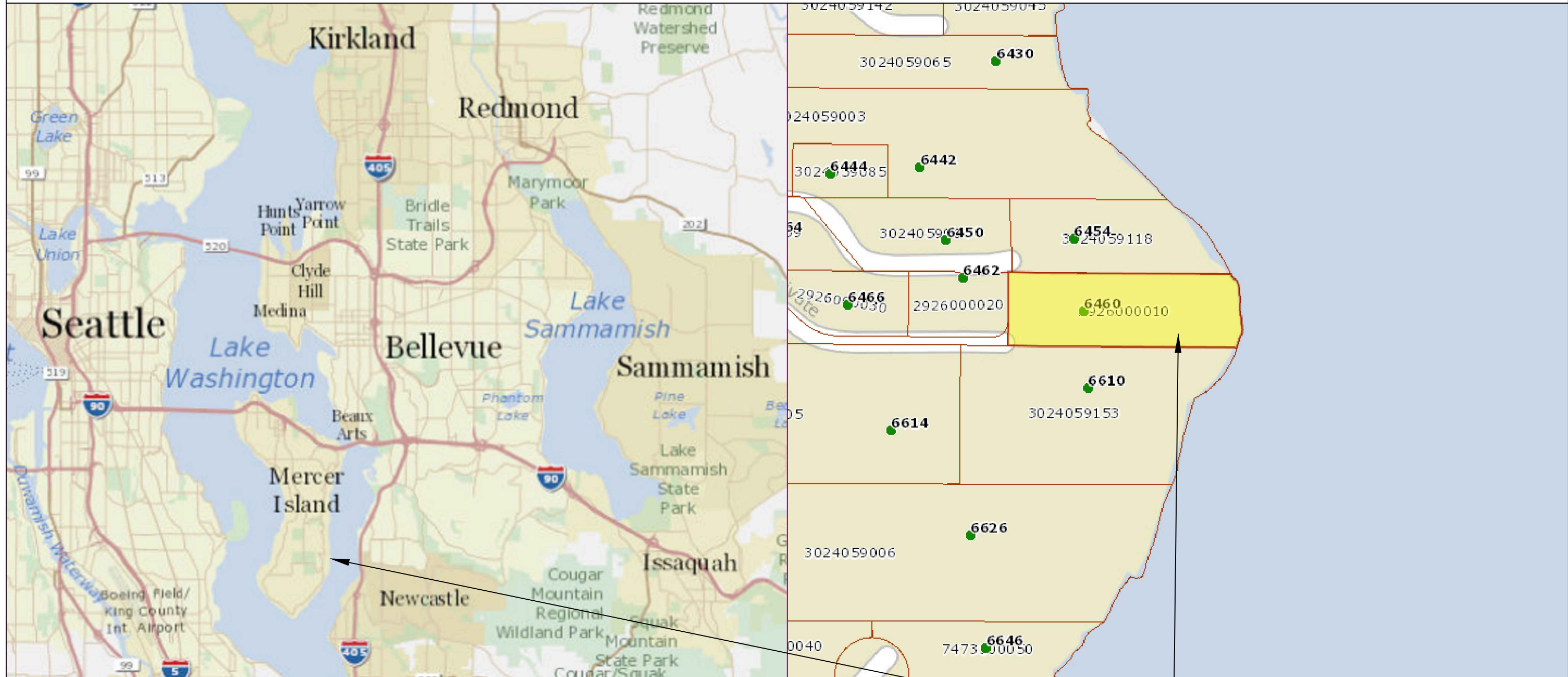


SITE PLAN



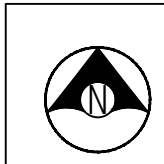
Pin: 292600-0010

Legal Description: GREGORY ADD & AN UND 1/4 INT IN COMMUNITY TR AKA PARCEL A OF MERCER ISLAND LN REVISION NO 94-0118 REC NO 9403259005

Plat Block:
Plat Lot: 1

Parcel: LAT: 47.54397 LONG: -122.2091
Dock: LAT: 47.543881 LONG: -122.208527

**SUBJECT
PROPERTY**



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to remove (80) lft of skirting, , permit the existing PWC lift, relocate the existing boat lift, and repair the existing dock.

County: King County
Location: Lake Washington

Applicant: Hanover Residence
6460 E Mercer Way
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 30, Township 24, Range 05

Adjacent Owners:
KONERU DHEERAJ
6610 E MERCER WAY 98040

SIMPSON TYLER G & ANDREA
6454 E MERCER WAY 98040

**SHEET
A1.0**

NWS-2021-XXX
PAGE 1 OF 13

Created: 04-12-24

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GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"
- * SL2008AR2D2 - 52" x 66" (Jetski Lift)

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.

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 be no larger than authorized.

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 will comply.

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

The minimum water depth will be no shallower than authorized.

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

NNL report 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.

Under review by CORPS and WDFW.

Mitigation" Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success;

Last permit issued for property: SHL22-020 12/06/2022

Dock established/constructed: 10/08/1981

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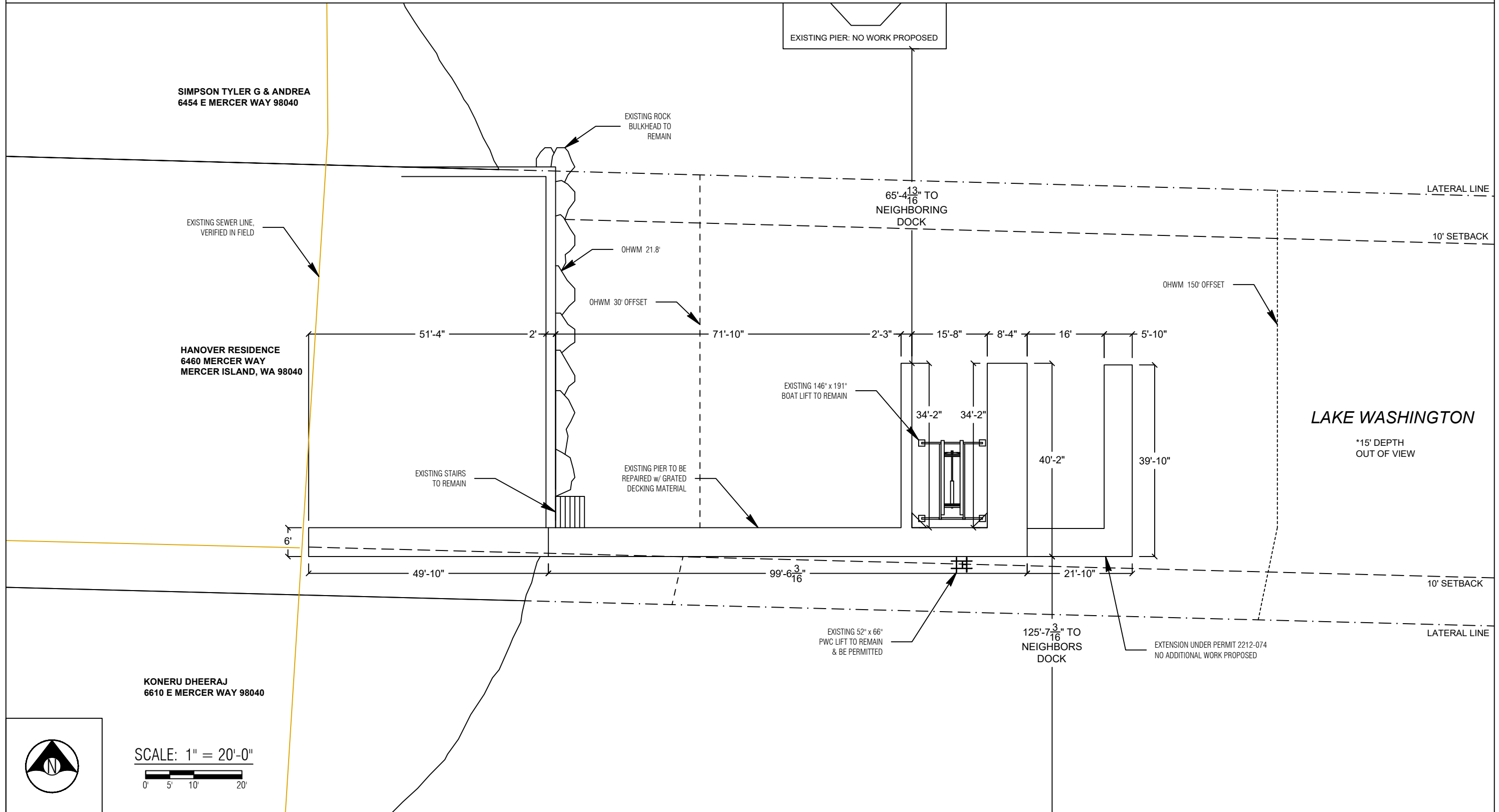
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NWS-2021-XXX
PAGE 2 OF 13

EXISTING CONDITIONS

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



County: King County
 Location: Lake Washington

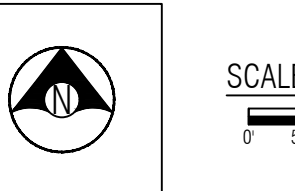
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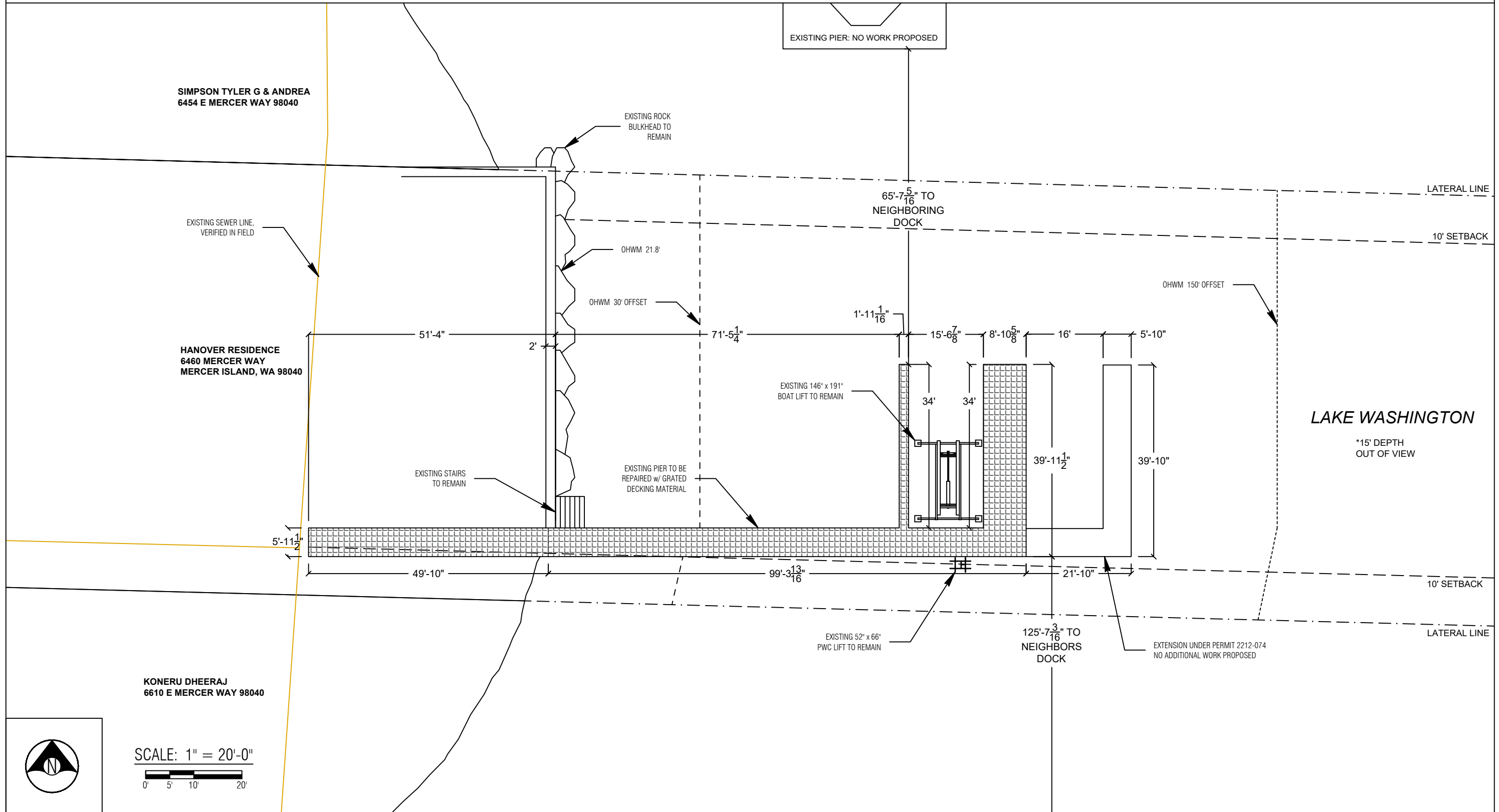
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NWS-2021-XXX
 PAGE 3 OF 13

PROPOSED CONDITIONS

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



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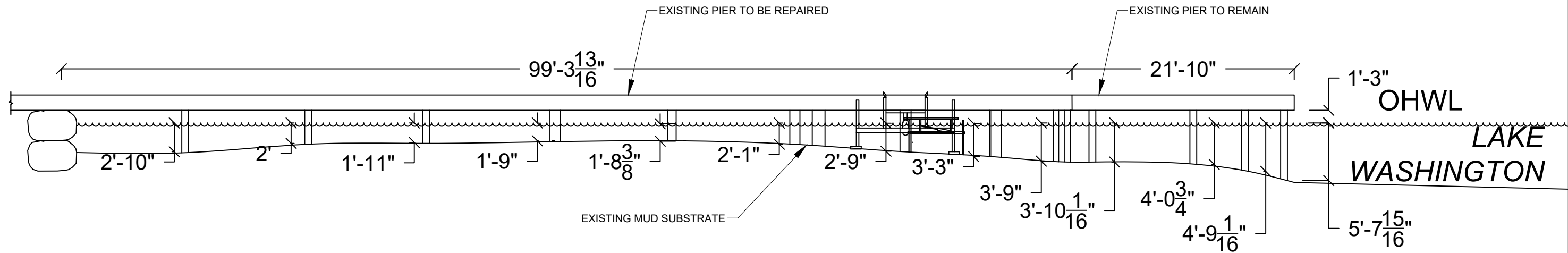
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PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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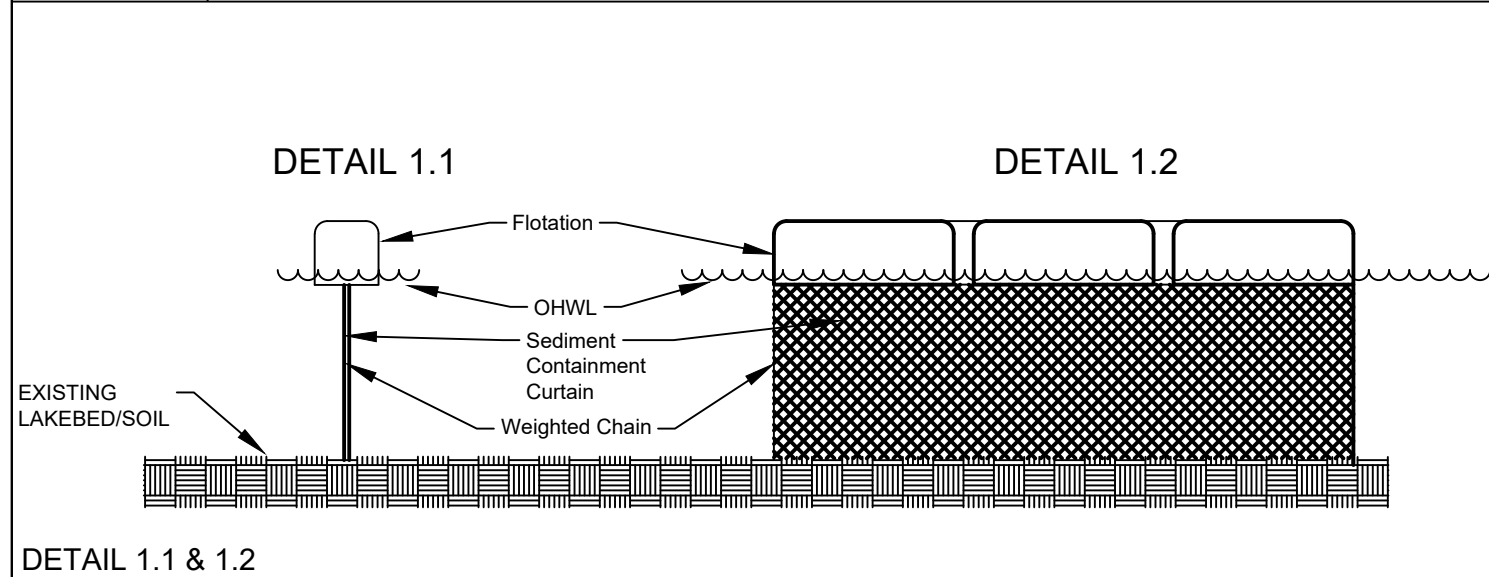
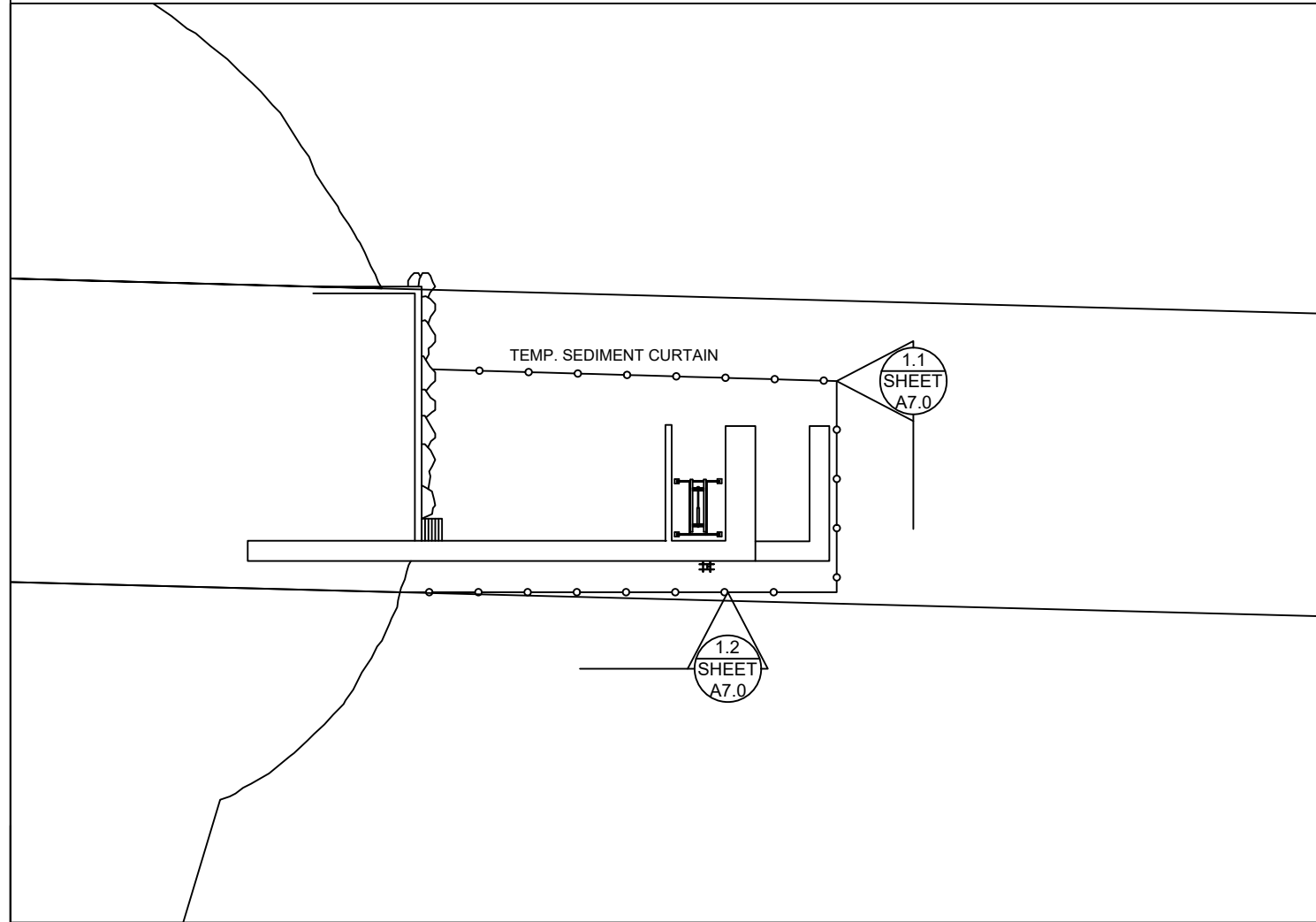
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NWS-2021-XXX
PAGE 6 OF 13

BMP INFORMATION



DETAIL 1.1 & 1.2

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 booms 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 booms.
 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 cheminite treatment.



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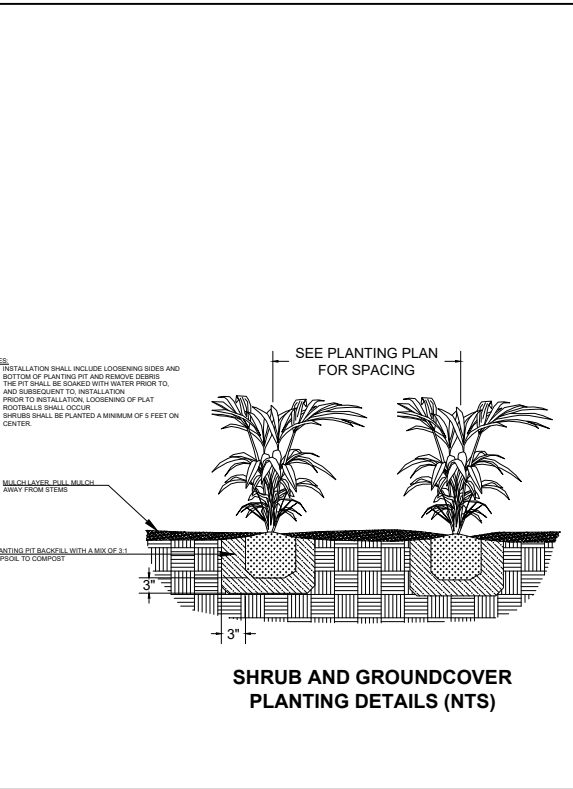
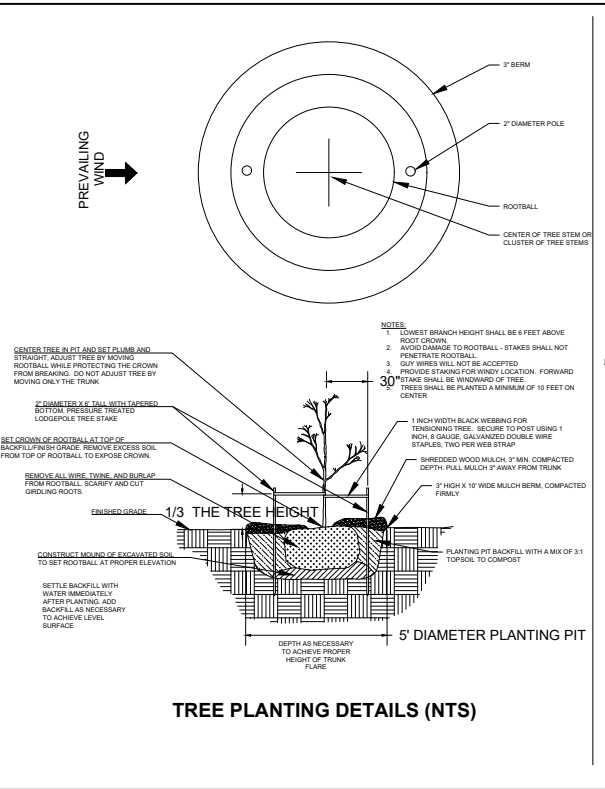
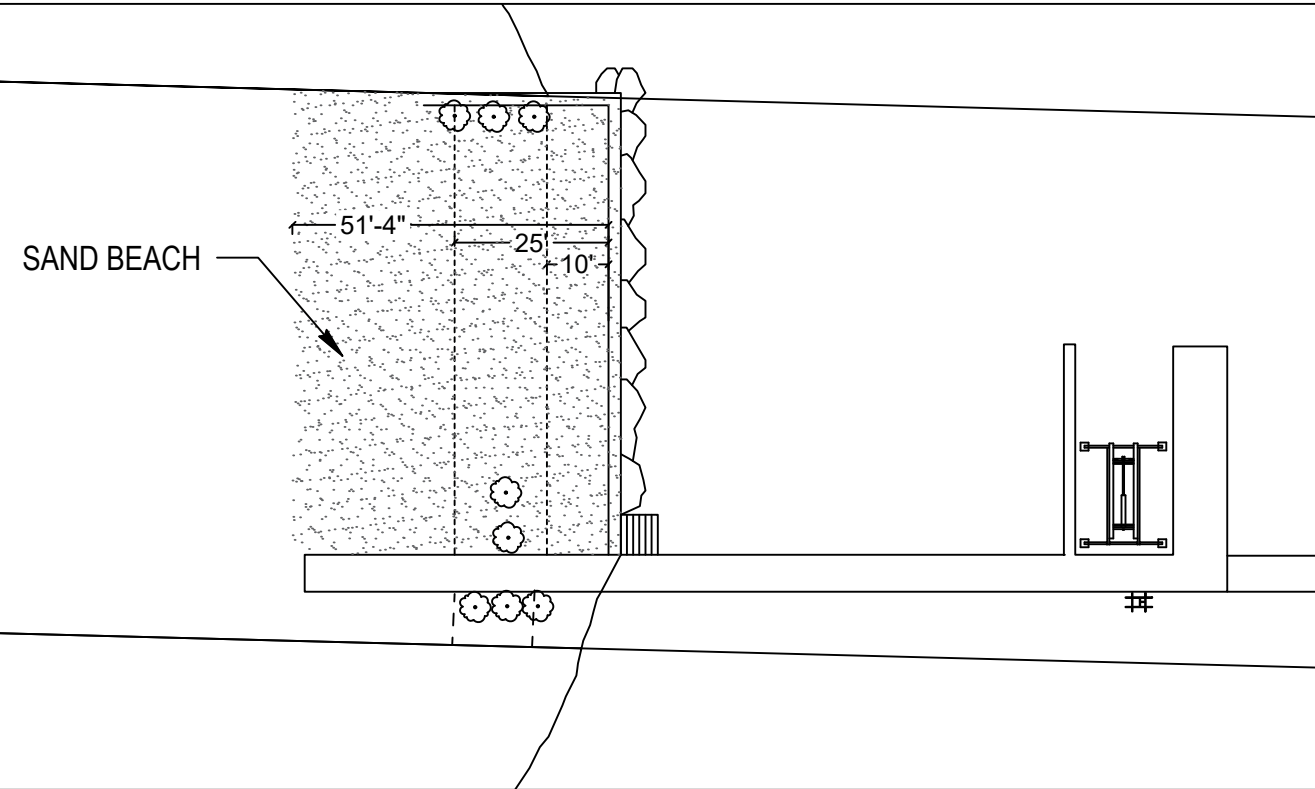
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MITIGATION PLAN



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.

Previous mitigation for extension under permit # 2212-074 used.

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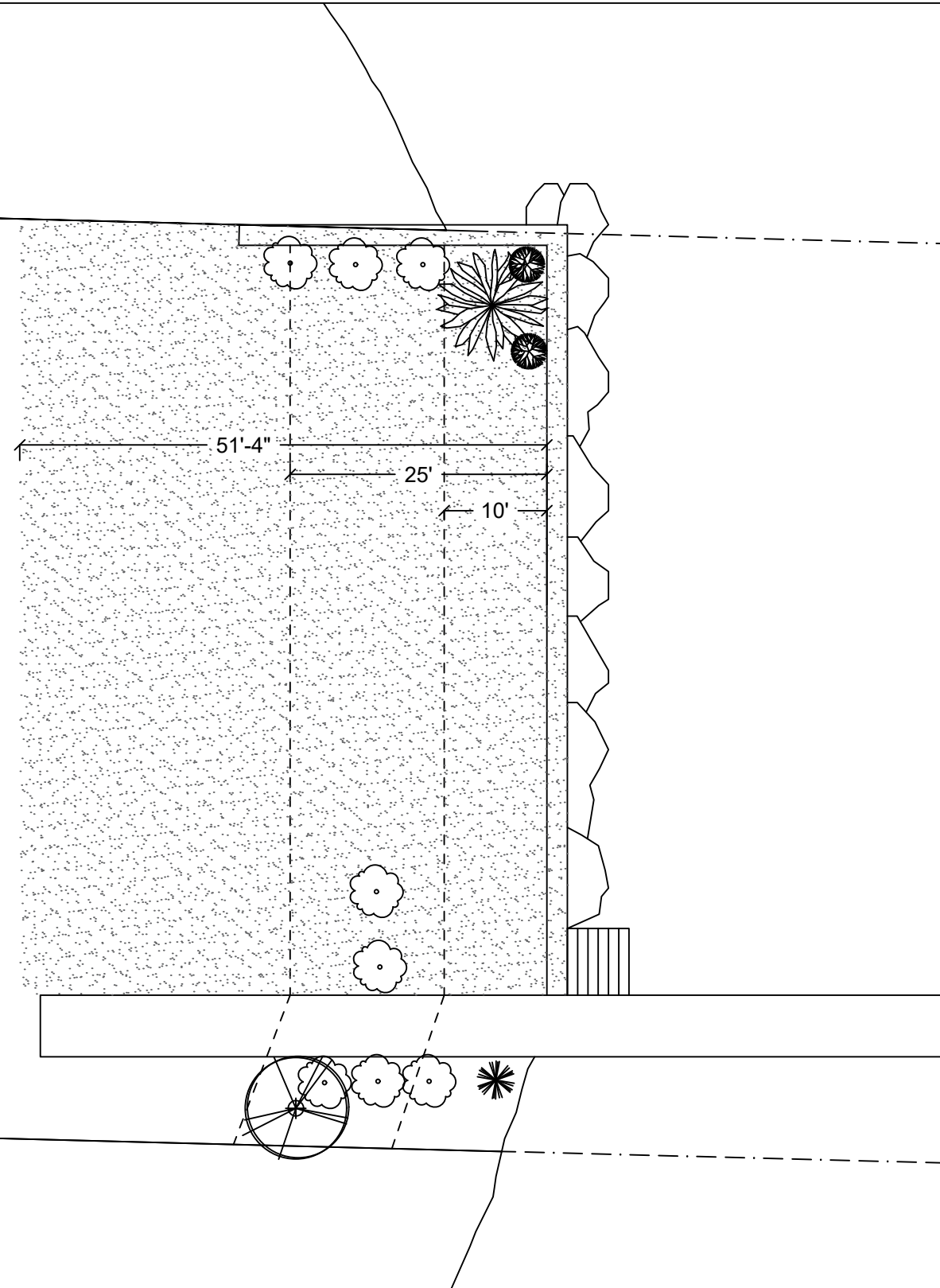


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EXISTING PLANT PLAN



PLAN VIEW

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Cortaderia Selloana</i>	Pampas Grass	8	3 ft
	<i>Thuja plicata</i>	Western Red Cedar	1	5 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	5 ft
	<i>Rosa nutkana</i>	Nootka Rose	2	3 ft
	<i>Philadelphus lewisii</i>	Mock Orange	1	3 ft

EXISTING PLANTS TABLE



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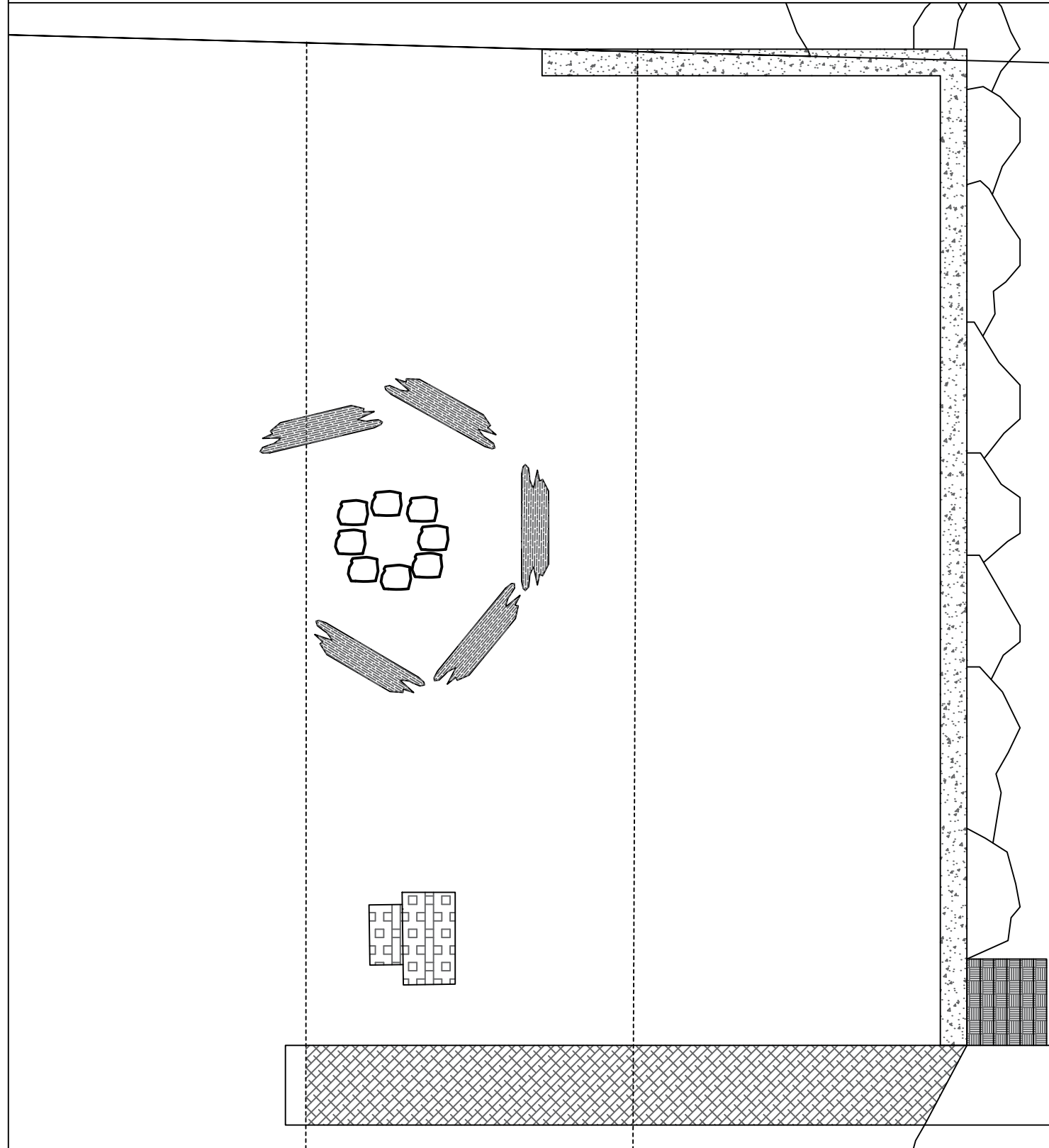
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A9.0

HARDSCAPE CALCULATIONS



Allowed Impervious Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (2,463.2883 sqft)	10% (246.32883 sqft)	24.3983% (601 sqft)	0% (0 sqft)	24.3983% (601 sqft)
25' - 50' SETBACK (2,217.0449 sqft)	30% (665.11347 sqft)	14.7945% (328 sqft)	0% (0 sqft)	14.7945% (328 sqft)

LEGEND

DESCRIPTION	AREA	HATCH
ROCK BULKHEAD (PERMITTED) 25FT SETBACK	225 sqft	
RETAINING WALL (PERMITTED) 25FT SETBACK	195 sqft	
WALKWAY (PERMITTED) 25FT SETBACK	142 sqft	
STEPS (PERMITTED) 25FT SETBACK	39 sqft	
TABLE 50FT SETBACK	40 sqft	
RETAINING WALL 50FT SETBACK	15 sqft	
WALKWAY 50FT SETBACK	148 sqft	
FIREPIT 50FT SETBACK	50 sqft	
LOGS 50FT SETBACK	75 sqft	

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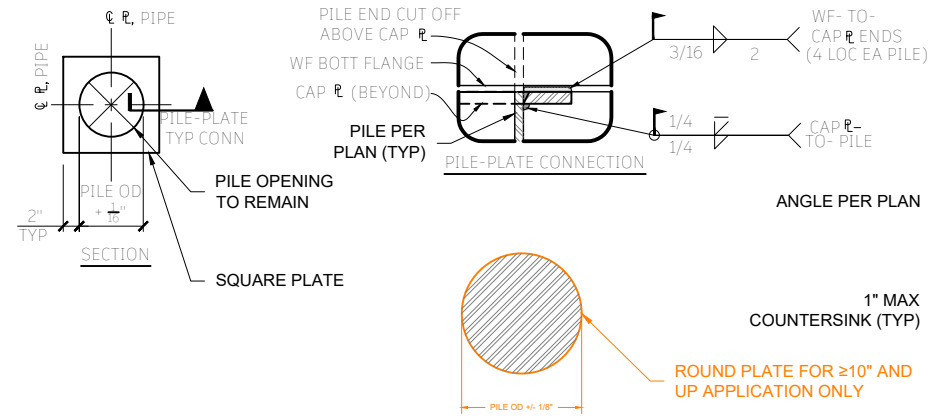
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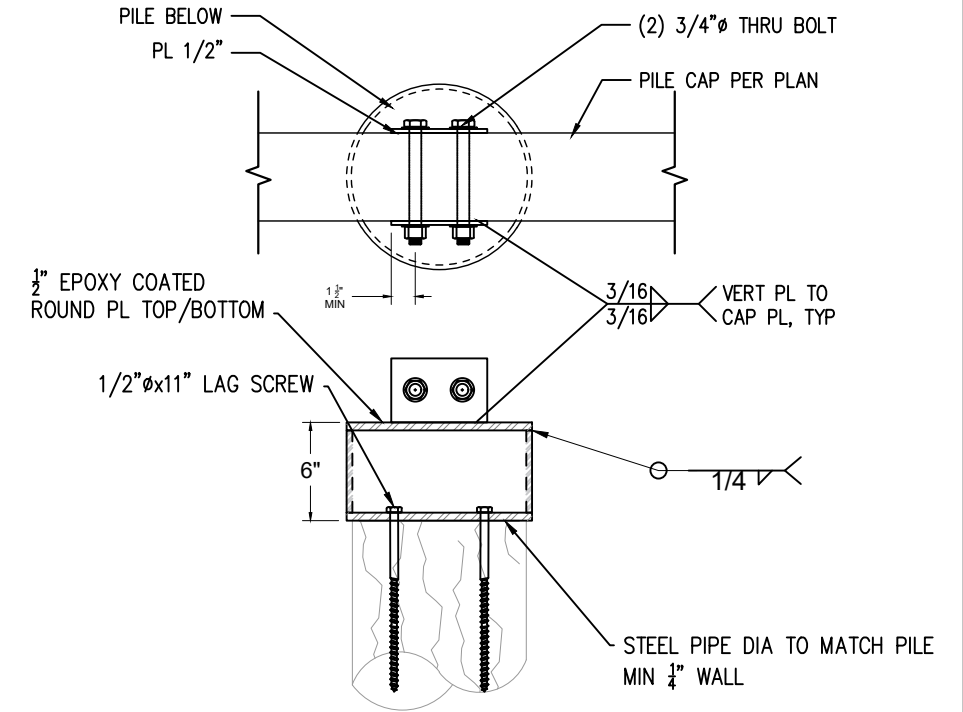
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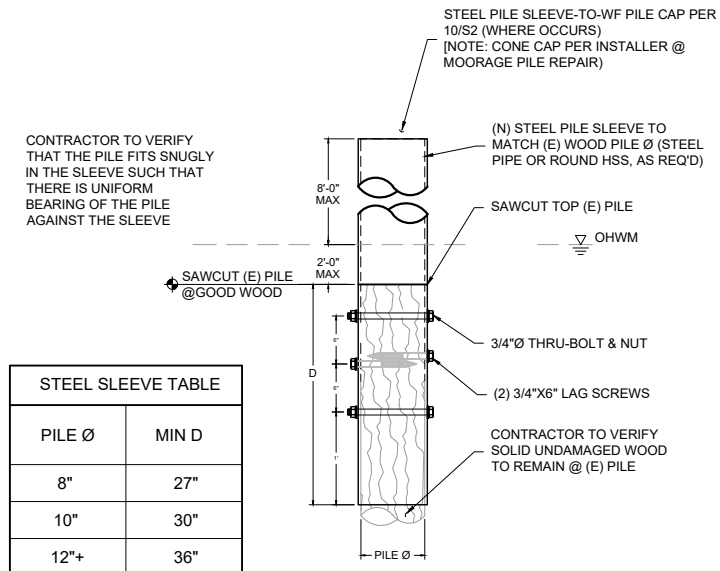
DETAILS - TRACK



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

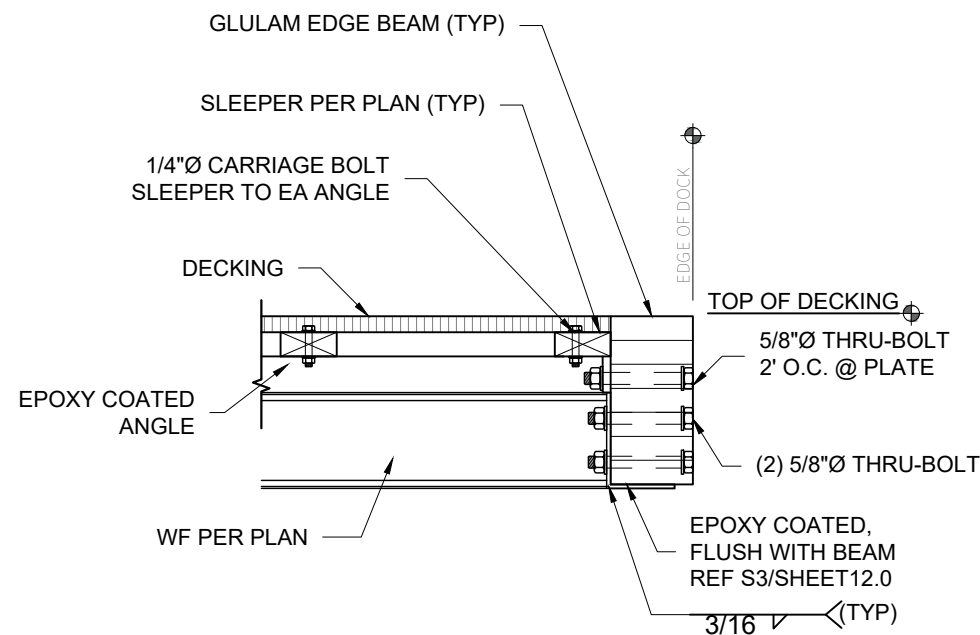


S3 I-BEAM CAP TO WOOD PILE - TYP
SCALE: 1" = 1'

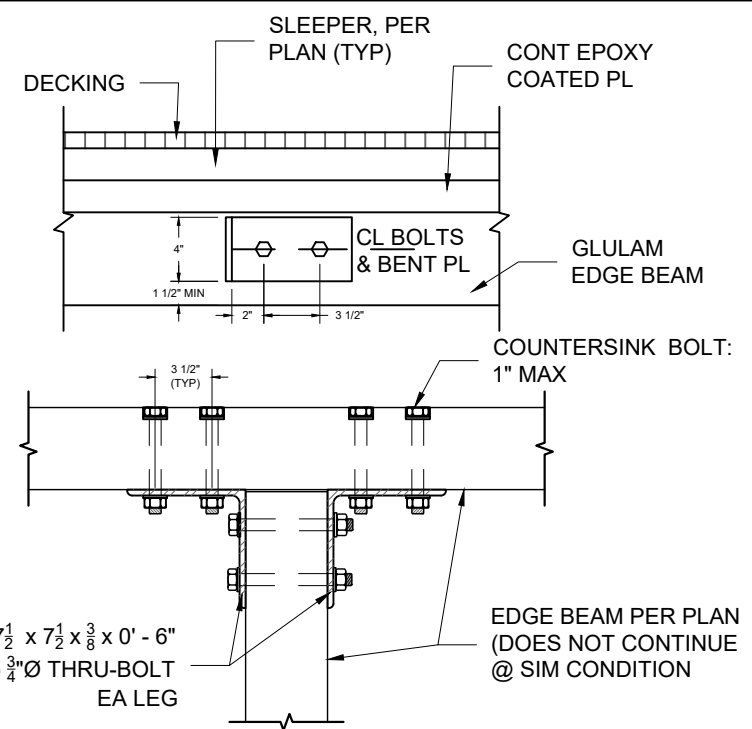


STEEL SLEEVE TABLE	
PILE Ø	MIN D
8"	27"
10"	30"
12"+	36"

S4 SLEEVE REPAIR DETAIL
SCALE: 1/2" = 1'



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



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



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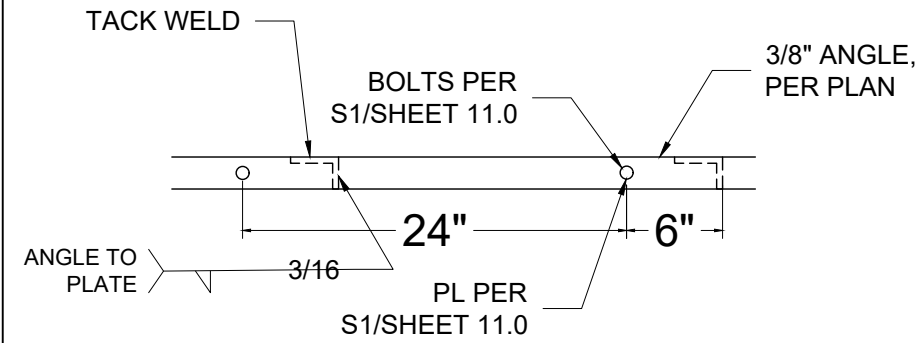
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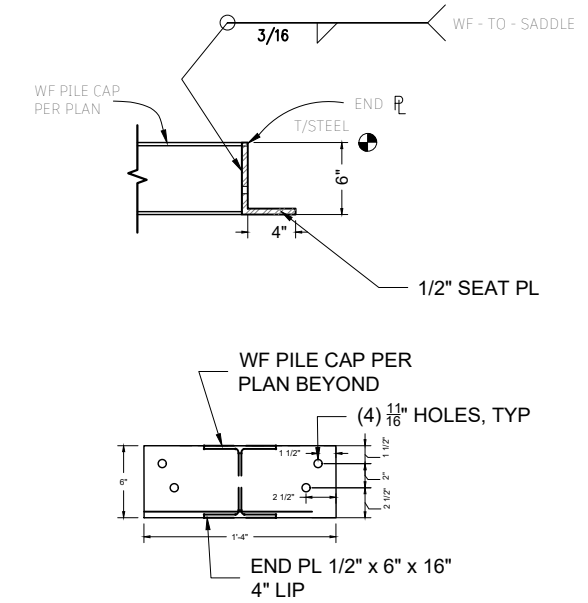
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DETAILS - TRACK

S1 DETAIL NOT IN USE



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



S3 BEAM SADDLE BRACKET
SCALE: 3/4" = 1"

S4 DETAIL NOT IN USE

S5 DETAIL NOT IN USE

S6 DETAIL NOT IN USE



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