

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"

Decking Material: FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- * Surface - 43%

Sewer:

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

Piles:

- * Repair piles are done as a sleeve method

Preservatives

- * Wood Shall be seasoned dry with a maximum moisture content of 19%
- * Preservative treated wood shall conform to the american wood protection association (AWP) UC4A. All wood shall bear a treatment identification mark by the certifying agency.

CODE REFERENCES: Mercer Island

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

“Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities” per MIMC 19.13050(F)(2).

2. Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities. The maintenance, repair and complete replacement of legally existing overwater structures is permitted; provided, that:

i. All permit requirements of federal and state agencies are met;

All applicable permit requirements will be met.

ii. The area, width, or length of the structure is not increased, but may be decreased;

The area of the structure is being decreased.

iii. The height of any structure is not increased, but may be decreased; provided, that the height above

the OHWM may be increased as provided in subsection (F)(2)(ix)(b) of this section;

The height above OHWM is being increased to 1'4".

iv. The location of any structure is not changed unless the applicant demonstrates to the director’s satisfaction that the proposed change in location results in: (A) a net gain in ecological function, and (B) a higher degree of conformity with the location standards for a new overwater structure;

The location of the structure is not changing.

v. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;

All piles are existing wood, pile repair sleeves are epoxy coated steel.

vi. Any paint, stain or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds;

All paint, stains and preservatives will be leach resistant and completely cured. Materials will not be treated with pentochlorophenol, creosote, CCA, or any comparably toxic compounds.

vii. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife;

We will abide by the applicable work windows.

viii. 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; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 29 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

Disturbance of bank vegetation will be kept to the minimum amount necessary. It will be replaced with native herbaceous and woody vegetation, and will be completed within 48 hours of the completion of construction.

ix. Structural Repair. The structural repair, which may include replacement of framing elements, of moorage facilities that results in the repair of more than 50 percent of the structure’s framing elements within a five-year period shall comply with subsections (F)(2)(ix)(a) through (F)(2)(ix)(c) of this section. For this section, framing elements include, but are not limited to, stringers, piles, pile caps, and attachment brackets, as shown in Figure D:

a. One hundred percent of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;

All grated decking to be used in this repair has a minimum 43% light transmittance.

b. The height above the OHWM for moorage facilities, except floats, shall be a minimum of one and one-half feet and a maximum of five feet; and

The height of the existing pier is being raised to 1'4" over OHWM.

c. An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in Table D of this section.

We will be repairing the existing pier.

x. Exterior surface repair. The exterior surface repair, which may include the replacement of exterior surface materials of moorage facilities that results in the repair of more than 50 percent of the surface area of the moorage facility's decking, fascia, and platform lifts within a five-year period (see Figure D), shall be required to utilize materials that allow a minimum of 40 percent light transmittance over 100 percent of the dock; and

xi. Any decking that is removed in the course of repair shall be replaced with decking materials that allow a minimum of 40 percent light transmittance.

All decking used in this repair has a minimum 43% light transmittance. No other exterior surfaces are being repaired.

Last permit issued for property: SHL22-004

Dock established/constructed:

County: King County
 Location: Lake Washington
 Applicant: Vedder Residence
 6761 W Mercer Way
 Mercer Island, WA 98040
 Datum: CORPS OF ENGINEERS 1919
 NE Quarter Of Section 25, Township 24, Range 04
 Adjacent Owners:
 CC&S LLC
 6705 W MERCER WAY 98040
 LAPAN ROSANNE F
 7 EDEN LN W 98040
 Last Updated: 5/1/2026 12:10 PM Kady
 Created: 10-13-2025



Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119

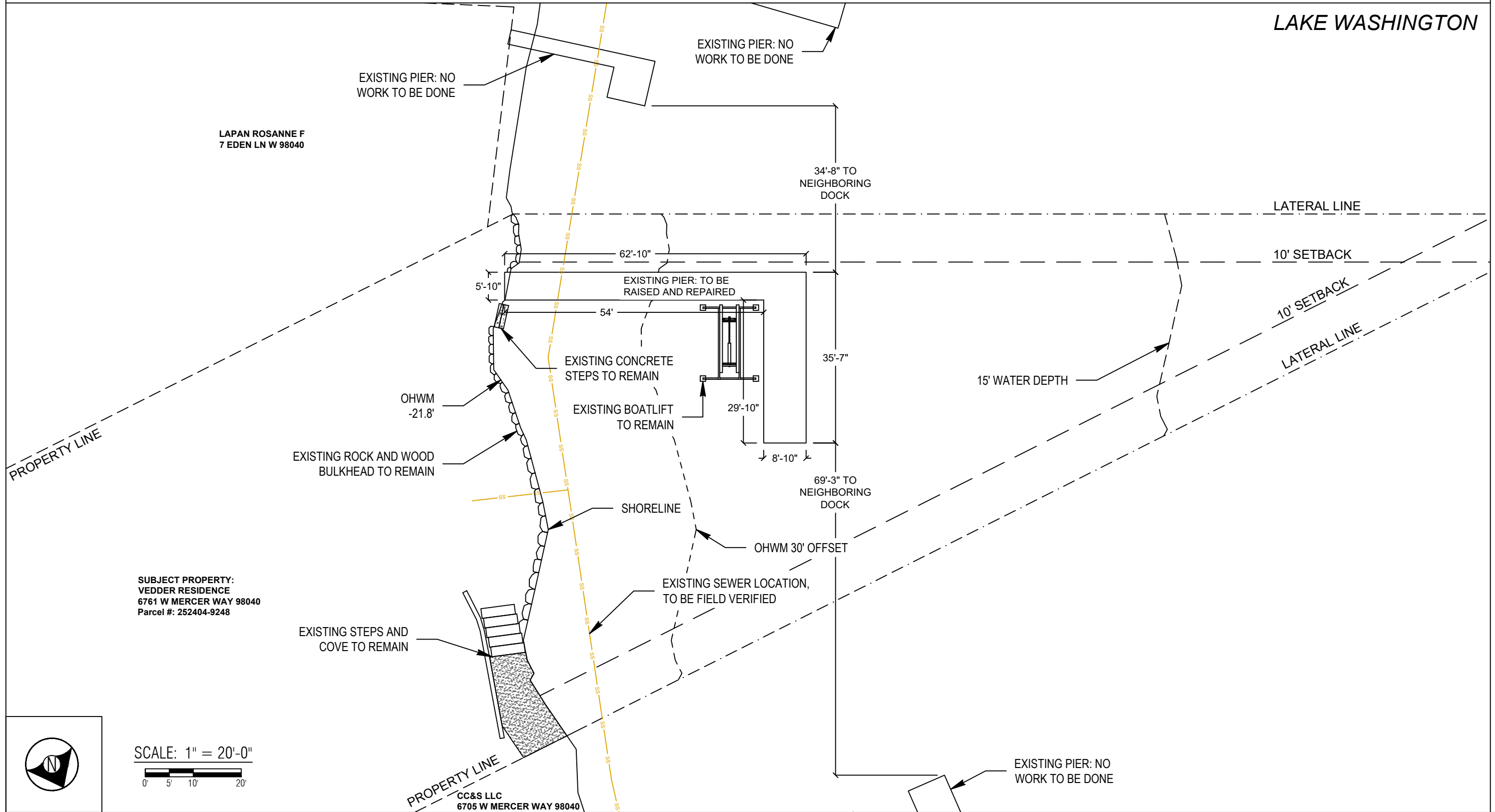
Office: 206-236-1700 ext. 5
 www.seabornpiledriving.com

Scope of Work: We propose to repair the existing dock, retain the existing trim and decking, repair (8) existing piles, and raise the overall dock height by 4 inches.

**SHEET
2.0**

EXISTING CONDITIONS

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



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SCALE: 1" = 20'-0"
 0' 5' 10' 20'



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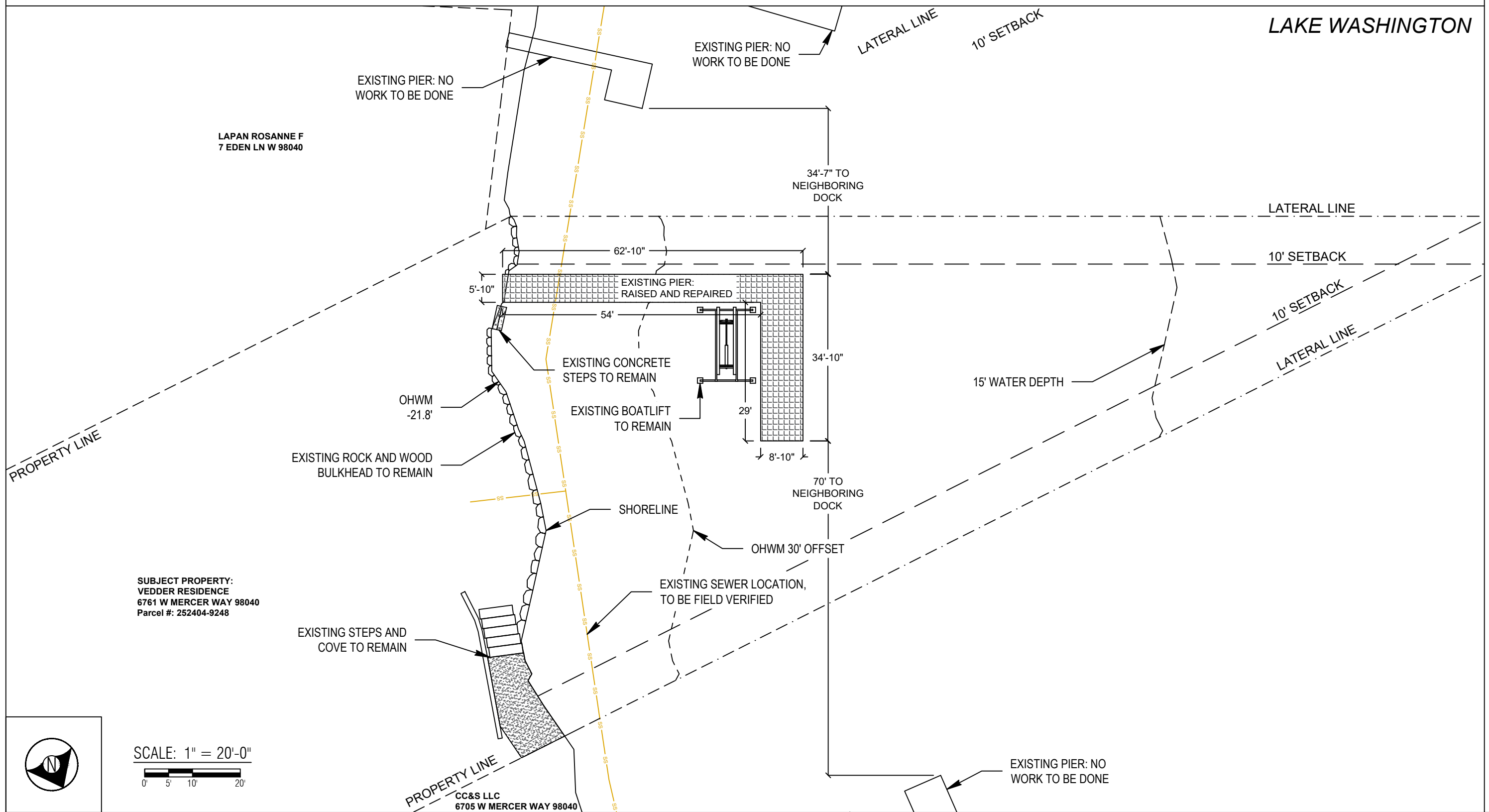
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PROPOSED CONDITIONS

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



LAPAN ROSANNE F
7 EDEN LN W 98040

SUBJECT PROPERTY:
VEDDER RESIDENCE
6761 W MERCER WAY 98040
Parcel #: 252404-9248



SCALE: 1" = 20'-0"
0' 5' 10' 20'



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PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

LEGEND

⊕ (8) EXISTING PILES - TO BE REPAIRED

○ (8) EXISTING PILES - NO WORK TO BE DONE

Existing Dock Overwater: 635 sqft

Existing Dock Total: 639 sqft

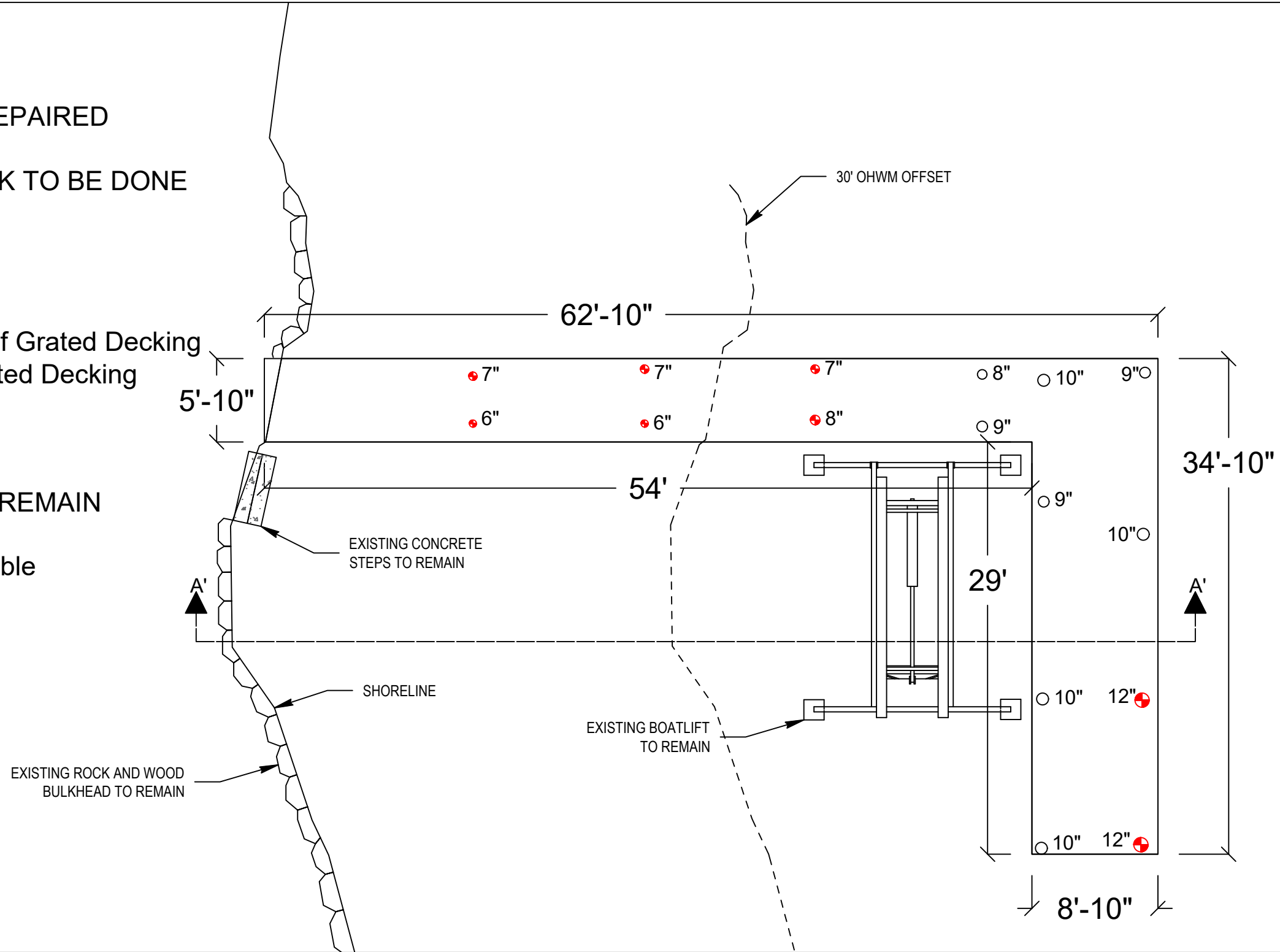
Proposed Dock Overwater: 622 sqft of Grated Decking

Proposed Dock Total: 626 sqft of Grated Decking

Increase Dock Height by 4 inches

EXISTING TRIM AND DECKING TO REMAIN

**Grated decking is 43% light permeable



PLAN VIEW



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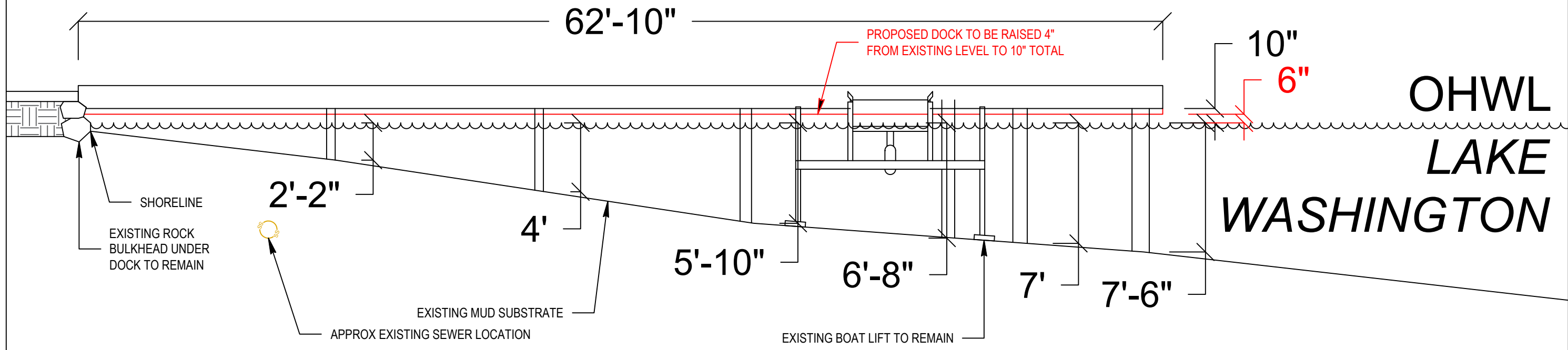
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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'

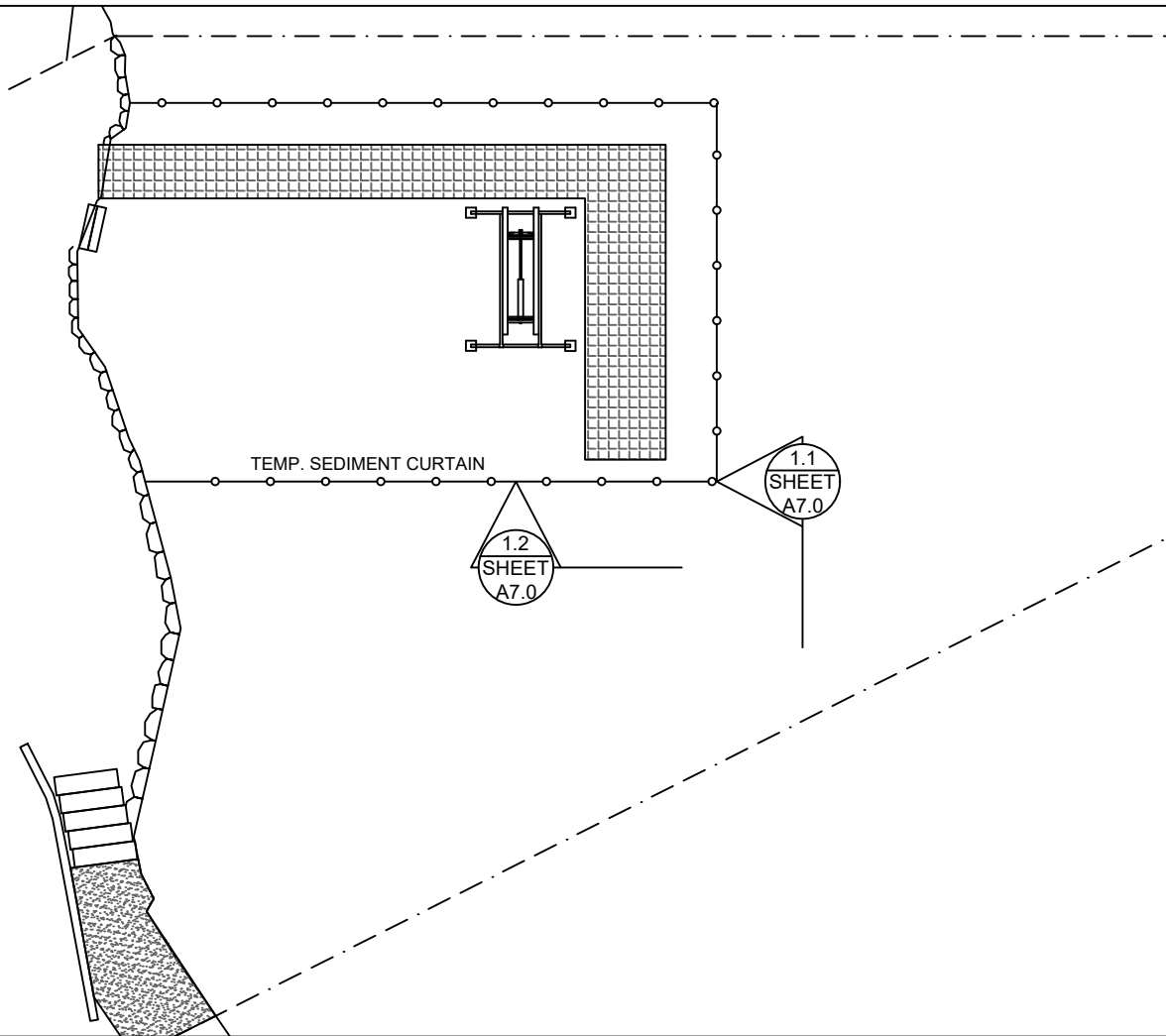


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BMP INFORMATION

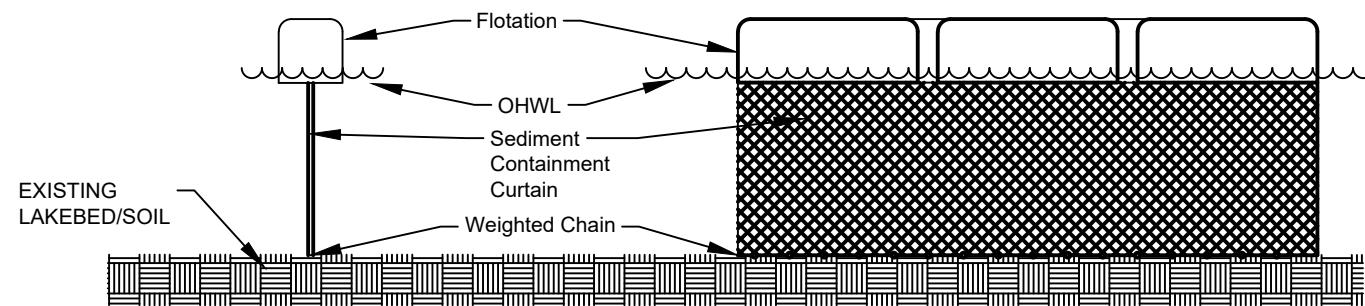


BMP NOTES:

- 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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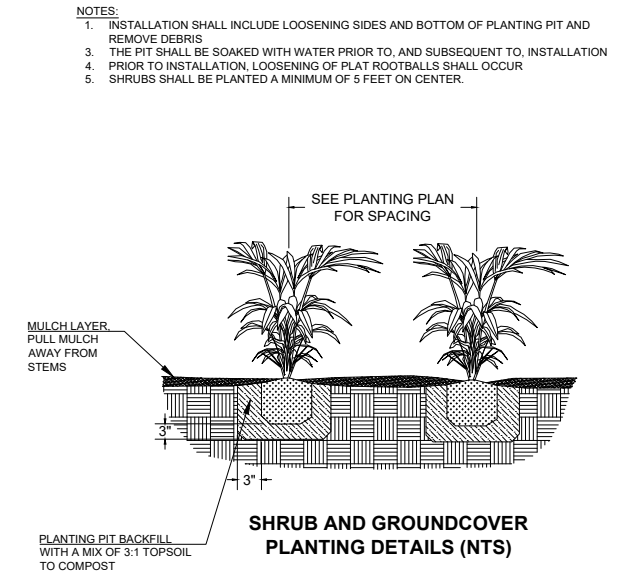
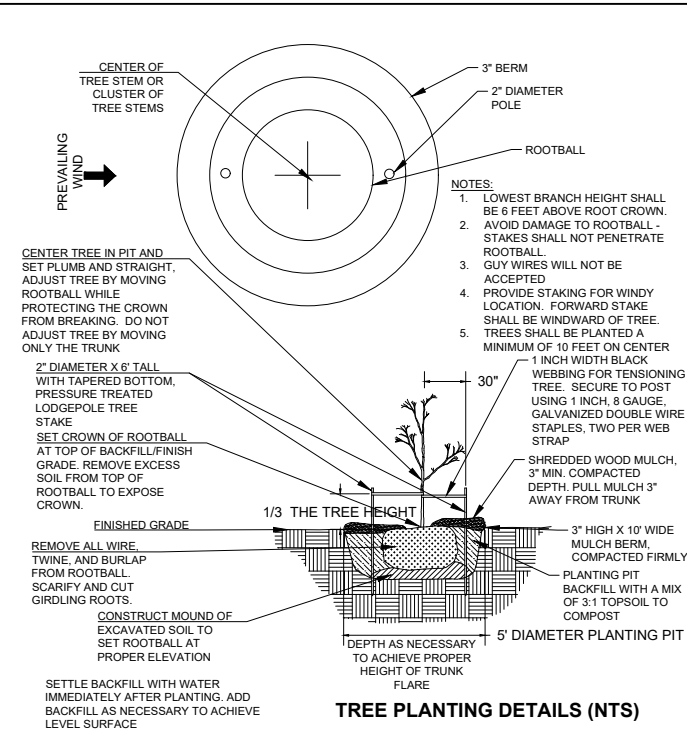
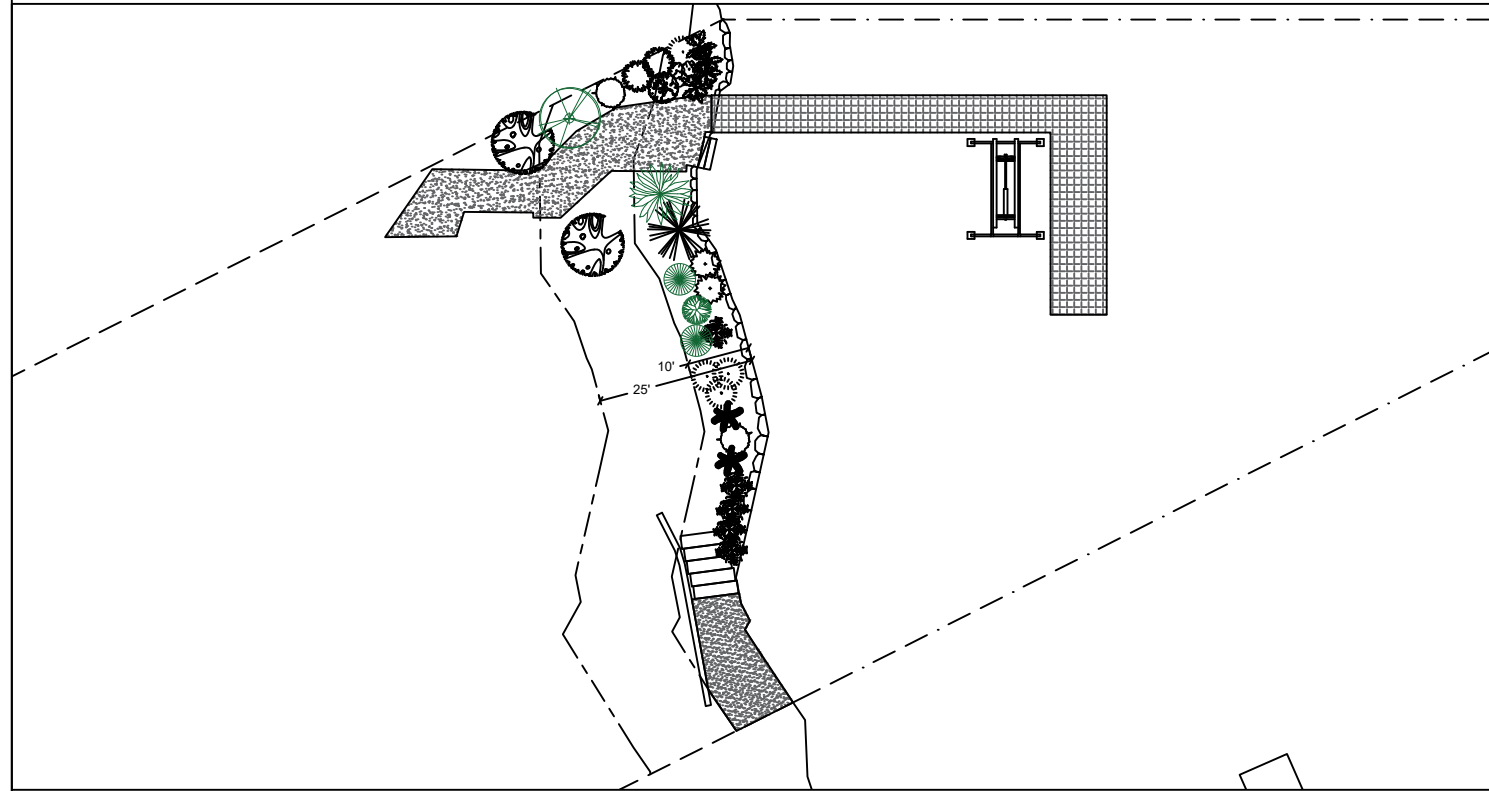
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MITIGATION PLAN



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.

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.



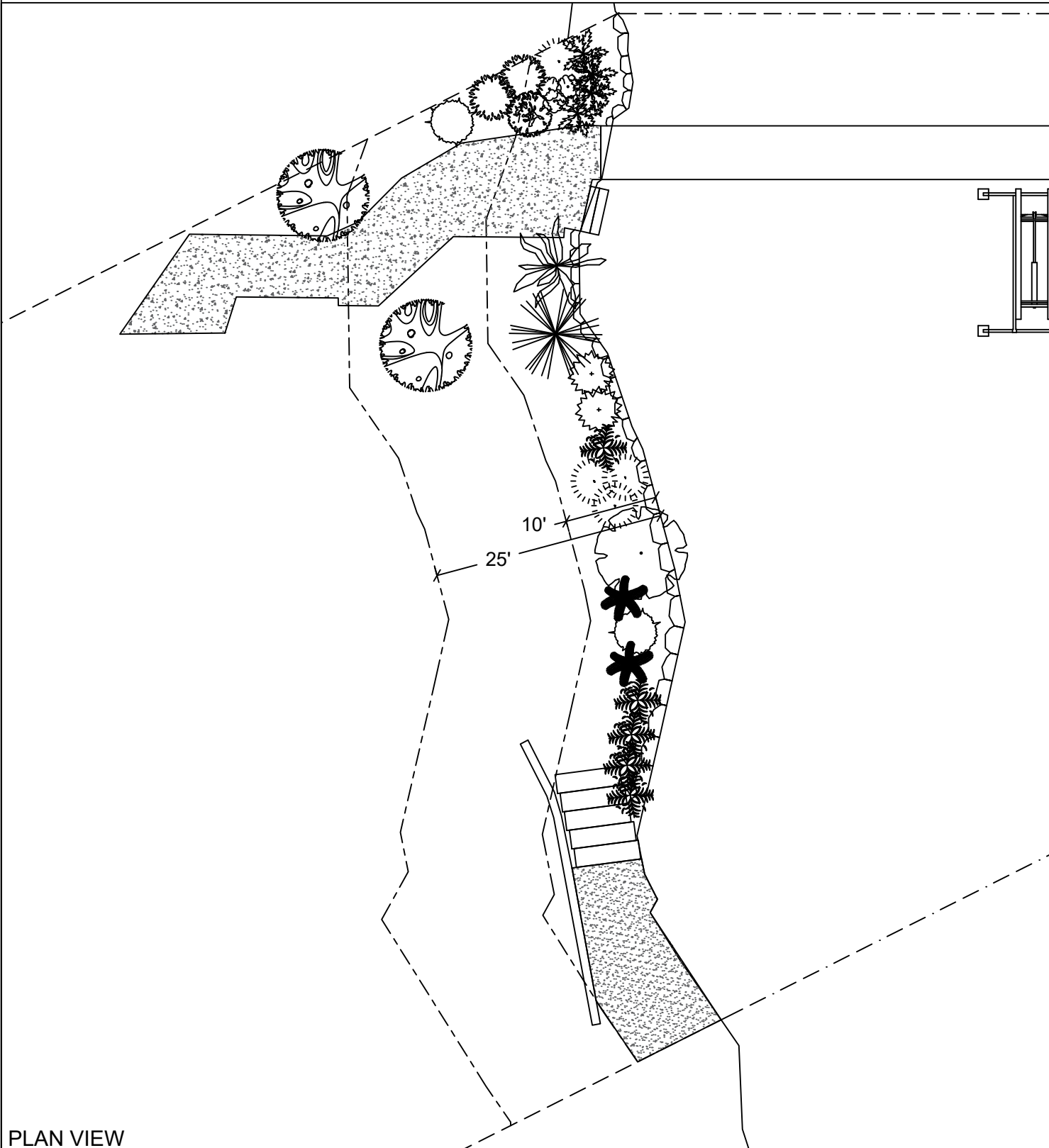
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EXISTING PLANT PLAN



PLAN VIEW

SYMBOL	PLANT	SCIENTIFIC NAME	QUANTITY
	Red Currant	Ribes rubrum	4
	David Viburnum	Viburnum davidii	5
	Laceleaf Maple	Acer palmatum var. dissectum	2
	Rhododendron	Rhododendron	2
	Bog Rosemary	Andromeda polifolia	4
	Cardinal Lobelia	Lobelia cardinalis	3
	European Blueberry	Vaccinium myrtillus	2
	Gold Hosta	Hosta "Gold Standard"	1
	Ponderosa Pine	Pinus ponderosa	1
	Wickwar Flame	Calluna vulgaris	2
	Japanese Maple	Acer palmatum	2
	Big-Lead Maple	Acer macrophyllum	1
	Shore Pine	Pinus contorta v contorta	1

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