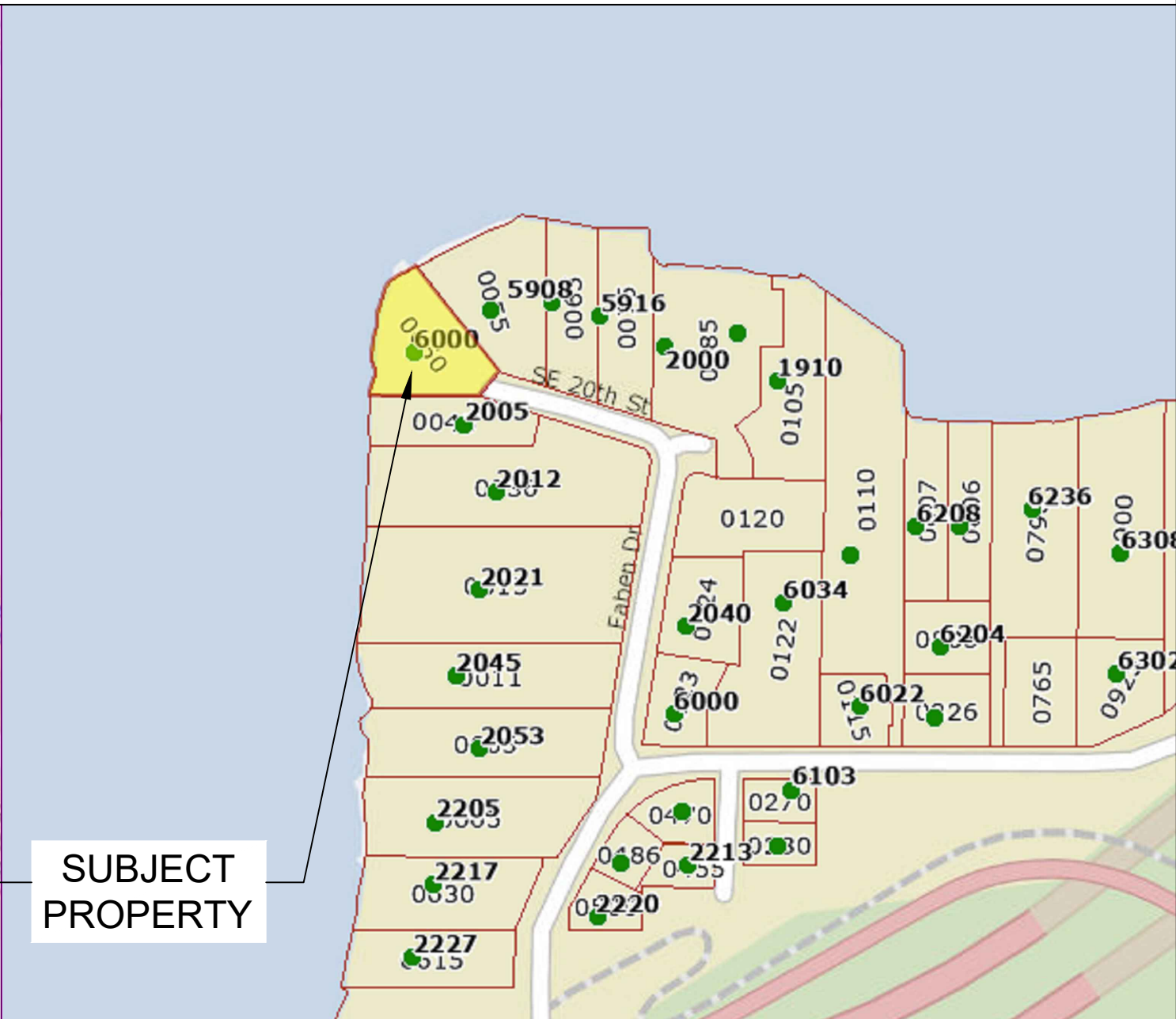
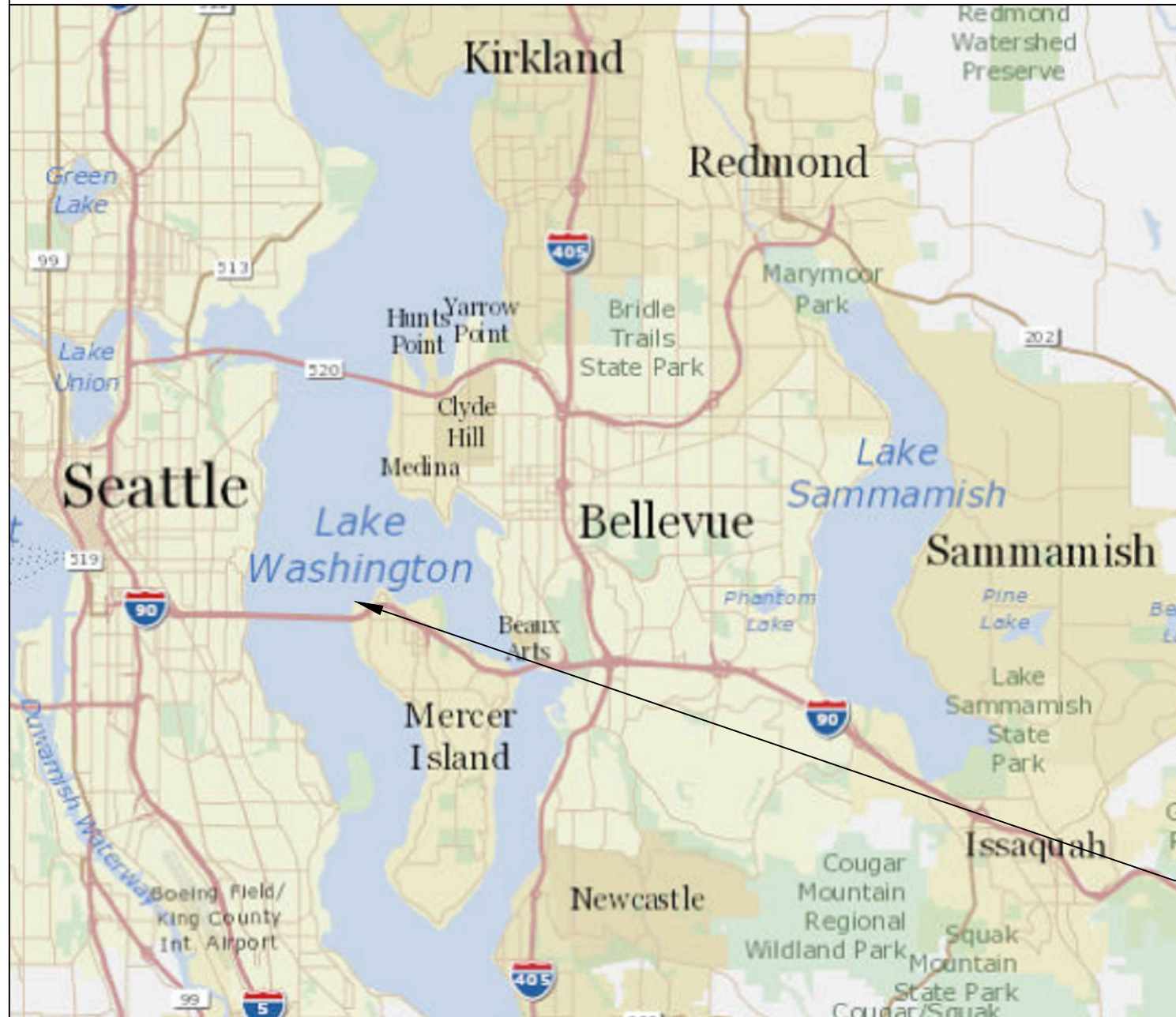


SITE PLAN



**SUBJECT
PROPERTY**

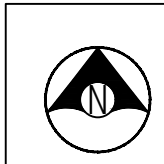
Pin: 243970-0050

Legal Description: FABENS POINT WATERFRONT TRS 9 & POR 10 SWLY OF LN BEG AT SE COR OF SD LOT WH SE COR IS N 39 DEG 37 MIN 41 SEC E 21.60 FT FR MOST SLY COR RNNG TH NWLY PLW SWLY LN TO NWLY LN THOF & SH LDS ADJ

Plat Block:
Plat Lot: 9-10

Parcel
LAT: 47.59259
LONG: -122.25363

Dock
LAT: 47.592658
LONG: -122.253899



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair 180'-6" of bulkhead.

County: King County
Location: Lake Washington

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04
Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040
GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

**SHEET
1.0**

NWS-2023-XXX
PAGE 1 OF 10

Last Updated: 1/23/2026 11:25 AM Kady

Created: 05/31/2024

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"
- * Dual PWC Lift - 122" x 132"

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:

“Bulkheads and Shoreline Stabilization Structures” per MIMC 19.13050(B)(1).

An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves, and the following conditions shall apply:

The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.

NNL Report attached.

Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the primary structure was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high water mark.

Replacement bulkhead will not encroach waterward of OHWM.

iii. For purposes of this section standards on shoreline stabilization measures, "replacement" means the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.

Replacement bulkhead will have no additions or increase in size.

Construction and maintenance of normal protective bulkhead common to single-family dwellings requires only a shoreline exemption permit, unless a report is required by the code official to ensure compliance with the above conditions; however, if the construction of the bulkhead is undertaken wholly or in part on lands covered by water, such construction shall comply with SEPA mitigation.

Replacement bulkhead will not be constructed over lands covered by water.

Pier & Bulkhead legally established under 0711-201 02/08/2008

County: King County
Location: Lake Washington

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040
GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

Last Updated: 1/23/2026 11:25 AM Kady

Created: 05/31/2024



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

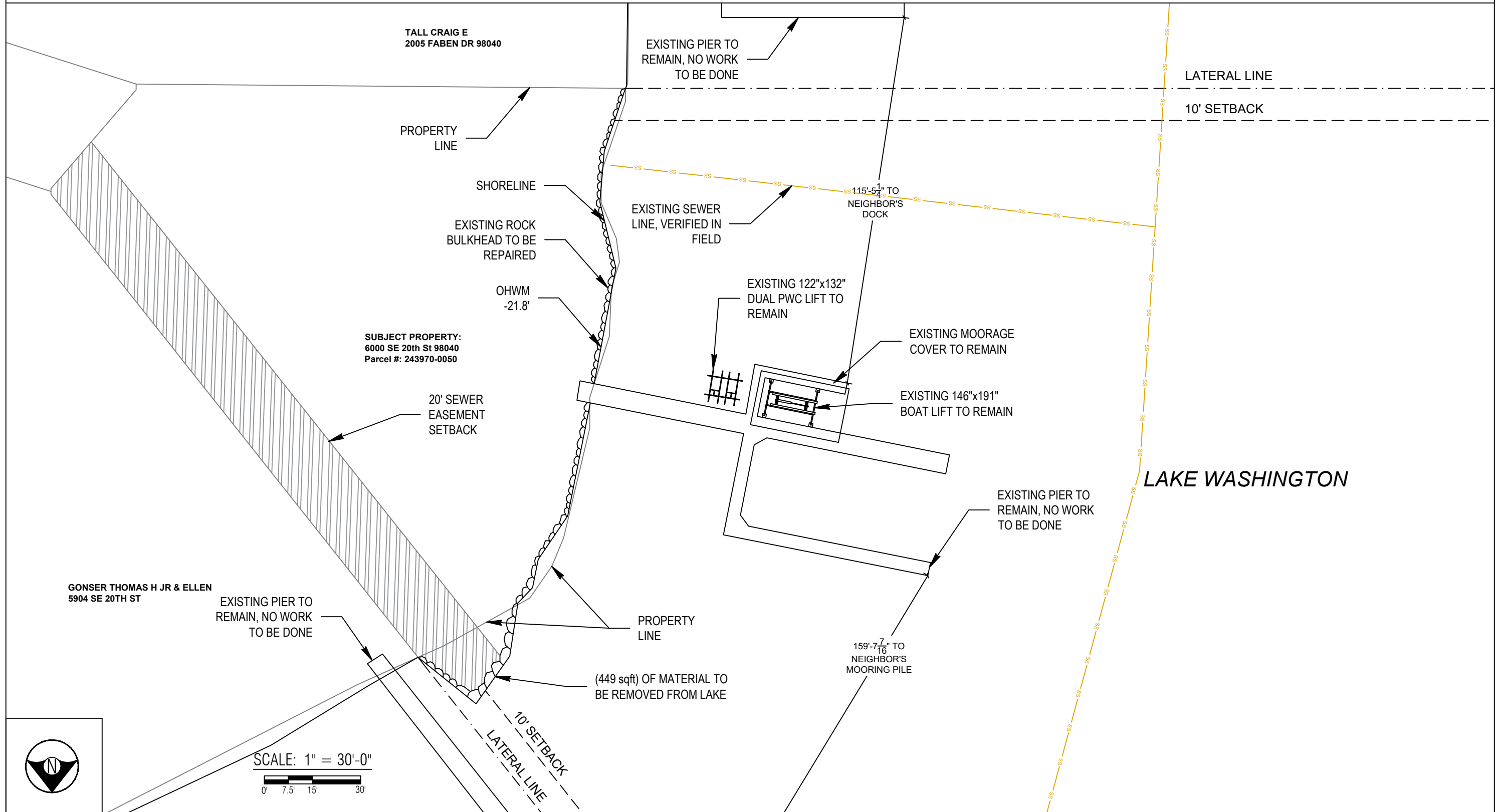
Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to repair 180'-6" of bulkhead.

**SHEET
2.0**

EXISTING CONDITIONS

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



Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 05/31/2024
Last Updated: 1/23/2026 11:25 AM Kady



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119
Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

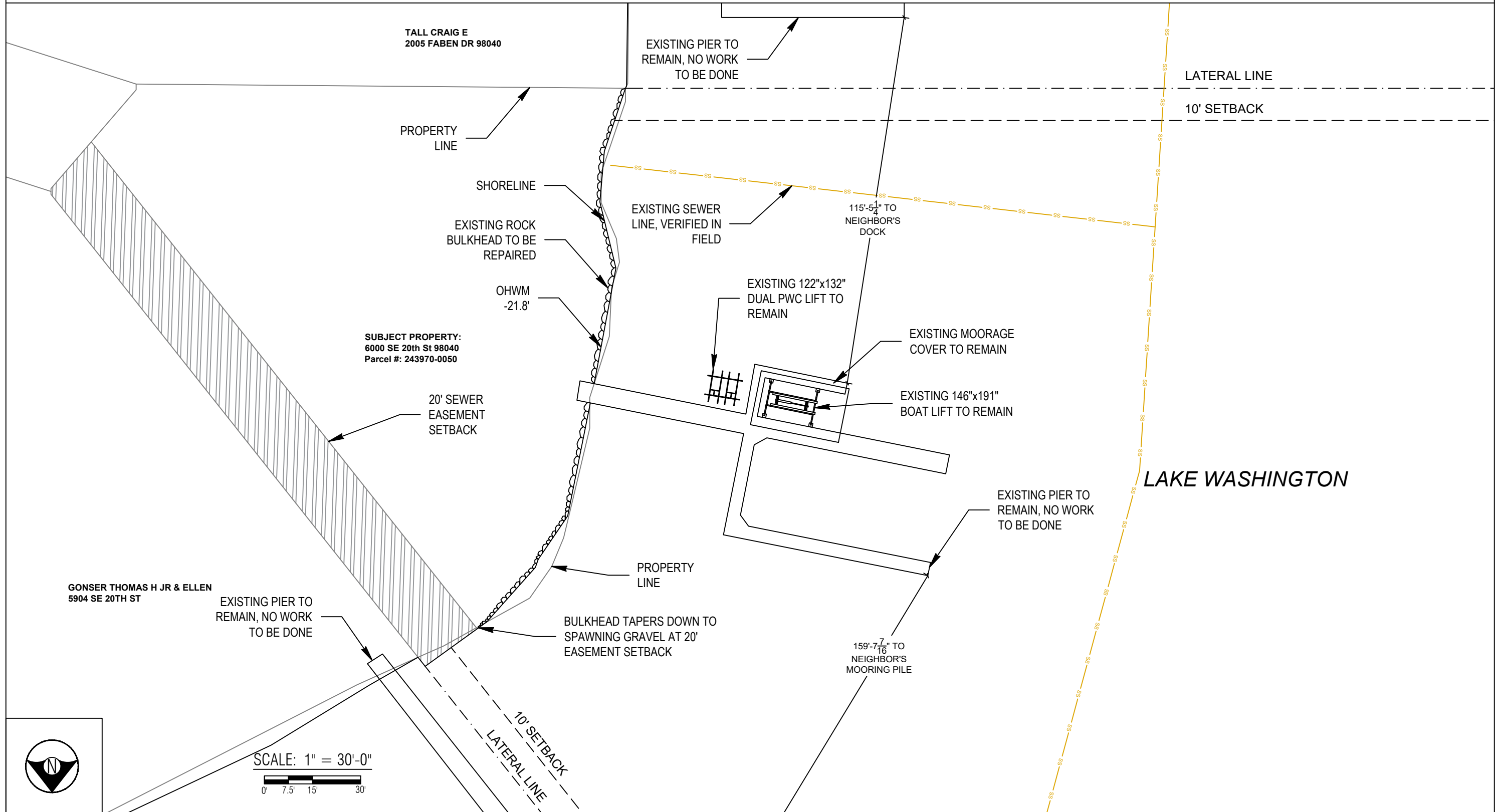
Scope of Work: We propose to repair 180'-6" of bulkhead.

SHEET
3.0

NWS-2023-XXX
PAGE 3 OF 10

PROPOSED CONDITIONS

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



Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040

GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

Created: 05/31/2024
Last Updated: 1/23/2026 11:25 AM Kady



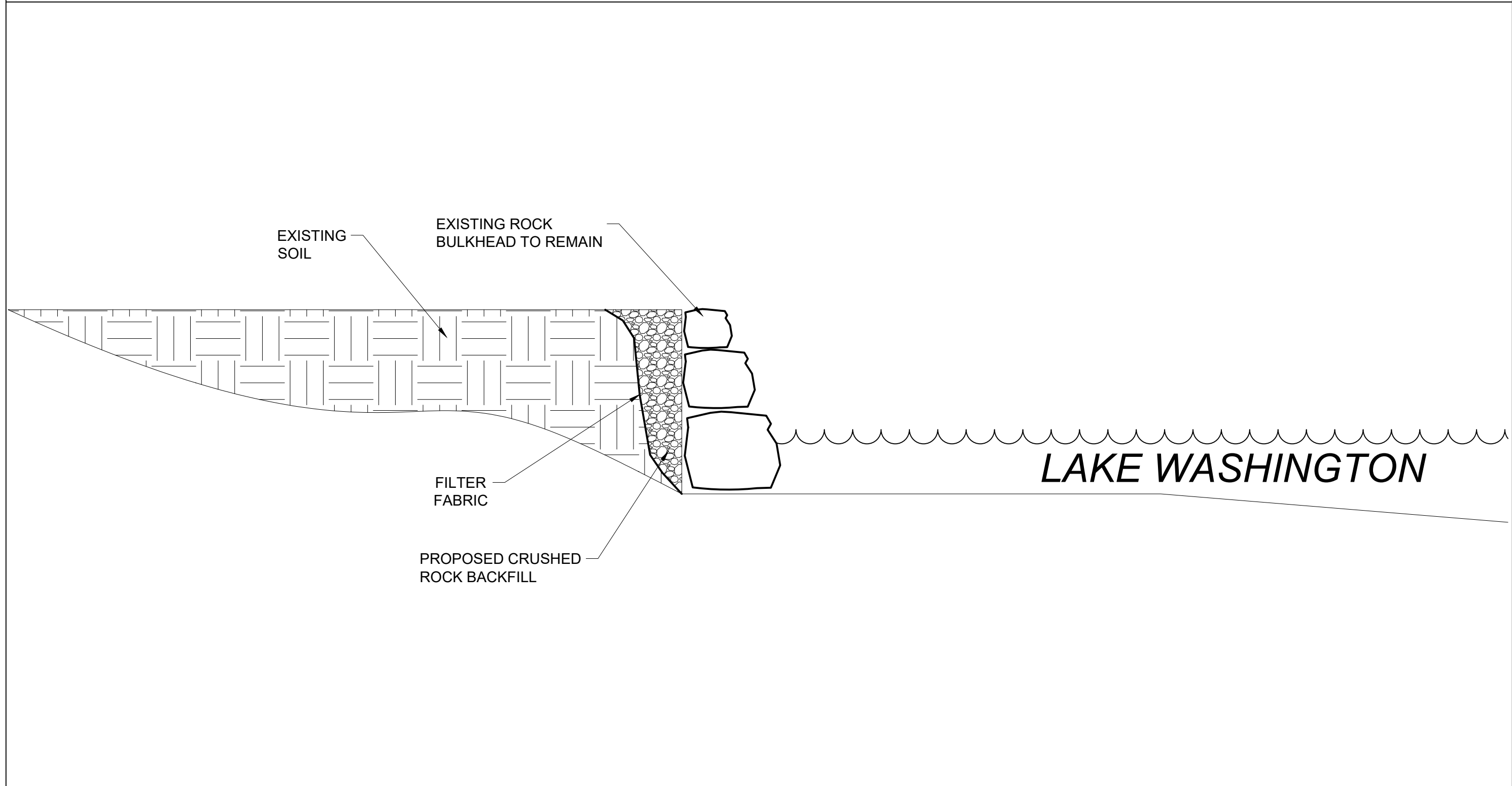
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119
Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to repair 180'-6" of bulkhead.

SHEET
4.0

NWS-2023-XXX
PAGE 4 OF 10

BULKHEAD SECTION



PLAN VIEW



Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to repair 180'-6" of bulkhead.

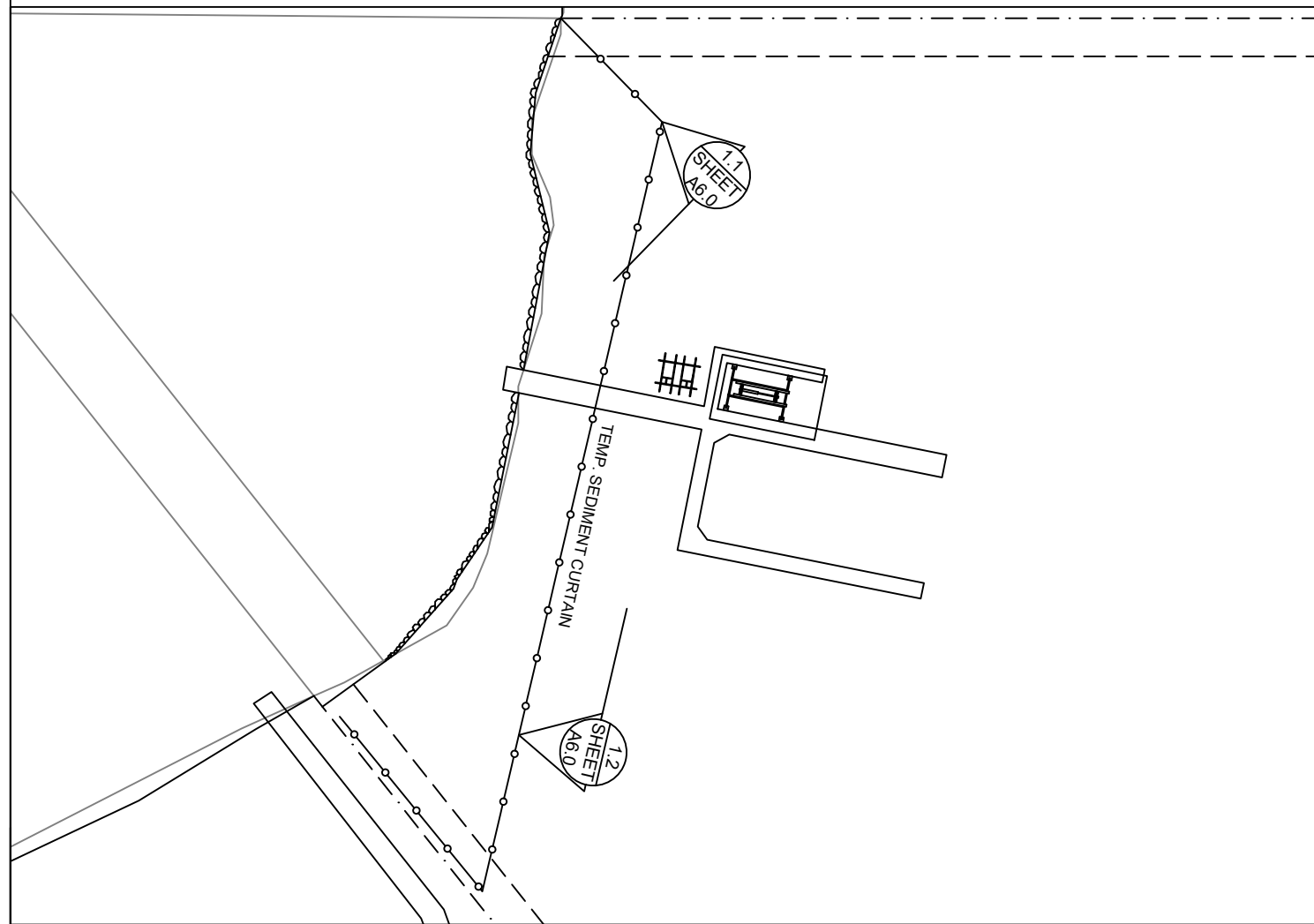
County: King County
 Location: Lake Washington
 Applicant: Pisco Residence
 6000 SE 20TH ST
 Mercer Island, WA 98040
 Datum: CORPS OF ENGINEERS 1919
 SE Quarter Of Section 02, Township 24, Range 04
 Adjacent Owners:
 TALL CRAIG E
 2005 FABEN DR 98040
 GONSER THOMAS H JR & ELLEN
 5904 SE 20TH ST

SHEET
5.0
 NWS-2023-XXX
 PAGE 5 OF 10

Last Updated: 1/23/2026 11:25 AM Kady

Created: 05/31/2024

BMP INFORMATION

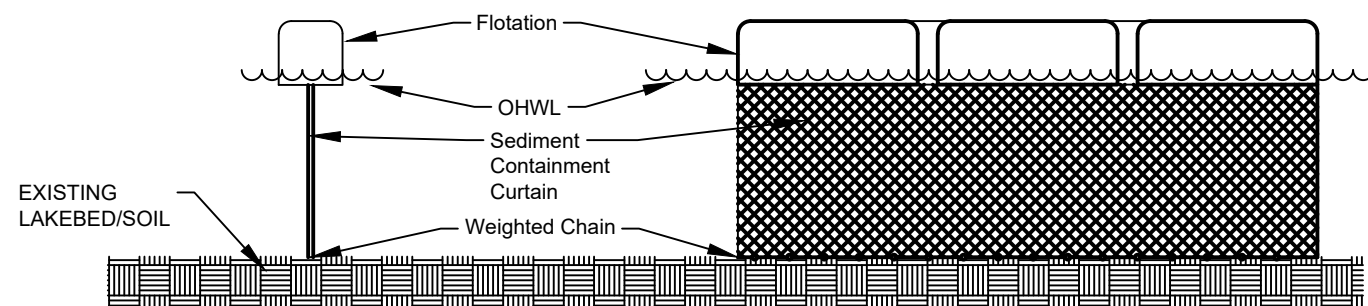


BMP NOTES:

- 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



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair 180'-6" of bulkhead.

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

County: King County
Location: Lake Washington

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

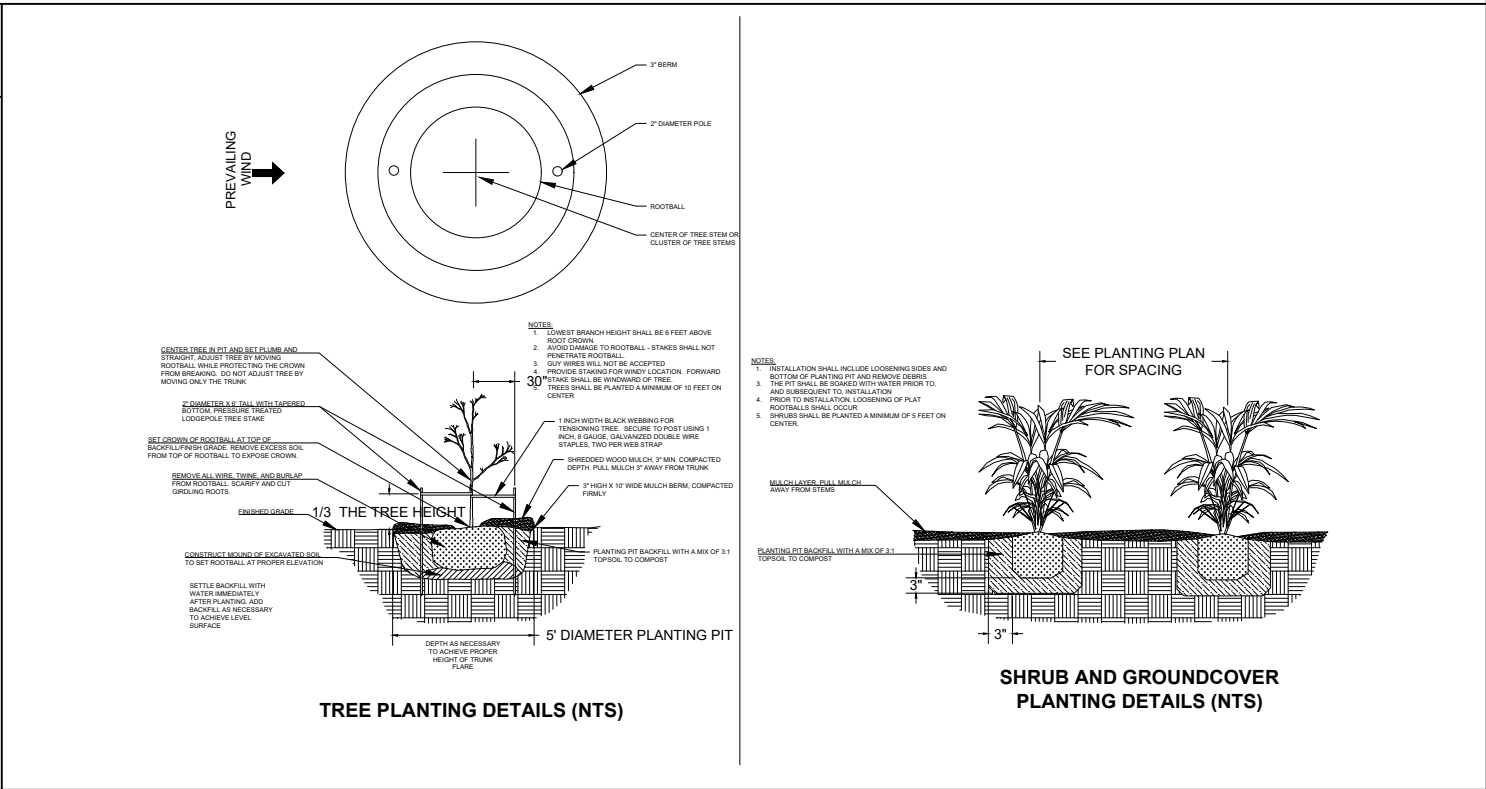
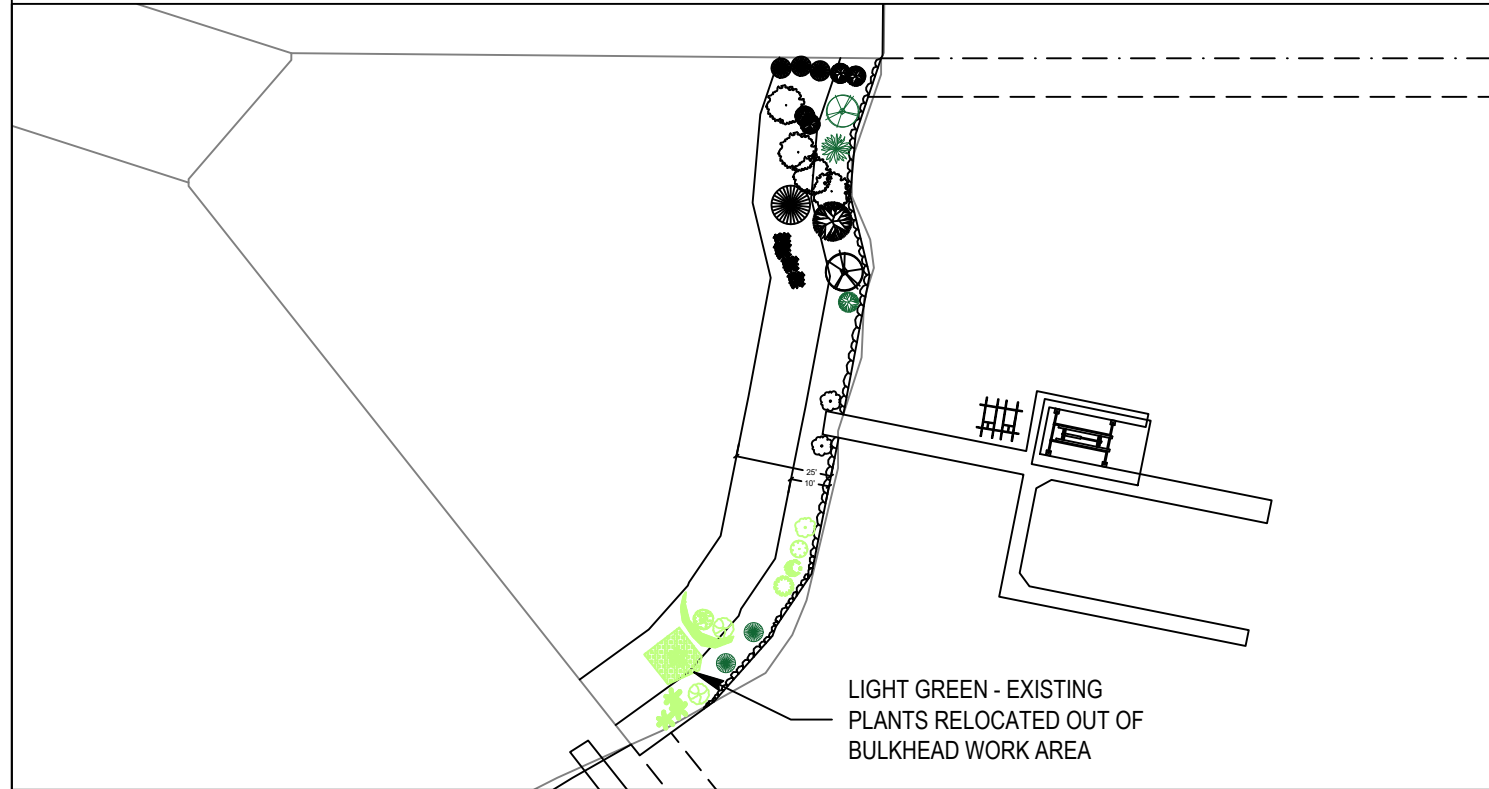
Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040

GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

Created: 05/31/2024
Last Updated: 1/23/2026 11:25 AM Kady

SHEET
6.0

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.

PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja plicata</i>	Western Red Cedar	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.

BUILT BY SEABORN
ESTD 1947

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair 180'-6" of bulkhead.

County: King County
Location: Lake Washington

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

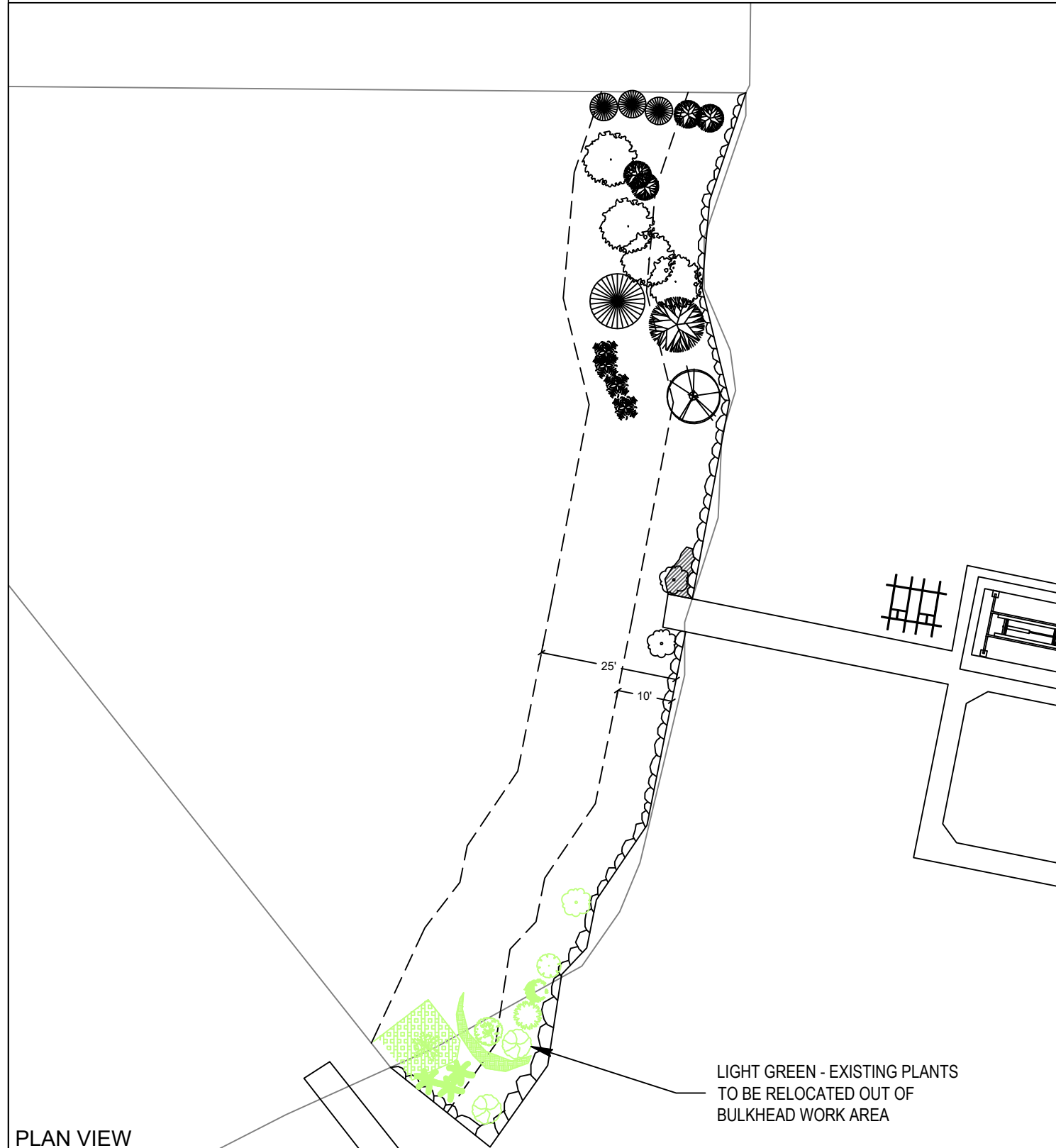
Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040
GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

Created: 05/31/2024
Last Updated: 1/23/2026 11:25 AM Kady

SHEET 7.0

NWS-2023-XXX
PAGE 7 OF 10

EXISTING PLANT PLAN



SYMBOL	NAME	QUANTITY
	Oregon Grape	2
	Alpen Rose	1
	Pacific Rhododendron	4
	Sitka Willow	1
	Western Red Cedar	1
	Japanese Holly	1
	Windmill Palm	1
	Rockspray Catonester	3
	Redesier Dogwood	1
	Serbian Dogwood	1
	Purple Penguin	2
	Azalea	1
	Japanese Pieris	1
	Siberian Iris	--
	Water Birch	1
	Japanese Euronymus	3
	Bigleaf Hydrangea	1
	Malabar Melastone	--

EXISTING PLANTS TABLE *Plants in green require relocation - see Mitigation Plan

PLAN VIEW

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

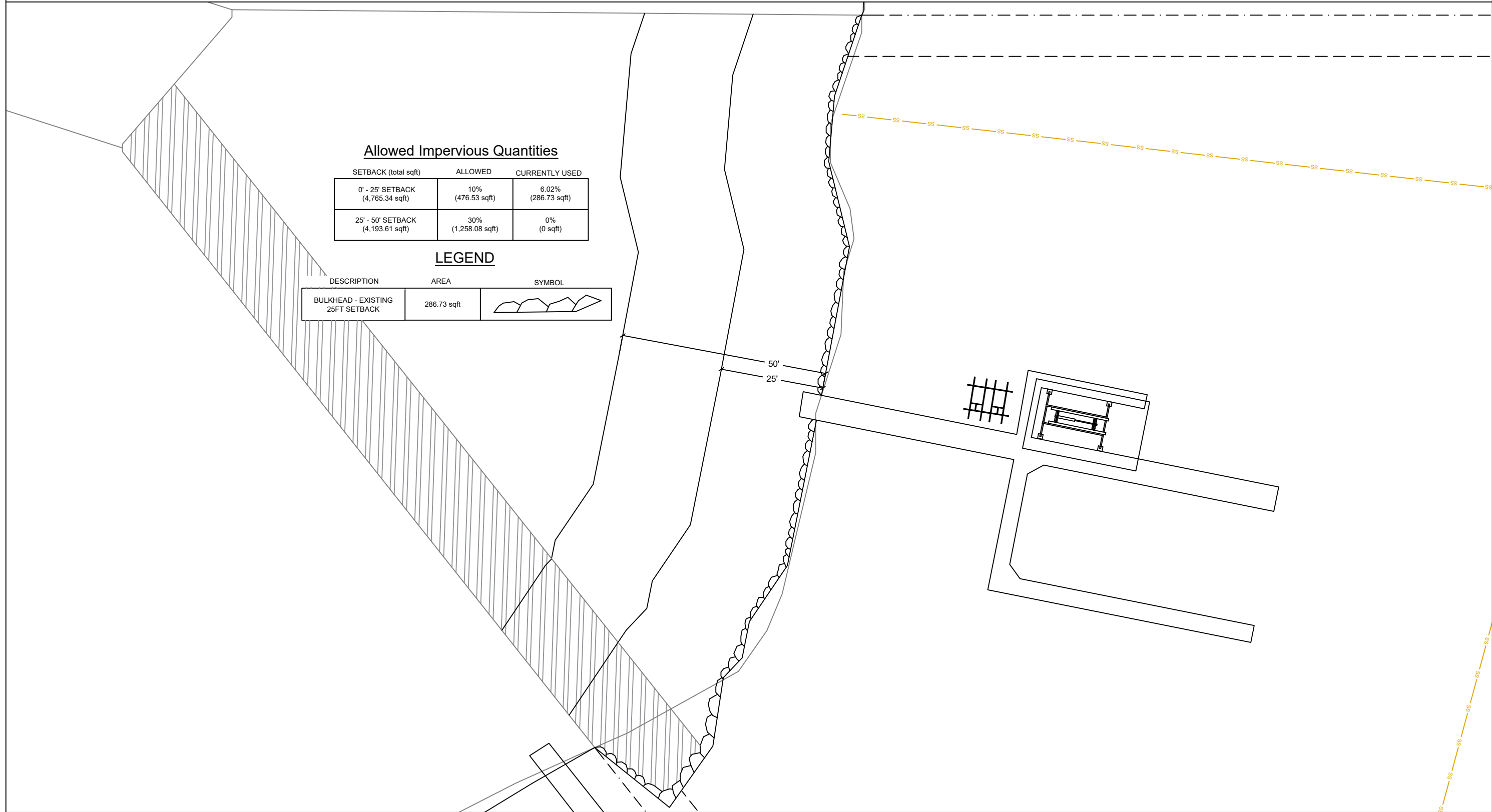
Scope of Work: We propose to repair 180'-6" of bulkhead.

SHEET
8.0

NWS-2023-XXX
PAGE 8 OF 10

Datum: CORPUS OF ENGINEERS 1919
 SE Quarter Of Section 02, Township 24, Range 04
 County: King County
 Location: Lake Washington
 Applicant: Pisco Residence
 6000 SE 20TH ST
 Mercer Island, WA 98040
 Adjacent Owners:
 TALL CRAIG E
 2005 FABEN DR 98040
 GONSER THOMAS H JR & ELLEN
 5904 SE 20TH ST
 Created: 05/31/2024
 Last Updated: 1/23/2026 11:25 AM Kady

HARDSCAPE CALCULATION DRAWING - EXISTING



County: King County
 Location: Lake Washington

Applicant: Pisco Residence
 6000 SE 20TH ST
 Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
 SE Quarter Of Section 02, Township 24, Range 04

Adjacent Owners:
 TALL CRAIG E
 2005 FABEN DR 98040

GONSER THOMAS H JR & ELLEN
 5904 SE 20TH ST

Created: 05/31/2024
 Last Updated: 1/23/2026 11:25 AM Kady

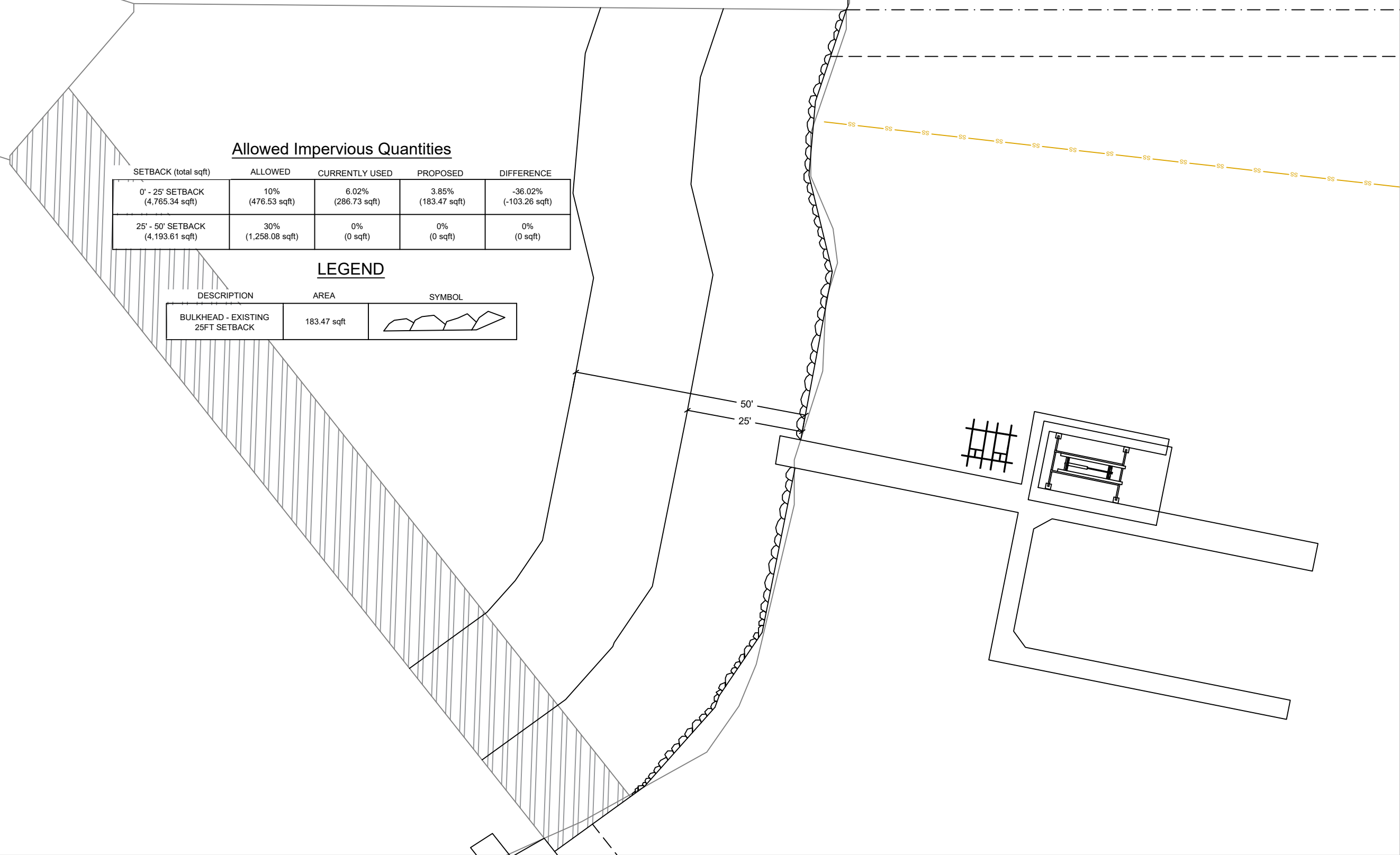


Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119

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

Scope of Work: We propose to repair 180'-6" of bulkhead.

HARDSCAPE CALCULATION DRAWING - PROPOSED



Allowed Impervious Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	PROPOSED	DIFFERENCE
0' - 25' SETBACK (4,765.34 sqft)	10% (476.53 sqft)	6.02% (286.73 sqft)	3.85% (183.47 sqft)	-36.02% (-103.26 sqft)
25' - 50' SETBACK (4,193.61 sqft)	30% (1,258.08 sqft)	0% (0 sqft)	0% (0 sqft)	0% (0 sqft)

LEGEND

DESCRIPTION	AREA	SYMBOL
BULKHEAD - EXISTING 25FT SETBACK	183.47 sqft	



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119
Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to repair 180'-6" of bulkhead.

County: King County
Location: Lake Washington

Applicant: Pisco Residence
6000 SE 20TH ST
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 02, Township 24, Range 04

Adjacent Owners:
TALL CRAIG E
2005 FABEN DR 98040

GONSER THOMAS H JR & ELLEN
5904 SE 20TH ST

Created: 05/31/2024
Last Updated: 1/23/2026 11:25 AM Kady

SHEET 10.0

NWS-2023-XXX
PAGE 10 OF 10