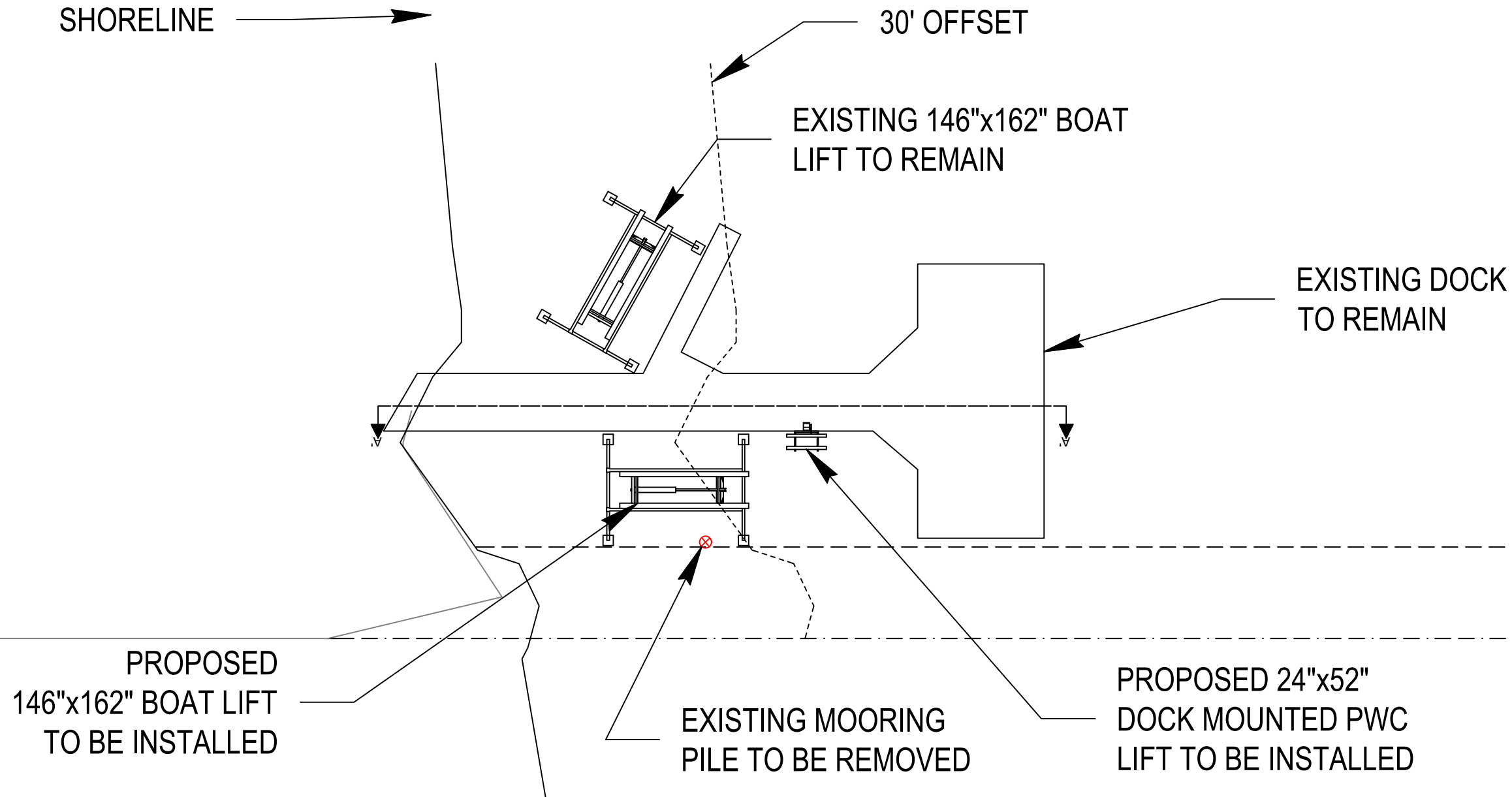
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PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

LEGEND

⊗ (1) 12" EXISTING MOORING PILE - TO BE REMOVED



PLAN VIEW



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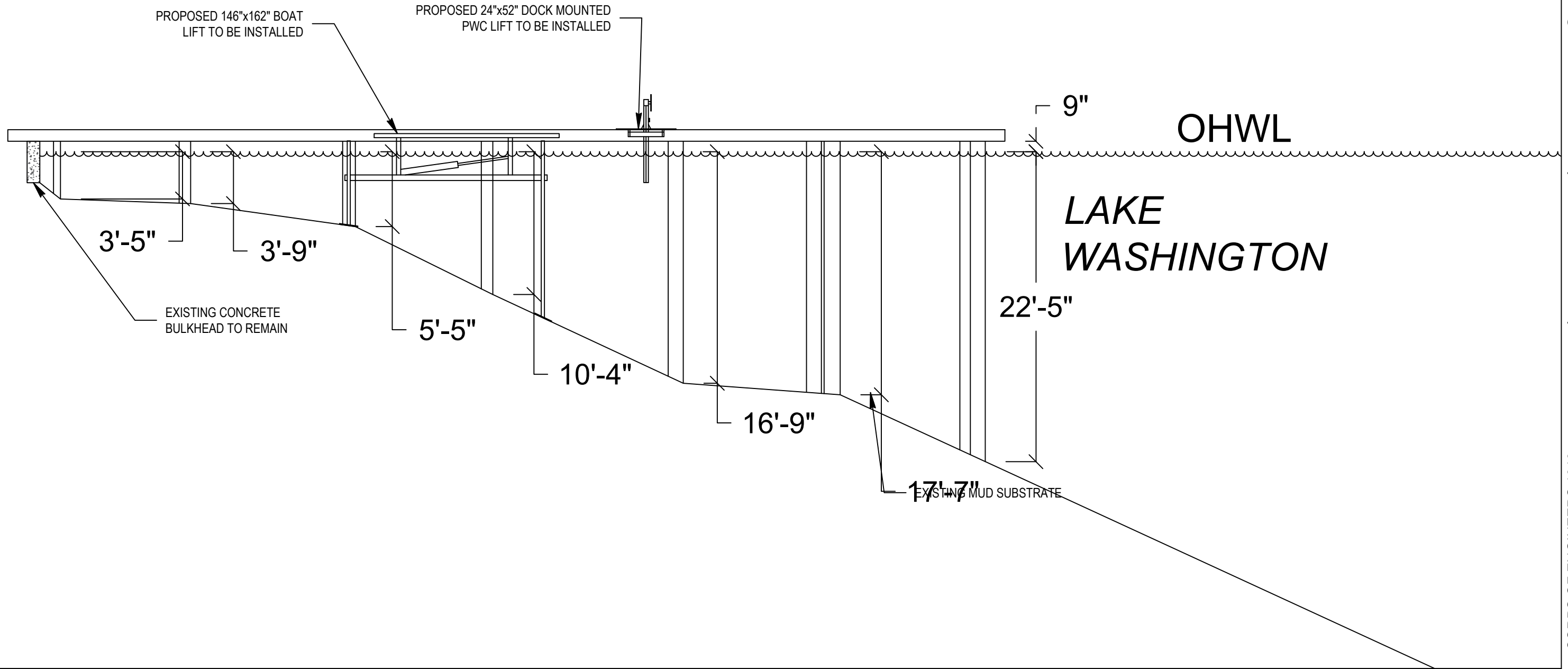
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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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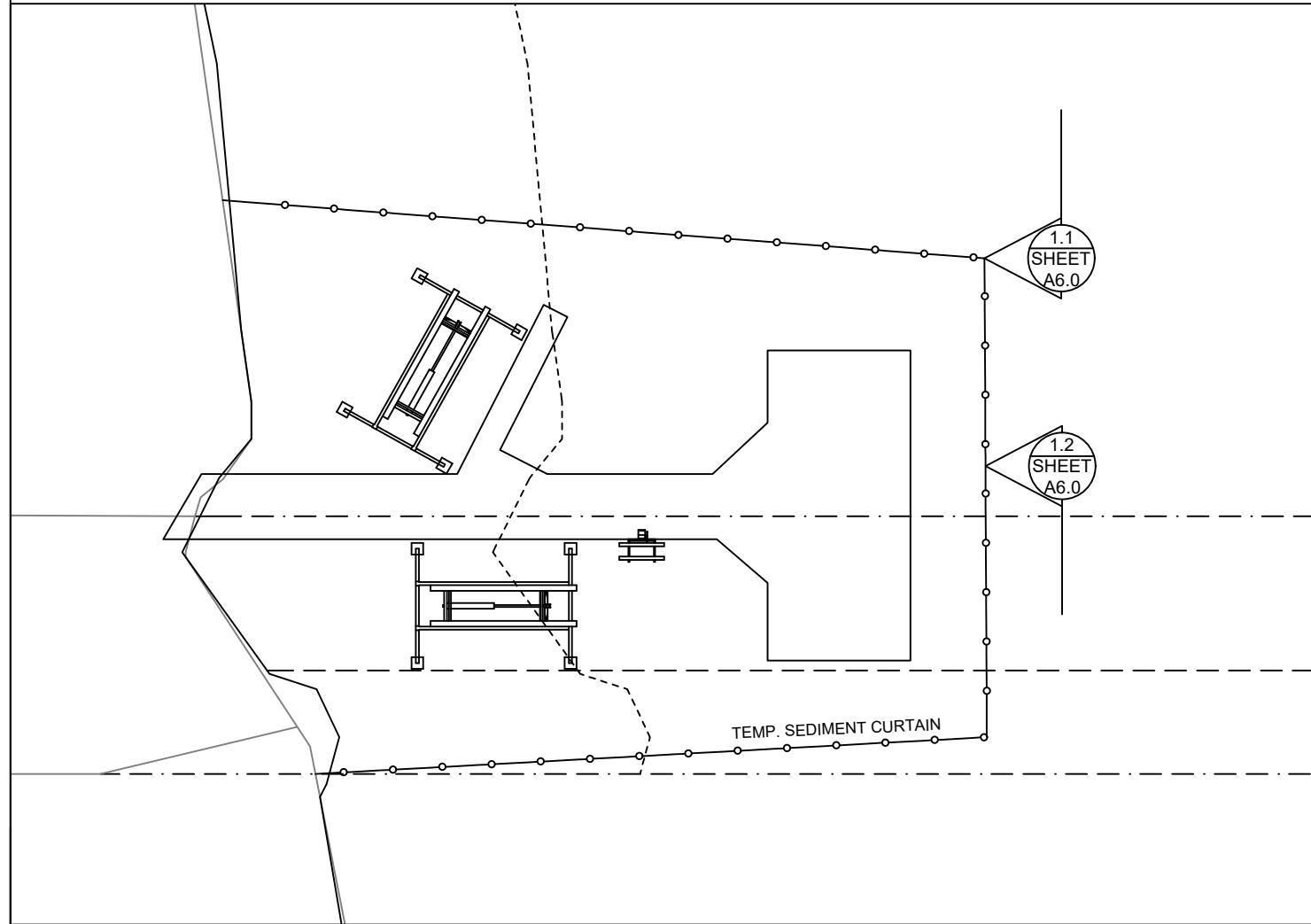
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BMP INFORMATION

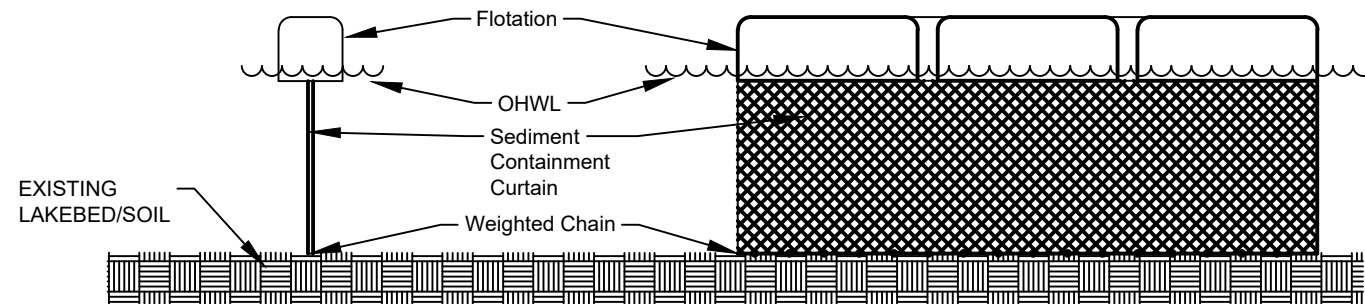


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
 1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a an agency approved treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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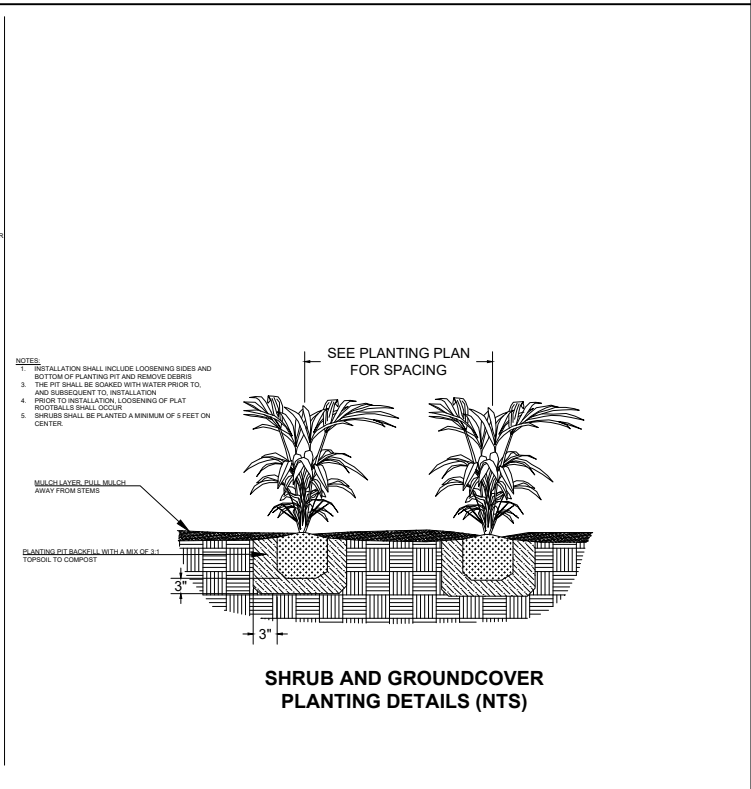
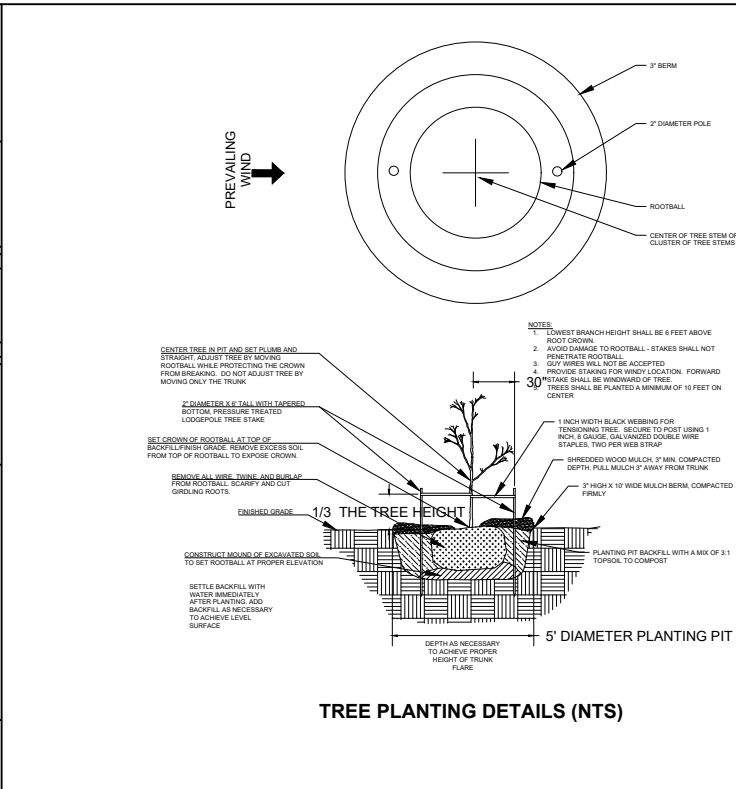
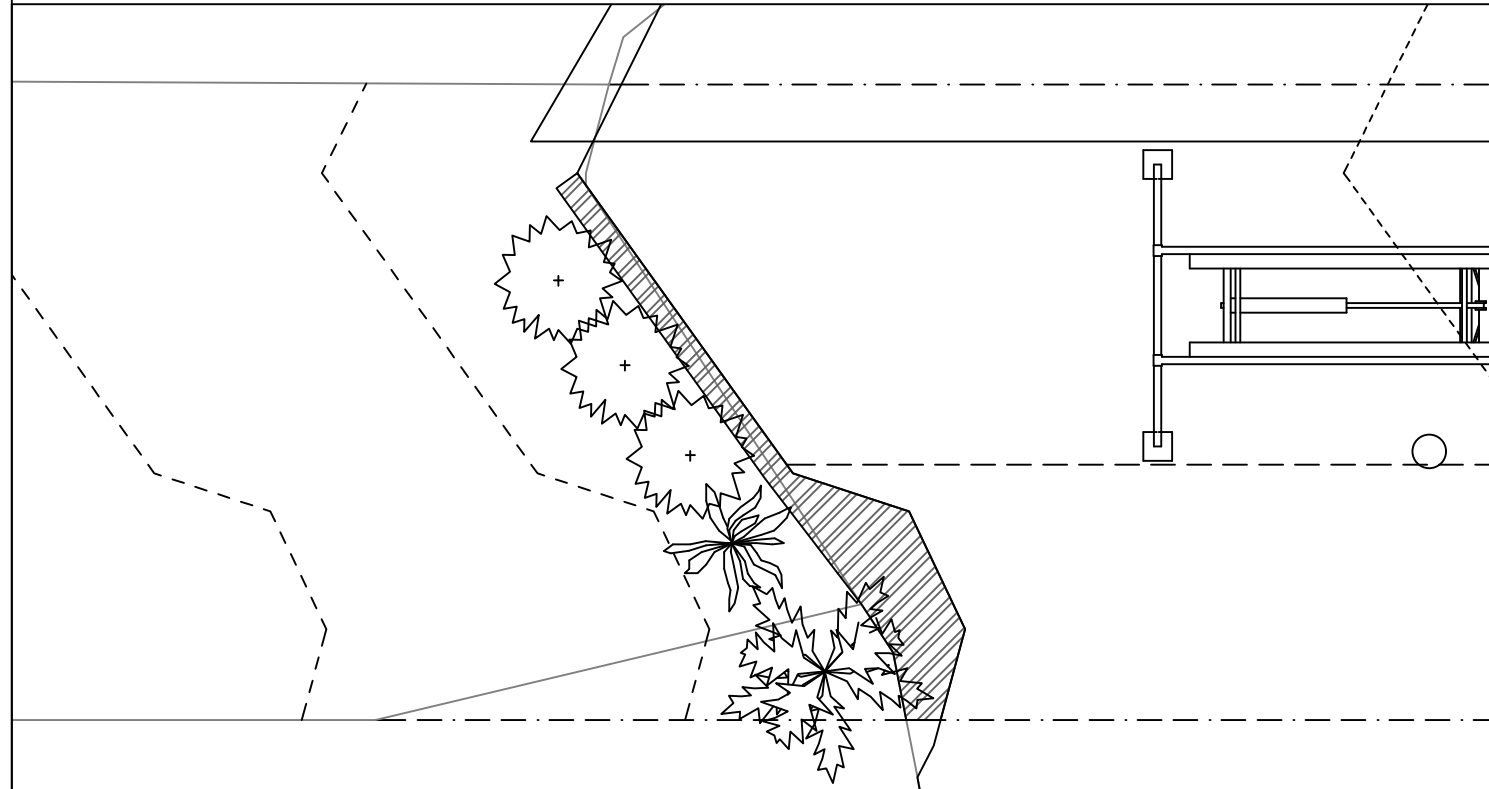
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MITIGATION PLAN



Notes:

1. The property owner shall implement and abide by the shoreline planting plan, including the installation of the identified species, in the identified locations. Shrubs shall be planted at least five feet on center, and trees shall be planted at least ten feet on center.
2. For best plant survival, planting should be completed the first October through March period concurrent with or immediately following 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 shall preserve in good health 100% of shoreline planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place. Plants that die must be replaced with the appropriate plant type (i.e. tree for tree, shrub for shrub) from the RAP Plant List.
4. The property owner shall monitor the survival of shoreline planting plan vegetation for five years (Monitoring Years 1-5) after the U.S. Army Corps of Engineers accepts the as-built report. The property owner shall also submit annual monitoring reports to the U.S. Army Corps of Engineers each year during this period. Each annual monitoring report will include written and photographic documentation that the performance standards are being met, including documentation of plant mortality and replacement. 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.

No mitigation proposed due to scope of work only including lift installation and a removing pile.



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