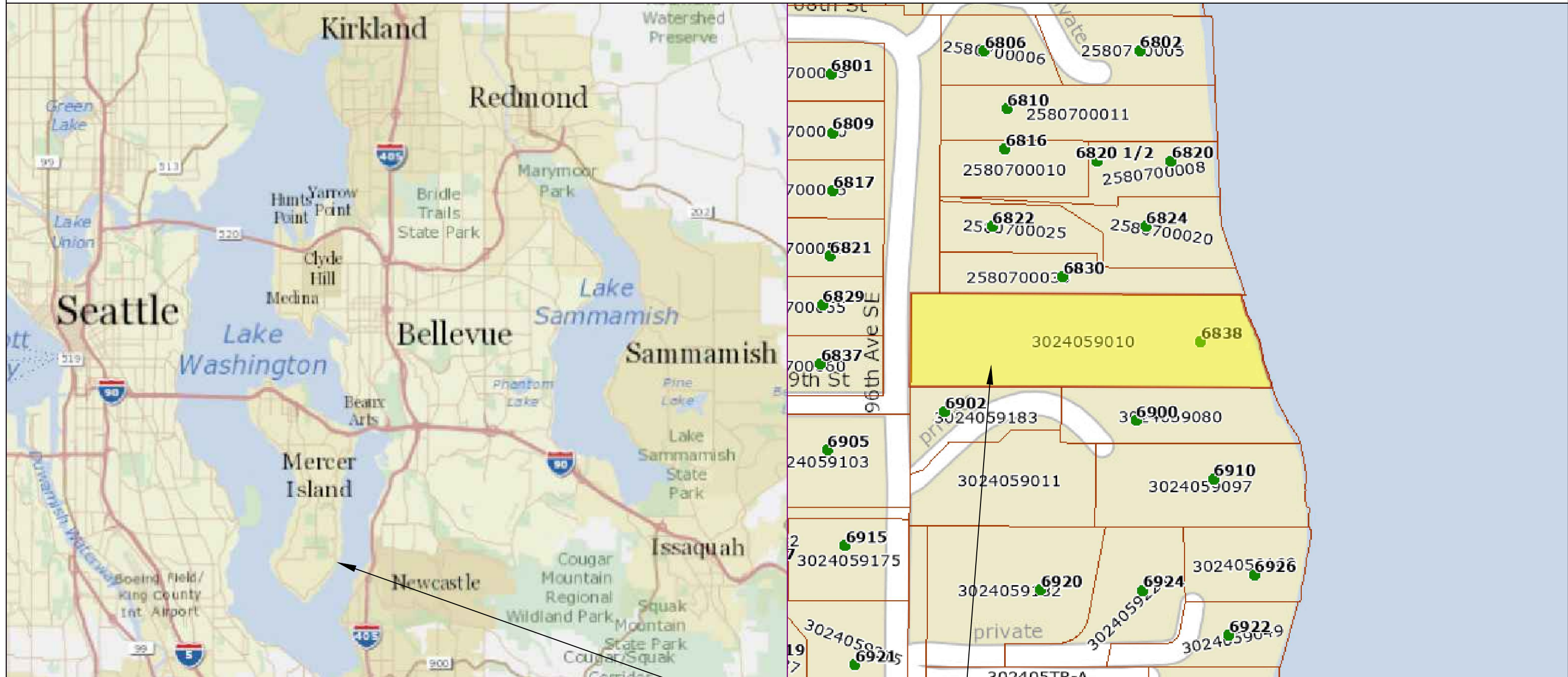
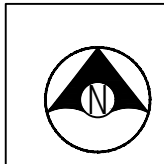


# SITE PLAN



Pin: 302405-9010  
 Legal Description: S 100 FT OF N 400 FT OF GL 2 & SHORE LAND ADJ  
 Plat Block:  
 Plat Lot:  
 LAT: 47.54112      LONG: -122.21022

**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 install (1) pwc lift.

County: King County  
 Location: Lake Washington  
 Applicant: Wiley Residence  
 6838 96th Ave SE  
 Mercer Island, WA 98040  
 Datum: CORPS OF ENGINEERS 1919  
 NE Quarter Of Section 30, Township 24, Range 05  
 Adjacent Owners:  
 SO JIMMY+XINMIN LUO  
 6830 96TH AVE SE 98040  
 YEH MICHAEL AND JENNY  
 6900 96TH AVE SE 98040  
 Last Updated: 7/10/2025 12:25 PM Kady  
 Created: 11/04/21

**SHEET  
A1.0**

# GENERAL NOTES:

## MATERIALS SPEC LIST:

### Boat Lifts:

- \* SL10014ARW - 146" x 191"
- \* Platform Lift - 11'-10"x9'-10"
- \* PWC Lift - 91" x 56"

### 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:

"Development Standards for New and Expanded Moorage Facilities" per MIMC 19.13050(F)(1).

F. Moorage Facilities. All permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the "alternative development standards" in subsection (F)(3) of this section.

**-No changes to the existing structure, scope only includes the addition of a PWC lift.**

Last permit issued for property: 2207-108 - 05-03-24

Dock established/constructed: 1990



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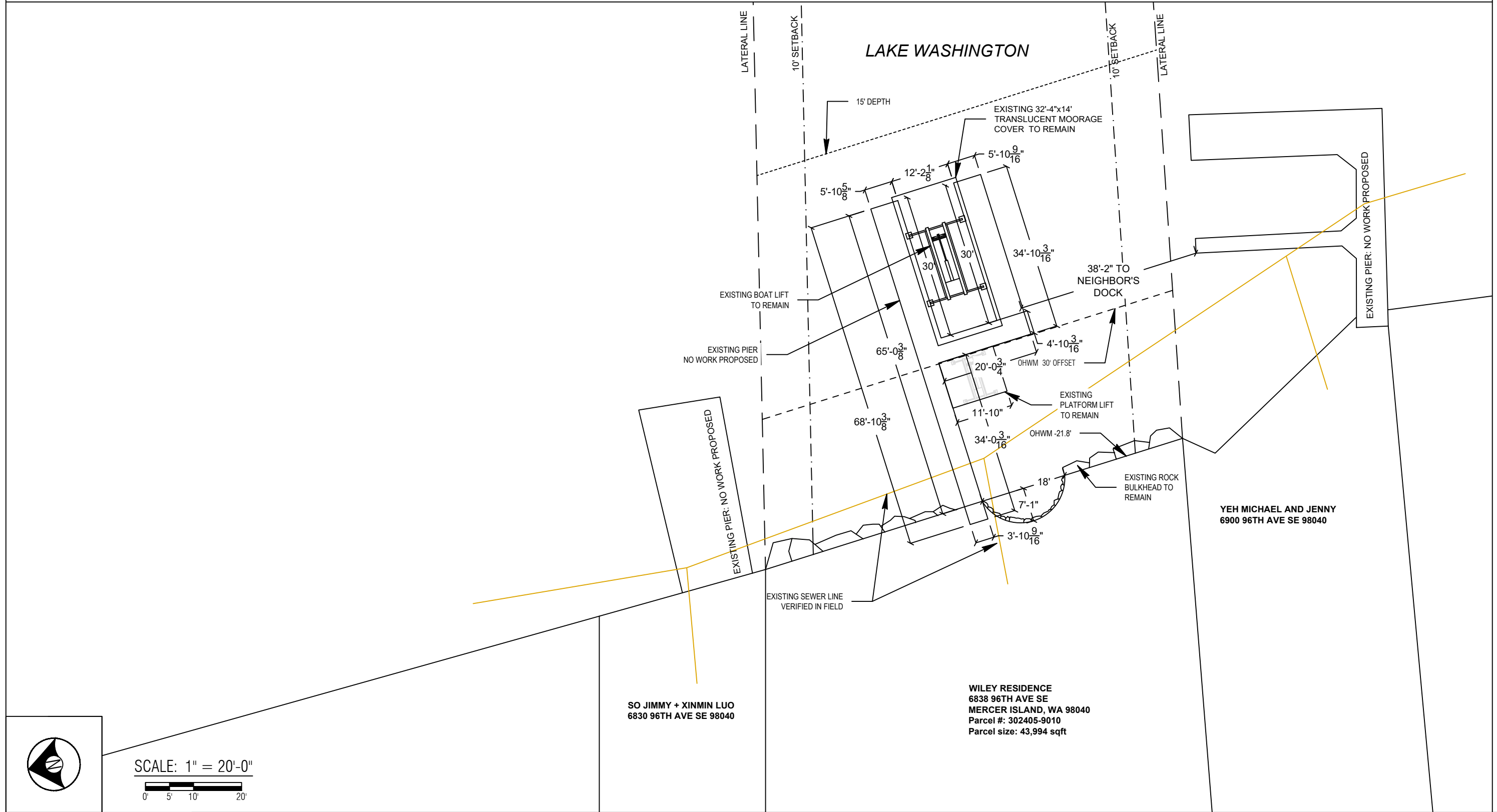
Created: 11/04/21

Last Updated: 7/10/2025 12:25 PM Kady

**SHEET  
A2.0**

# EXISTING CONDITIONS

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



**County:** King County  
**Location:** Lake Washington

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Seattle, WA 98119

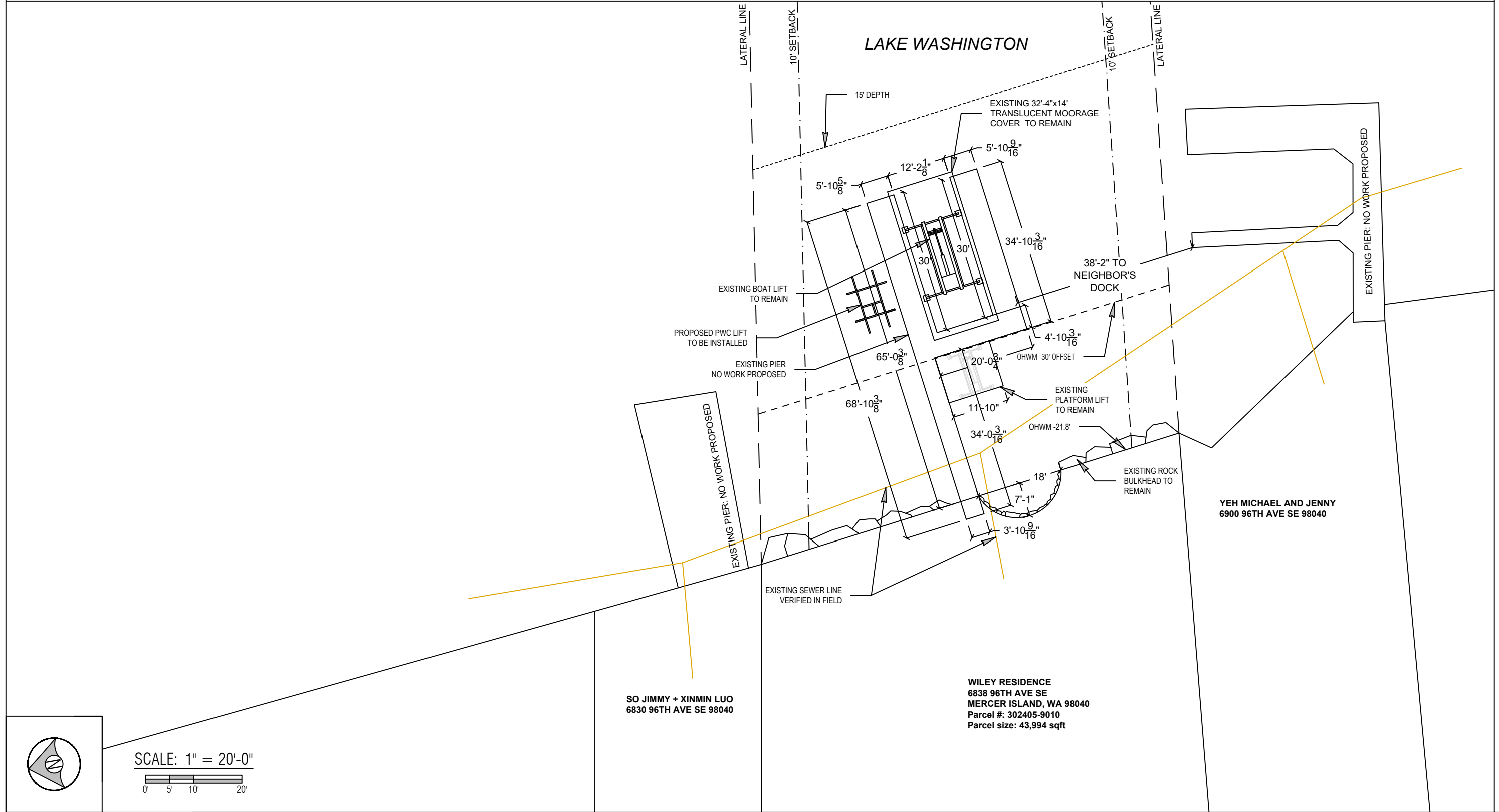
Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

Scope of Work: We propose to install (1) pwc lift.

**SHEET**  
**A3.0**

# PROPOSED CONDITIONS

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



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**Location:** Lake Washington

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**SHEET  
A4.0**

NWS-XXX-2024  
PAGE 4 OF 9

# PIER DETAILS - EXISTING/PROPOSED

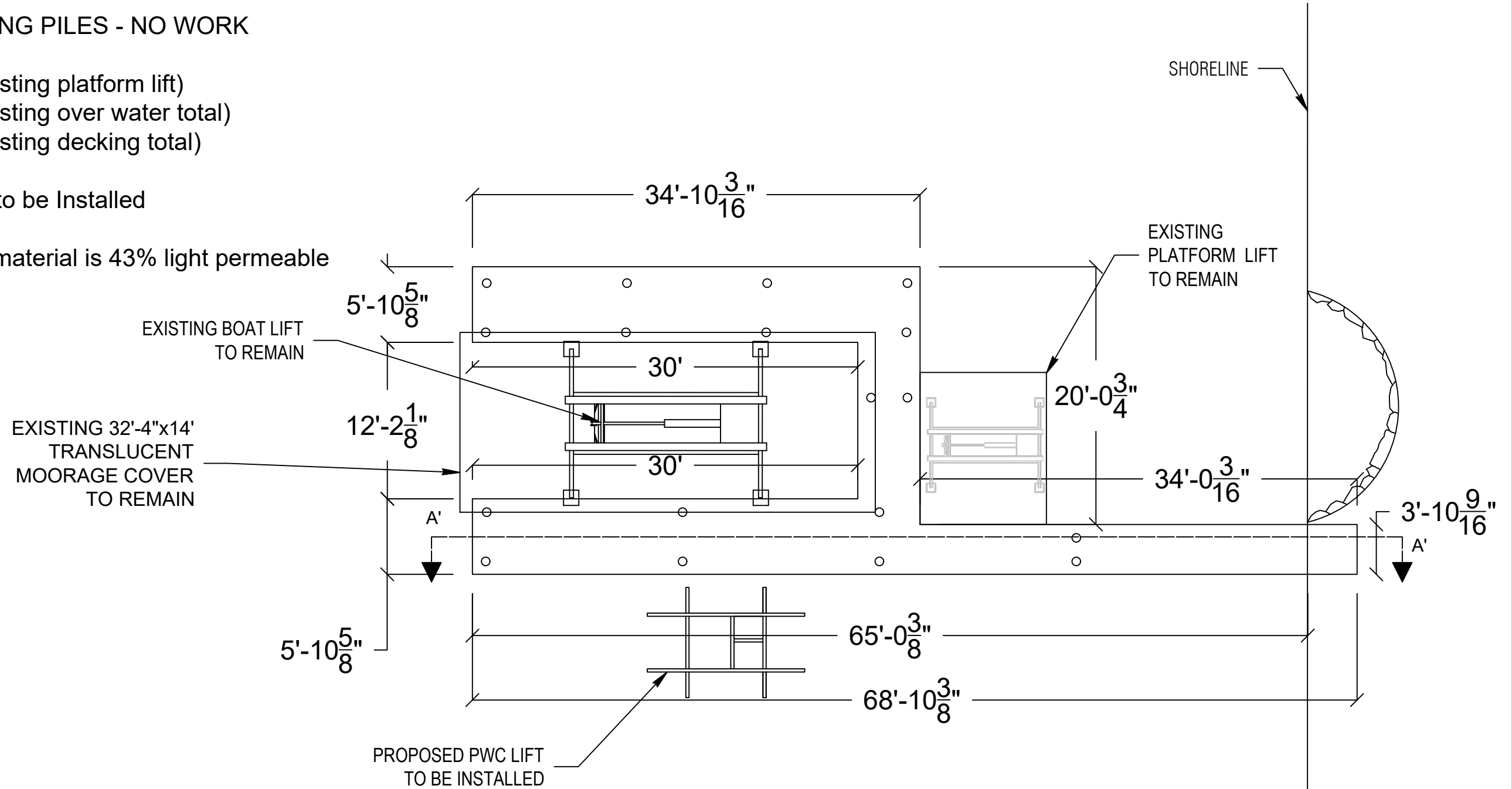
## LEGEND

○ (18) EXISTING PILES - NO WORK

Area: 116 sqft (existing platform lift)  
 Area: 580 sqft (existing over water total)  
 Area: 596 sqft (existing decking total)

(1) New PWC Lift to be Installed

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



PLAN VIEW



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Scope of Work: We propose to install (1) pwc lift.

County: King County  
 Location: Lake Washington

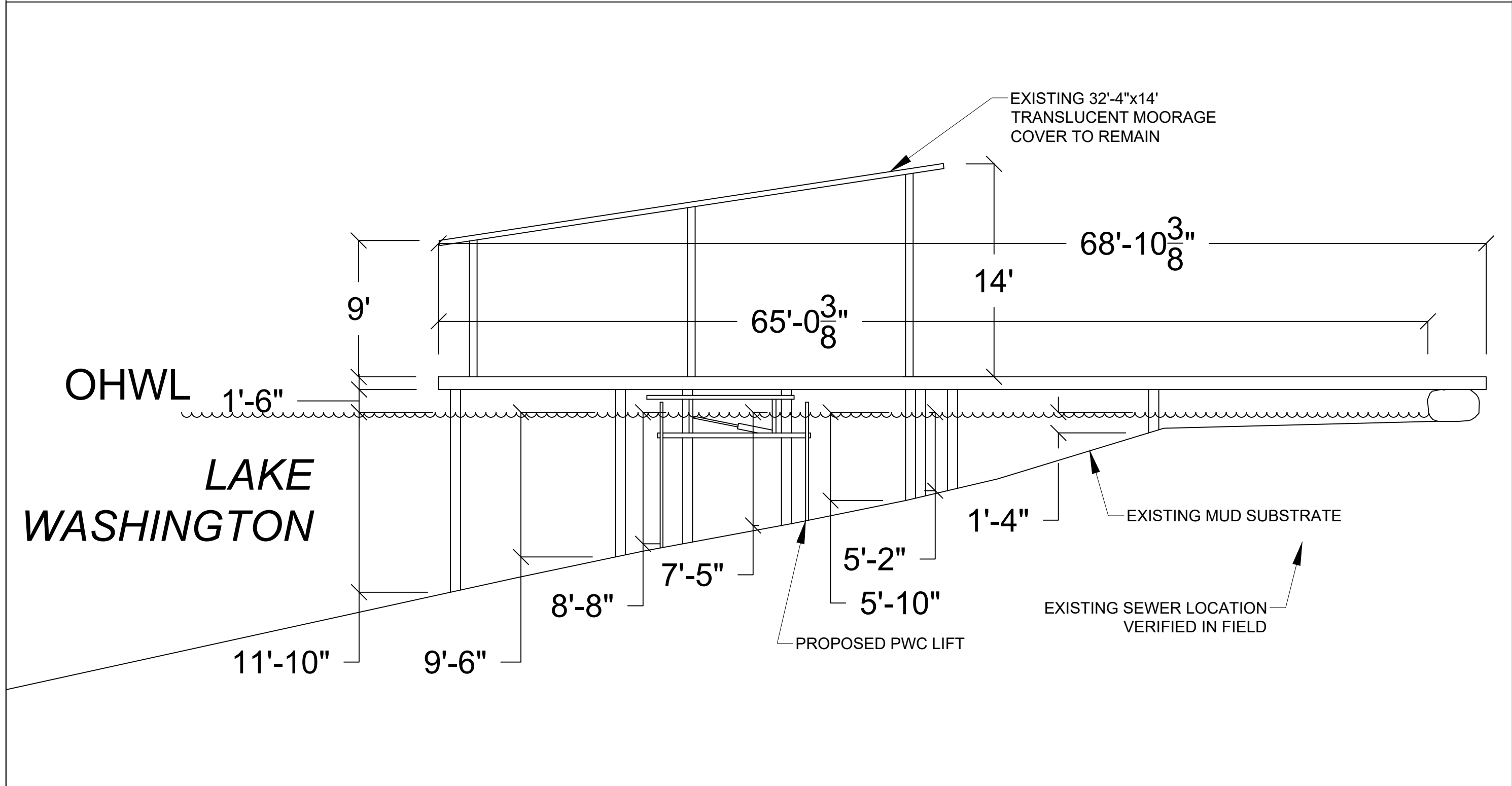
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**SHEET**  
**A5.0**

# PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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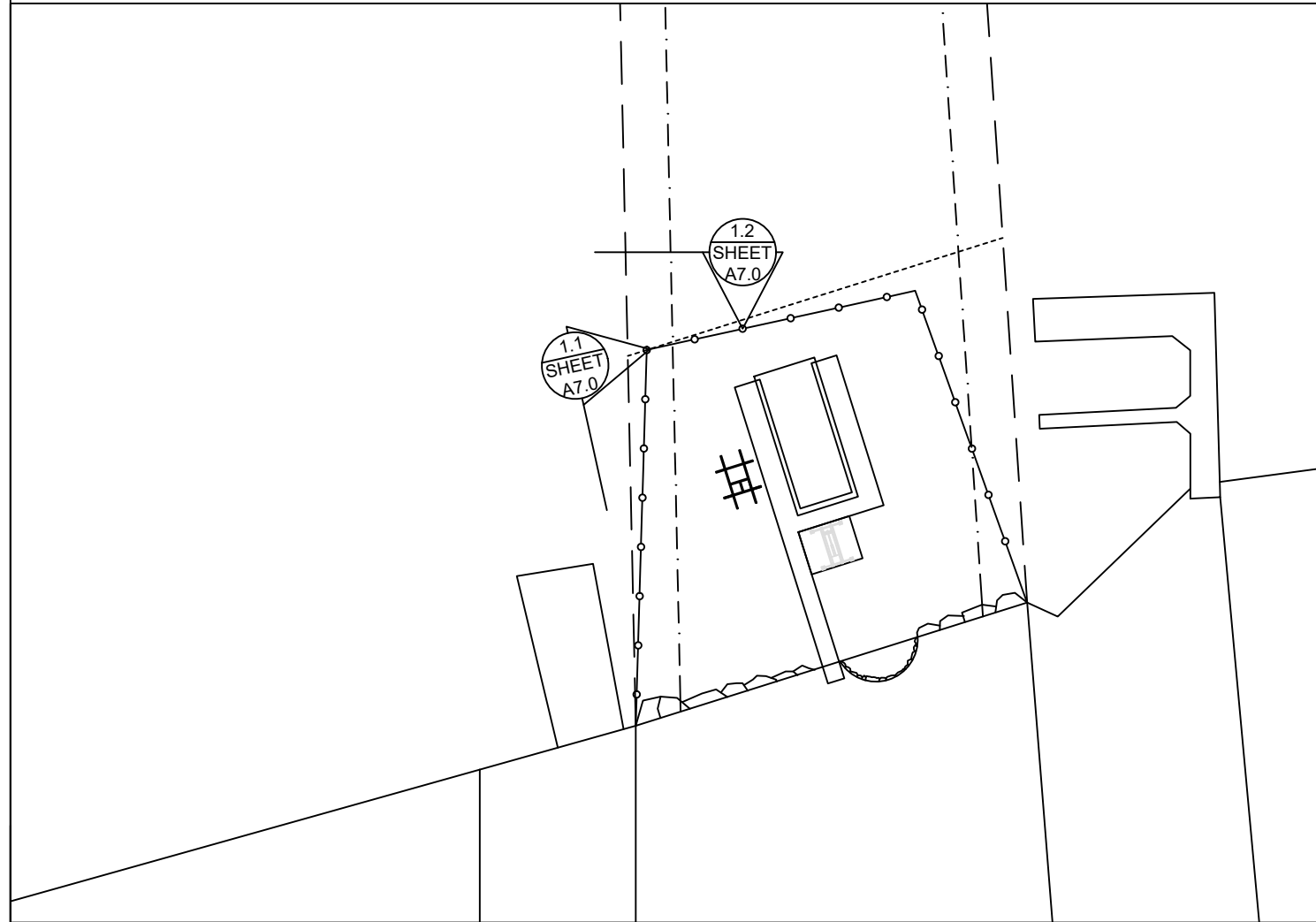
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**SHEET**  
**A6.0**  
 NWS-XXX-2024  
 PAGE 6 OF 9

Last Updated: 7/10/2025 12:25 PM Kady

Created: 11/04/21

# BMP INFORMATION

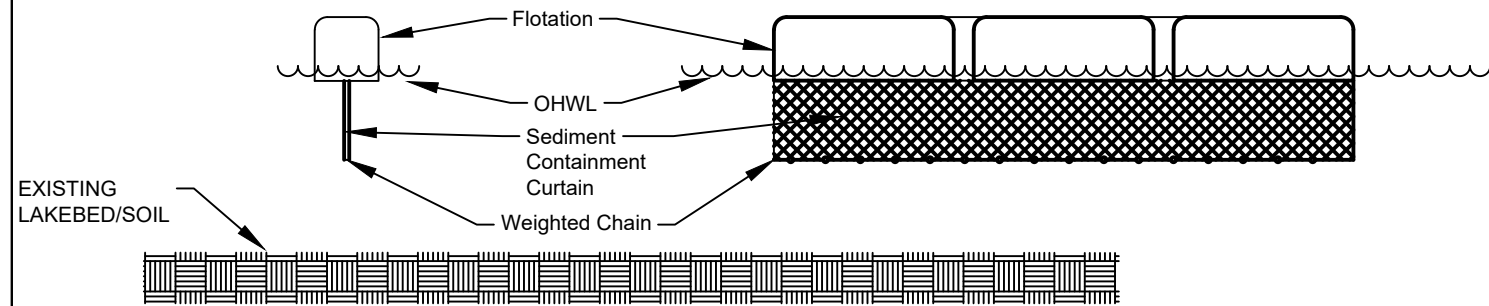


## BMP NOTES:

- 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 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.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2

Scope of Work: We propose to install (1) pwc lift.



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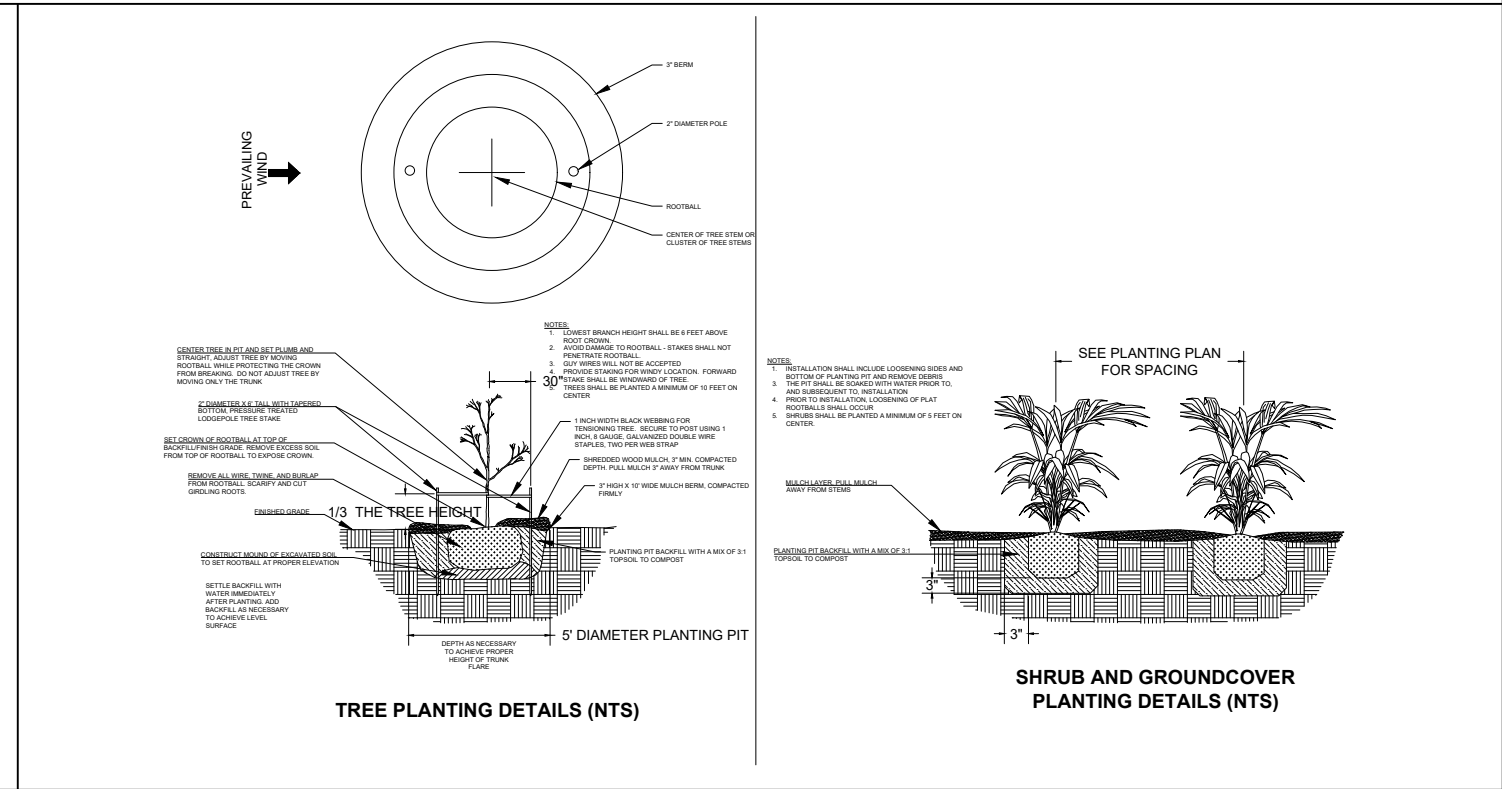
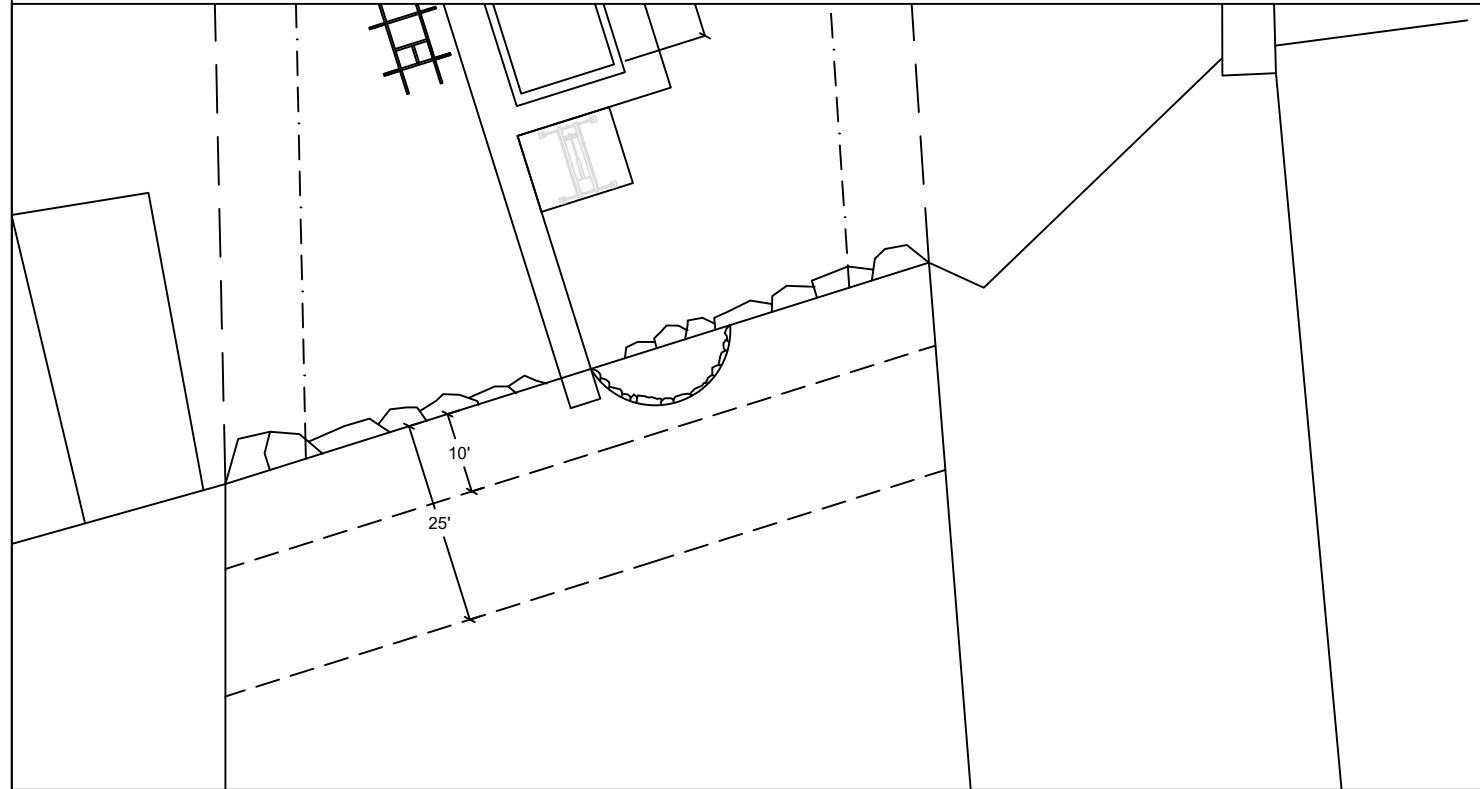
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Created: 11/04/21

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**SHEET**  
**A7.0**

# MITIGATION PLAN



No proposed mitigation due to limited scope of work.



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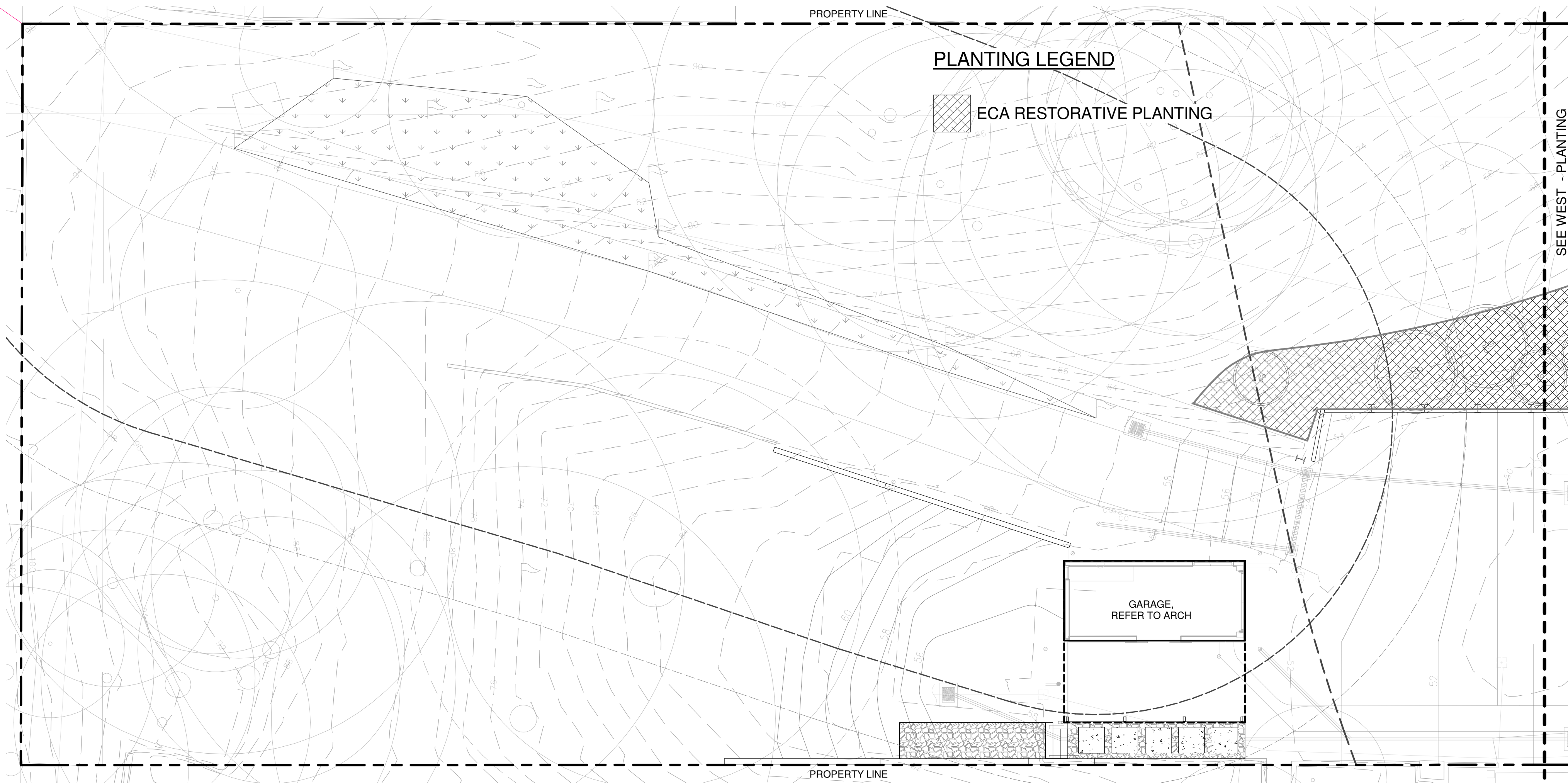
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**Created:** 11/04/21

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**SHEET A8.0**

NWS-XXX-2024  
 PAGE 8 OF 9



1 EAST - PLANTING  
1" = 10'-0"

**PLANTING LEGEND**

ECA RESTORATIVE PLANTING

**EMAIL RECAP FROM WATERSHED (FOR REFERENCE):**

From: Nell Lund <nLund@watershedco.com>  
 Sent: Tuesday, November 9, 2021 1:33 PM  
 To: Shannon Leslie <shannonl@bergerpartnership.com>; April Ng <ang@MillerHull.com>; matthew@wiley.net; Jonathan Morley <jonathanm@bergerpartnership.com>; Christine Abbott <christinea@bergerpartnership.com>  
 Cc: Brian Court <BrianCourt@MillerHull.com>; Keegan Raleigh <kraleigh@MillerHull.com>; Janet Buttenwieser <janet@wiley.net>  
 Subject: RE: Ml Buttenwieser - shoreline mitigation

After talking to our senior planner, Kenny Booth, here are responses to questions raised in our Thursday call.

- 1) We plan to submit a concept-level plan with our CAR and reference Berger's landscape plan for the plant schedule. Our concept plan will need to include the agreed upon native plant species list and sizes/quantities for trees, shrubs and groundcover plants for the mitigation area only. We have coordinated with landscape architects on other projects in a similar fashion.
- 2) The code does not prohibit the use of native no-mow grass as a native groundcover. You can certainly propose it.
- 3) Mercer Island code doesn't specify plant spacing/density requirements. It's not unusual for similar sized shoreline lots to include 2-3 trees near the property edges. For reference, City of Sammamish requires 1 tree for every 500 SF and 1 shrub for every 25 SF. If we use that as a benchmark, this 1,560 SF mitigation area would need 3 trees and 63 shrubs. [Note: You could propose slightly fewer shrub since it's not specified in code. 30 SF spacing would reduce the shrub quantity to 52, for example.] I'd recommend adding some groundcover container plants to non-grass areas, such as a sword fern and coastal strawberry. I'm open to suggestions from Berger on groundcover container plant quantities. If I assume about a third-to-half the mitigation includes groundcover container plants at 4-ft on-center spacing, that'd require about 37 - 57 plants. In summary, I suggest the following:  
 3 native trees (size: 2 gal or 5 gal)  
 52 - 63 native shrubs (1 gal or 2 gal)  
 37 - 57 native groundcover plants (4" or 1 gal)  
 No mow native grass seed
- 4) Berger/team please mark up the concept plan to indicate how you'd like to modify the mitigation area. We just have to retain a 1,560 SF mitigation area within the 0-20-ft shoreline setback.

**PLANT PALETTE:**

(3) MITIGATION TREES (APPROVED LIST BY CORE, PROVIDED BY SEABORN - 3 TREES REQ.)  
 ACER MACROPHYLLUM 5 GAL, 10' O.C.

(52) SHRUBS  
 ACER CIRCINATUM | VINE MAPLE | 6-8' HT. MIN., MULTI-TRUNK  
 SYMPHORICARPUS ALBUS | SNOWBERRY | 3 GAL.  
 RIBES SANGUINEUM | RED FLOWERING CURRANT | 3 GAL.  
 VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 1 GAL.  
 GAULTHERIA SHALLON | SALAL | 1 GAL.

(64) GROUNDCOVERS  
 FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 4" POT  
 ARCTOSTAPHYLOS UVA URSI | KINNIKINICK | 4" POT  
 MAHONIA REPENS | CREEPING OREGON GRAPE | 1 GAL.  
 SEDUM OREGANUM | STONECROP | 4" POT  
 POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 1 GAL.  
 DESCHAMPSIA CESPITOSA | TUFTED HAIR GRASS | 1 GAL.  
 CAREX OBNUPTA | SLOUGH SEDGE | 1 GAL.

NO MOW NATIVE GRASS MIX

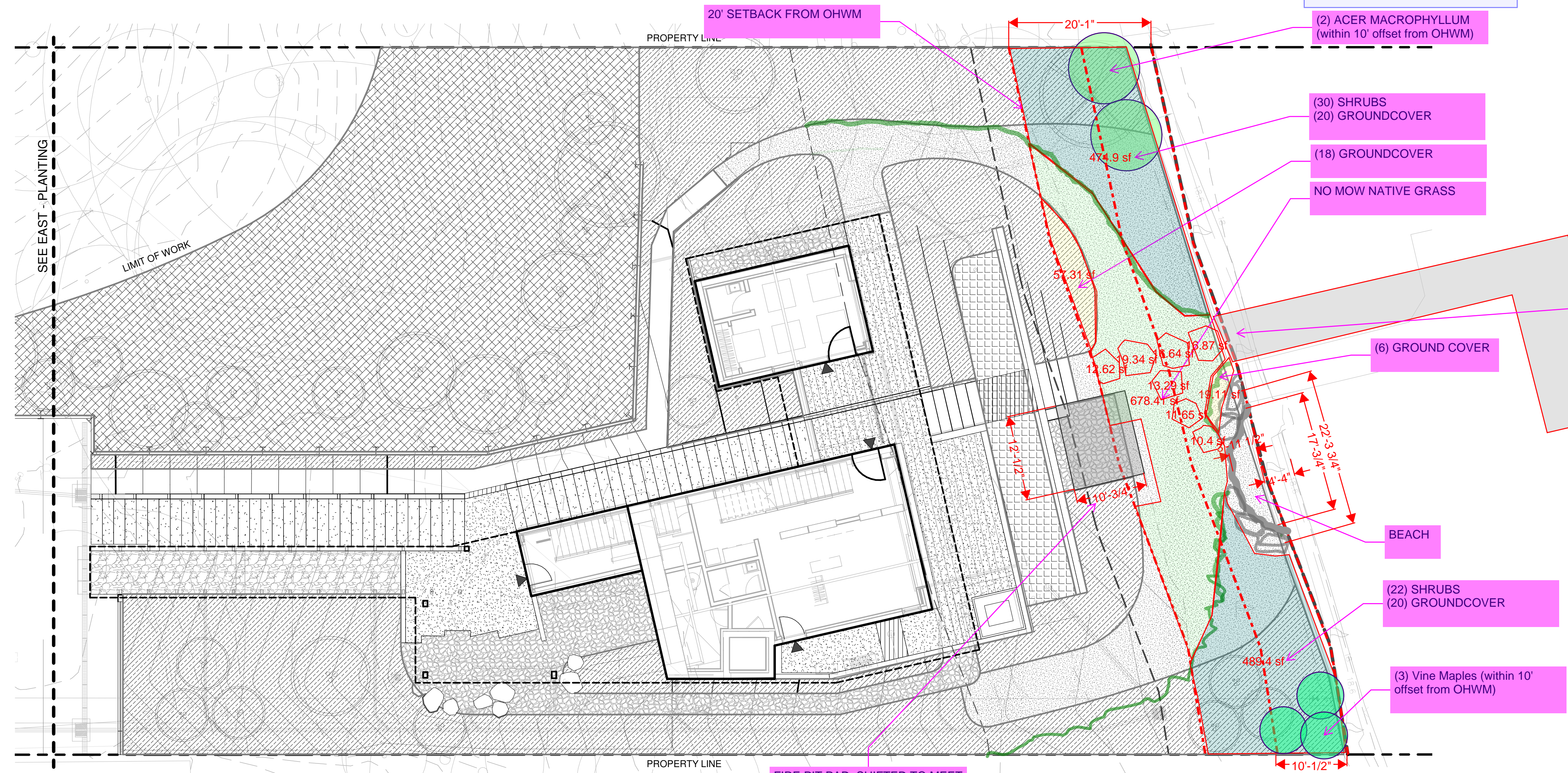
**AREA TOTALS:**  
 REQUIRED SF: 1,560  
 (1040 SF) NATIVE PLANTING AREAS (TREES, SHRUBS, GROUNDCOVERS)  
 (678 SF) NO MOW NATIVE GRASS  
 (1,718) TOTAL

**PLANTING LEGEND**

- BIORETENTION PLANTING
- ECA RESTORATIVE PLANTING
- LAWN
- NATIVE / ADAPTED PLANTING

INVASIVE SPECIES WILL BE REMOVED ON ALL LANDSCAPE AREAS ON SITE

\* SEE SHEET L603 FOR COMPLETE PLANTING SCHEDULE



2 WEST - PLANTING  
1" = 10'-0"

STAMP

**MERCER ISLAND HOUSE: CASCADE**

6838 96th Ave SE  
 Mercer Island, WA 98040

SUBMITTAL  
 APPROX. NEW DOCK LOCATION

**CD PROGRESS SET**

October 1, 2021

REVISIONS

No.	Description	Date

Drawn: Author  
 Checked: Checker  
 MJH Proj No.:

Issue Date: October 1, 2021

SHEET

**PLANTING PLANS L601-PH1**

