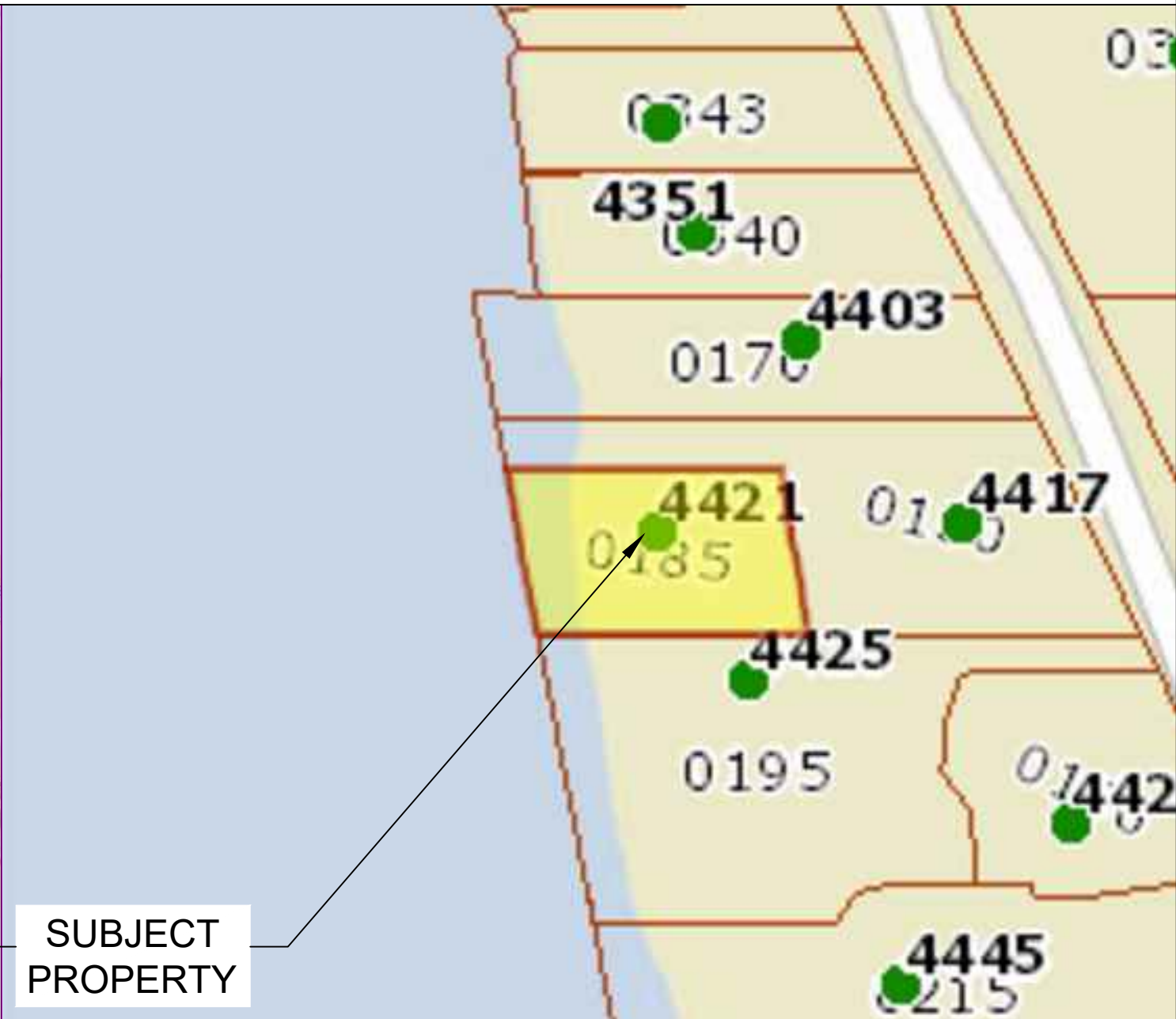
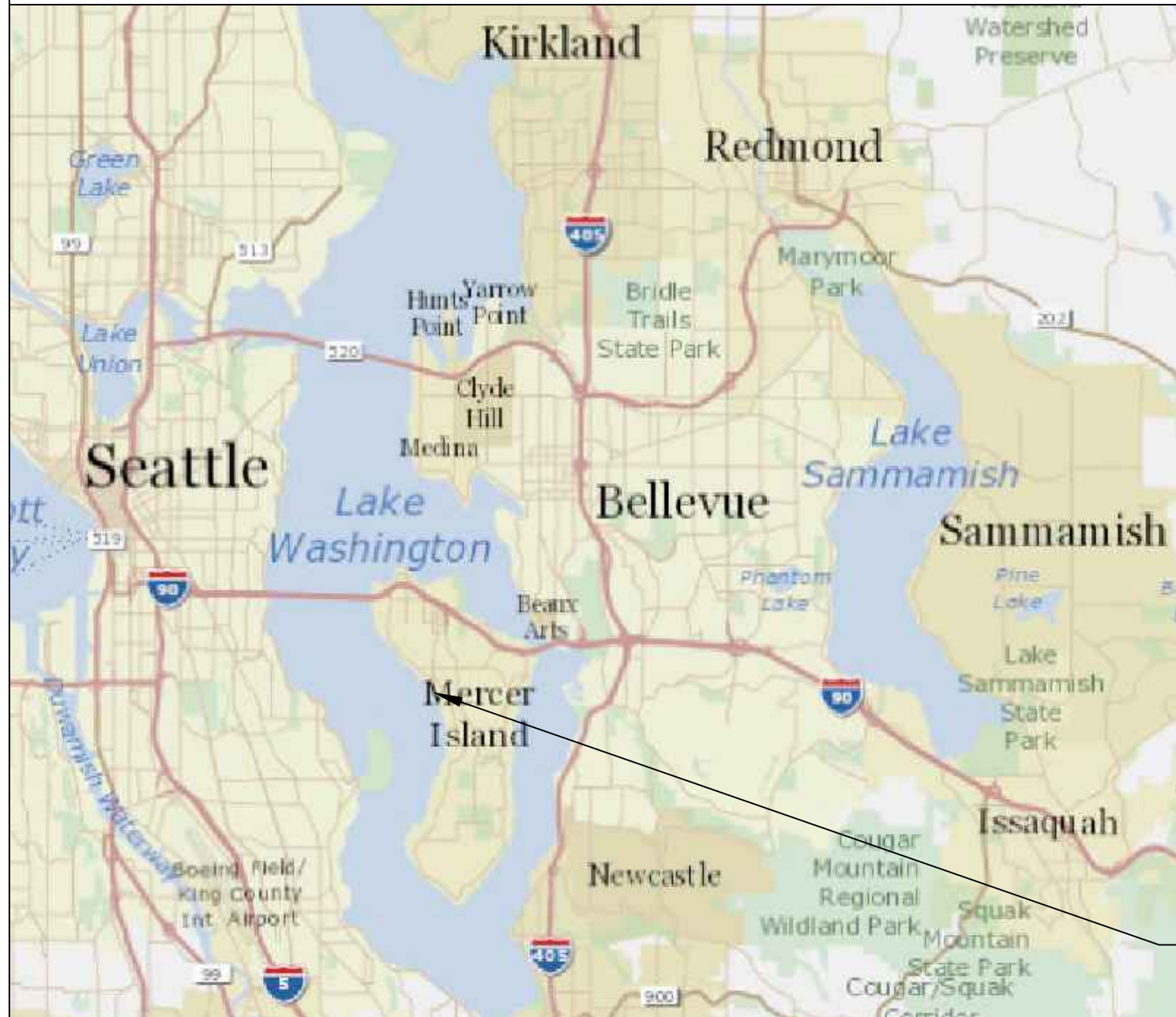


SITE PLAN



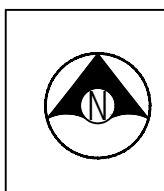
**SUBJECT
PROPERTY**

Pin: 548270-0185

Legal Description: MERRIMOUNT ADD POR W OF LN OF 38 DIST 171.81 FT W FR NE COR SD 38 & BRG S 08-14 E TO S LN OF 39 & SH LDS ADJ

Plat Block:
Plat Lot: 38-39

LAT: 47.56694 LONG: -122.23289



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Location: Lake Washington

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Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 13, Township 24, Range 04

Adjacent Owners:
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4425 FOREST AVE SE 98040

REBMAN CHAD+JENNIFER
4417 FOREST AVE SE 98040

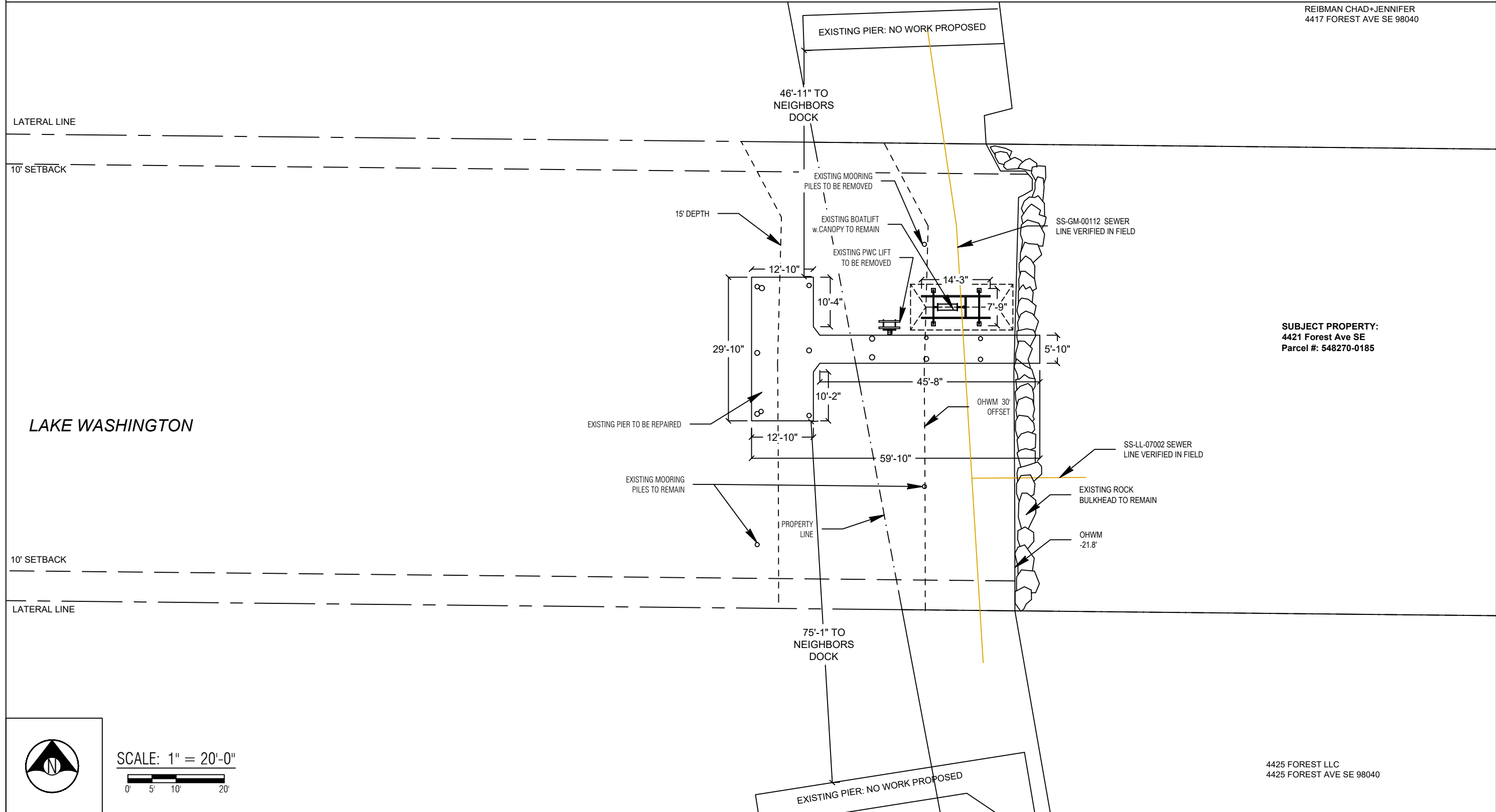
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EXISTING CONDITIONS

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



REIBMAN CHAD+JENNIFER
4417 FOREST AVE SE 98040

SUBJECT PROPERTY:
4421 Forest Ave SE
Parcel #: 548270-0185

4425 FOREST LLC
4425 FOREST AVE SE 98040

LATERAL LINE

10' SETBACK

10' SETBACK

LATERAL LINE

LAKE WASHINGTON



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



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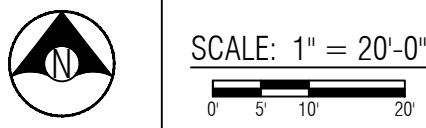
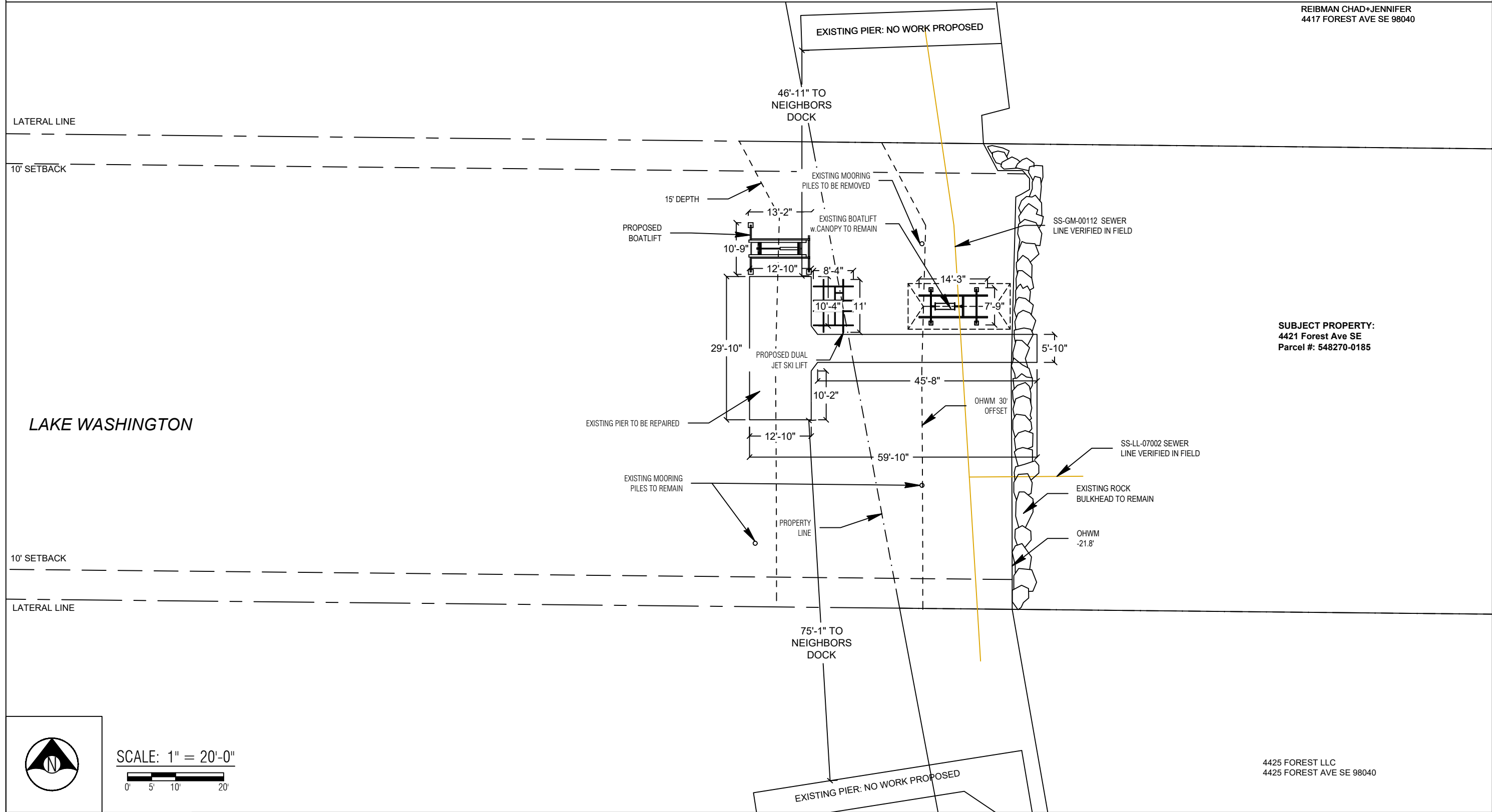
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PROPOSED CONDITIONS

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



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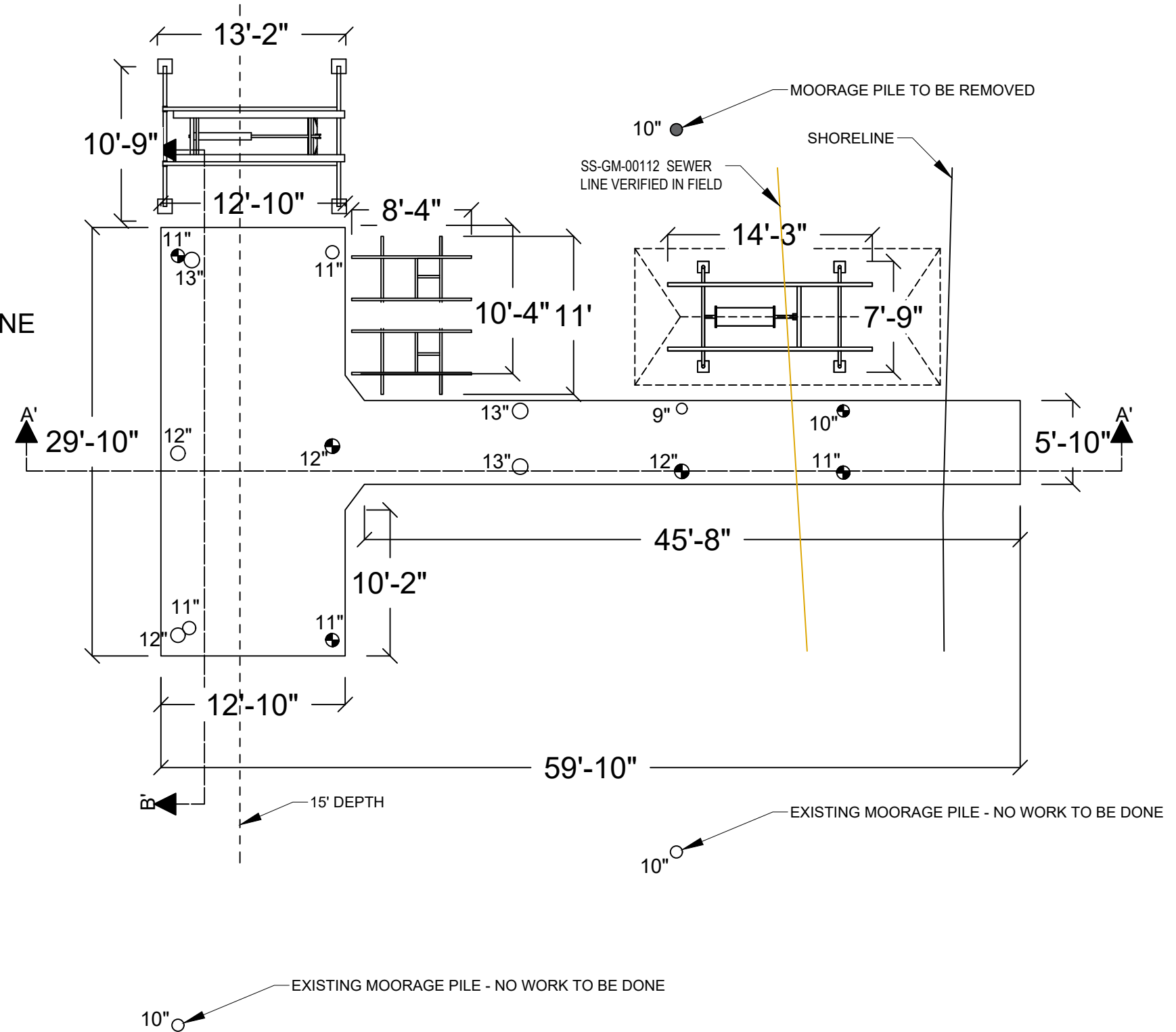
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PIER DETAILS - EXISTING/PROPOSED

LEGEND

- (6) EXISTING PILES - TO BE REPAIRED
- (8) EXISTING PILES - NO WORK TO BE DONE
- (1) EXISTING MOORING PILE - TO BE REMOVED
- (2) EXISTING MOORING PILE - NO WORK TO BE DONE

Area: 650 sqft (total - no work to be done)



PLAN VIEW



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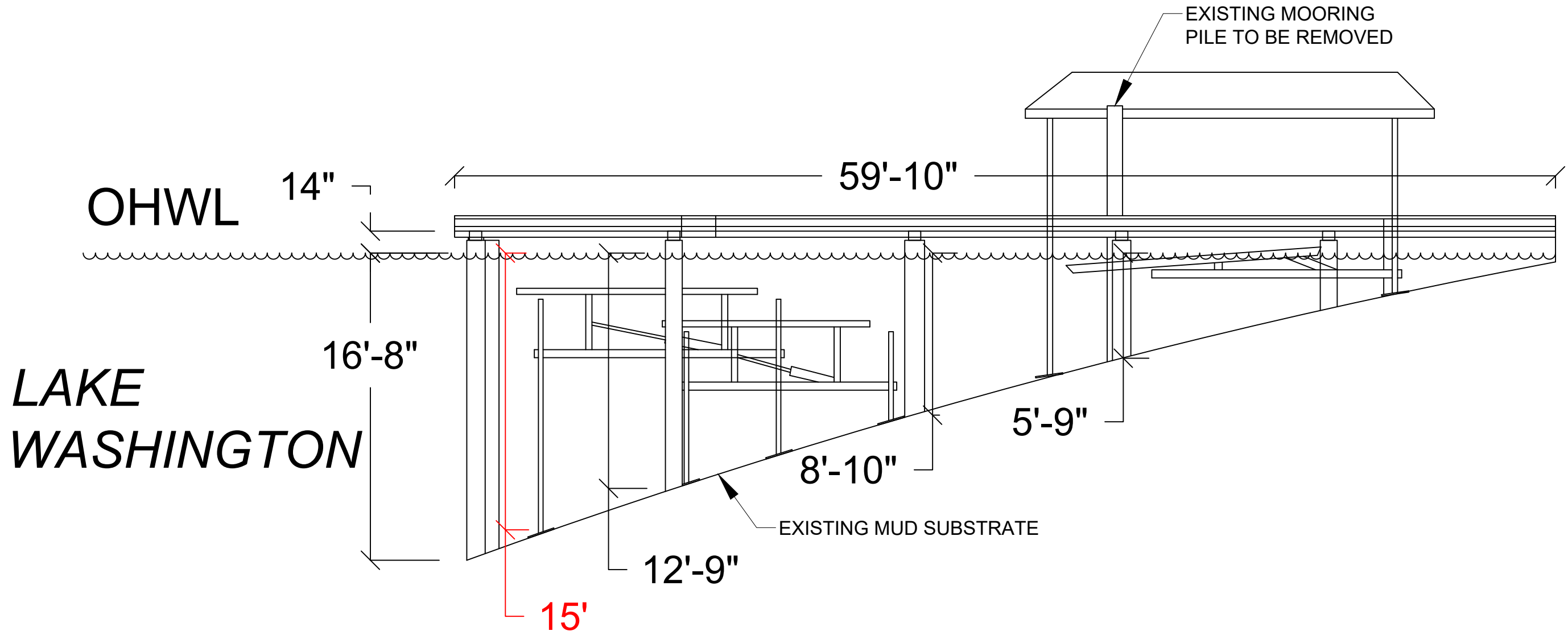
King County
Lake Washington

Amiga Residence
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Mercer Island, WA 98040

CORPS OF ENGINEERS 1919
SE Quarter Of Section 13, Township 24, Range 04
Adjacent Owners:
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PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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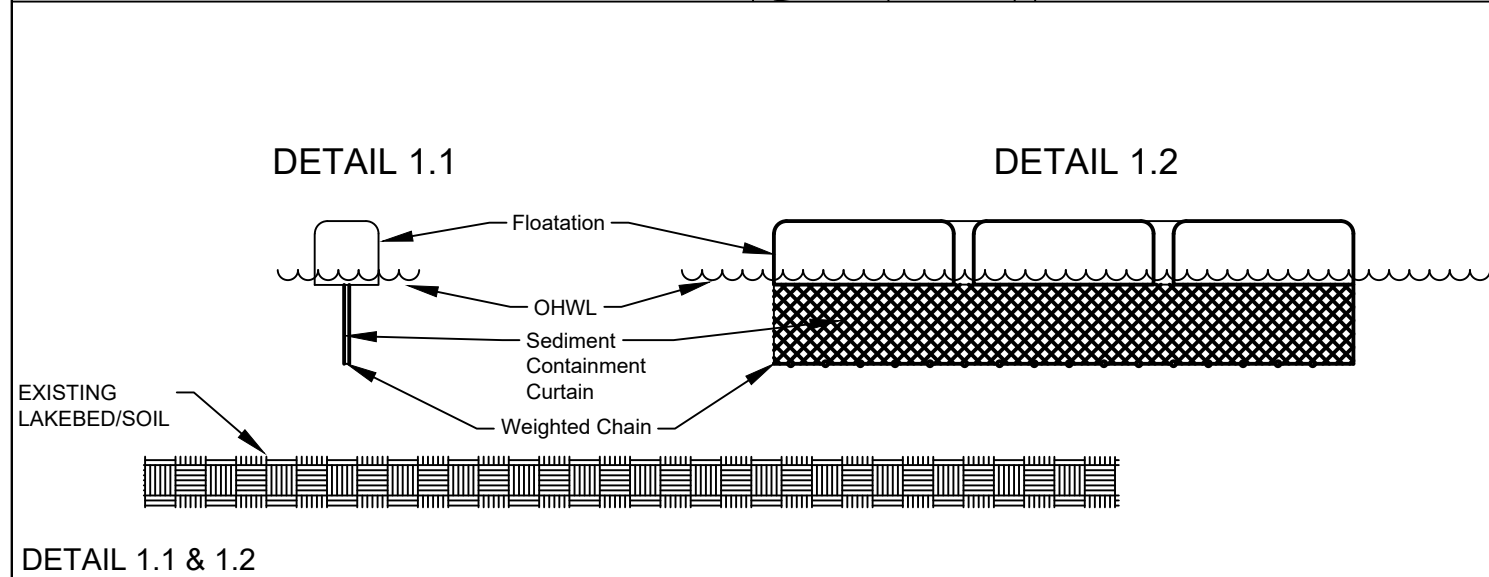
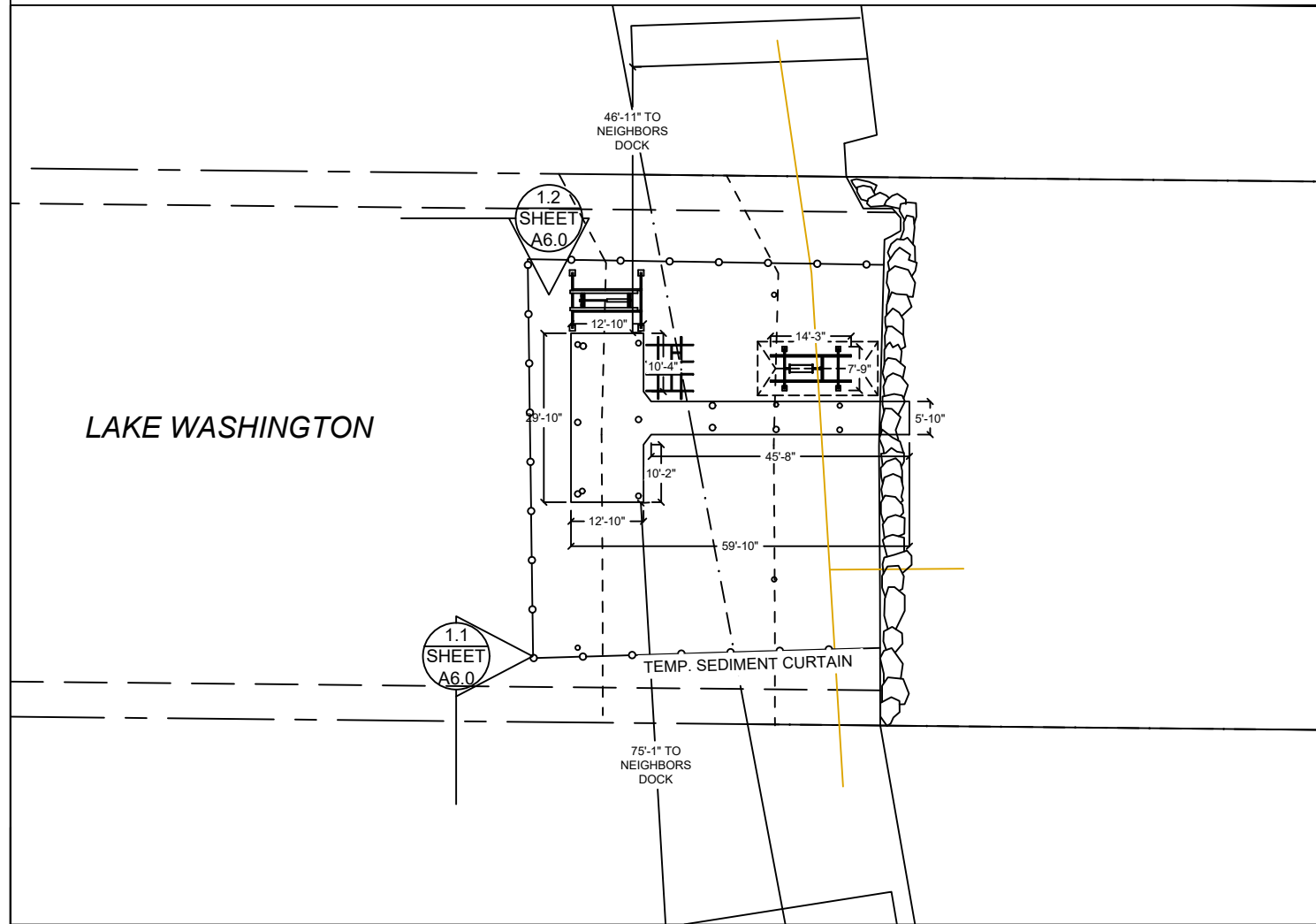
Adjacent Owners:
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BMP INFORMATION



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.

- 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.
- 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.
- 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.
- 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.
- 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.

- Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
- 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.
- To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
- 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.
- 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.
- All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
- 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.
- 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.
- When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
- Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
- Construction staging (including stocking of materials, etc.) will occur on the supply barge.
- All Exposed wood to be used on the project will be treated with a cheminite treatment.



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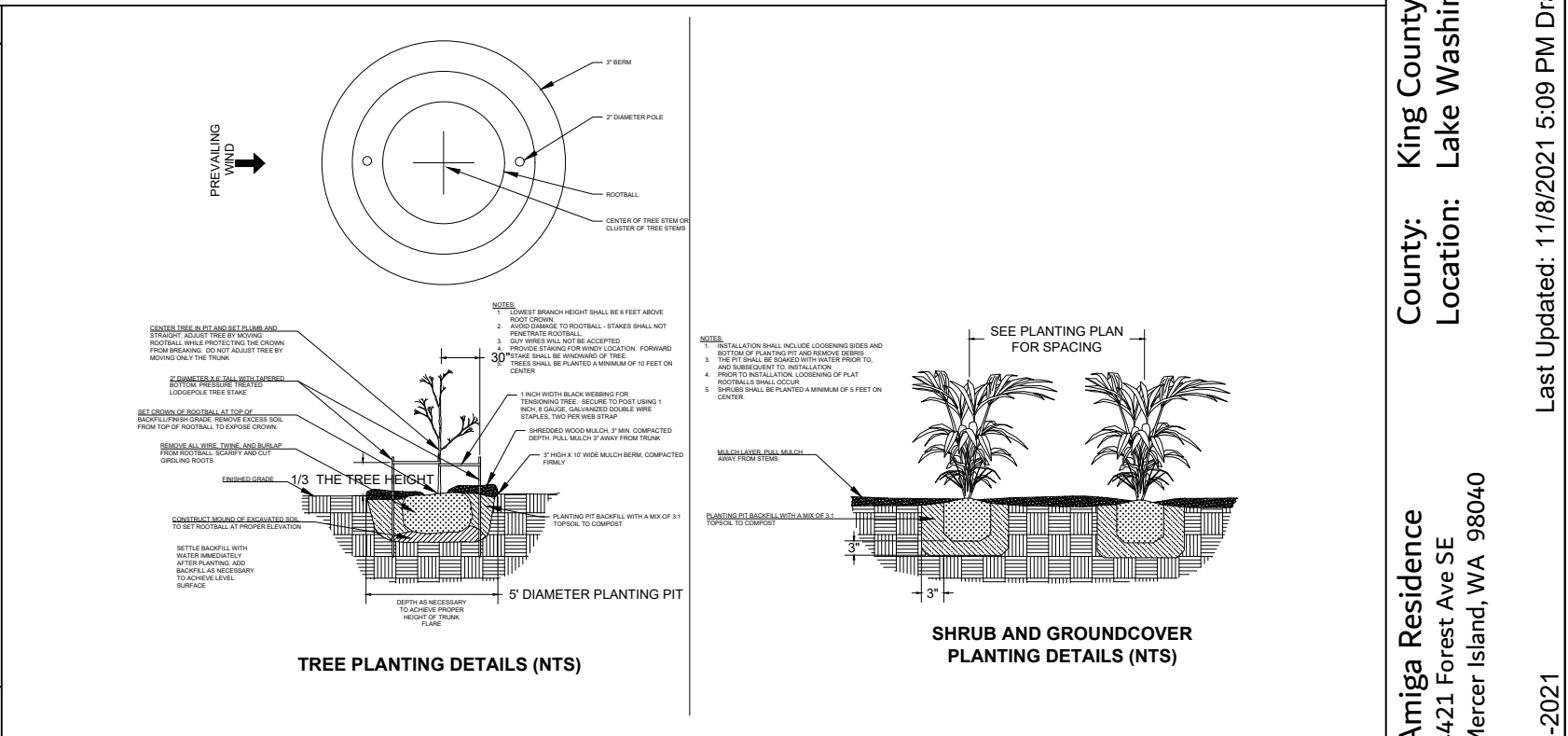
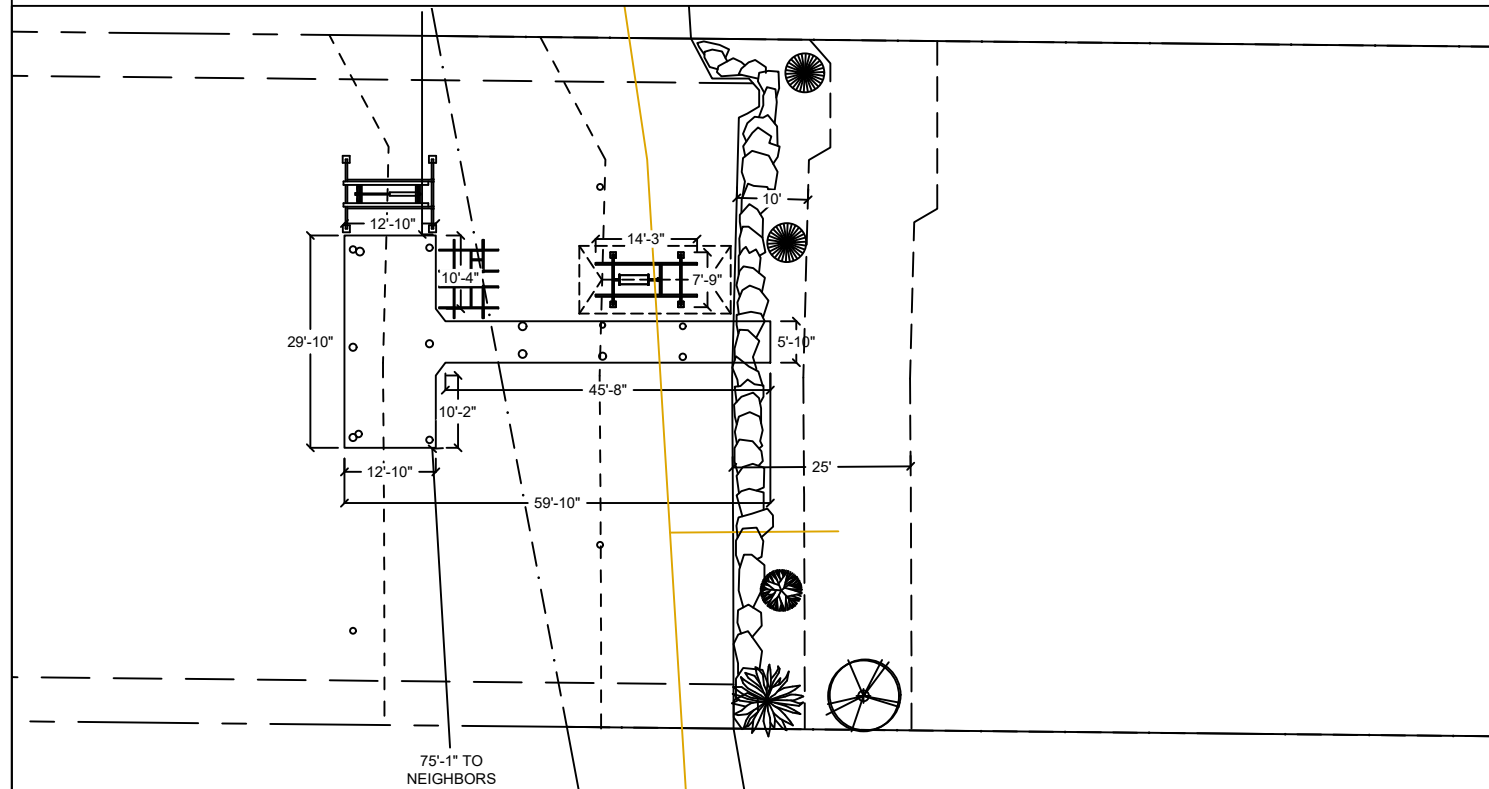
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MITIGATION PLAN



- 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.

PROPOSED PLANTING SPECIES/QUANTITIES

| SYMBOL | LATIN NAME | COMMON NAME | QTY | SIZE |
|--------|---------------------------|------------------|-----|----------|
| | Thuja picatta | Western Redcedar | 1 | 3 ft |
| | Pinus contorta v contorta | Shore pine | 1 | 3 ft |
| | Rosa nutkana | Nootka Rose | 1 | 1 Gallon |
| | Philadelphus lewisii | Mock Orange | 2 | 1 Gallon |

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

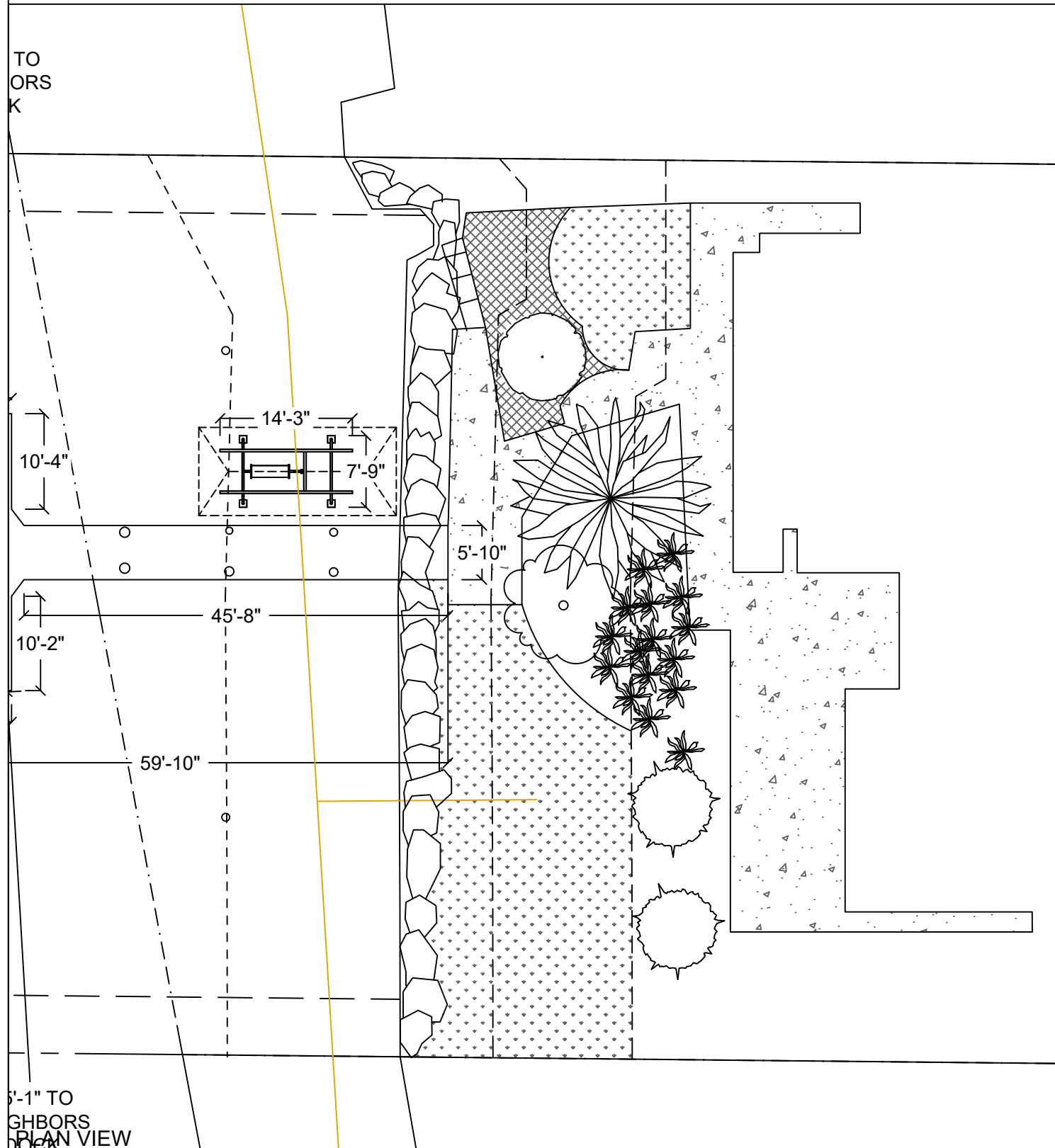


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EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | QTY | SIZE |
|--------|-----------------|-------------|-----|-------|
| | - | - | 16 | 3ft |
| | - | - | 1 | 10ft |
| | - | - | 2 | 10ft |
| | Arecaceae | Palm Tree | 1 | 30ft |
| | - | - | 1 | 10ft |
| | Poaceae | Grass | N/A | Large |
| | Hedera helix | English Ivy | N/A | Large |

EXISTING PLANTS TABLE

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GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts:

- * 93" x 171" (existing boat lift)
- * 129" x 158" (proposed boat lift)
- * 100" x 132" (proposed dual jet ski)

PILES:

- * Repair piles are done as a sleeve/strap method

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.

- Project in review

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);

- Dock construction falls under (F)(2), (F)(3) only deals with the boat lift and there is no walkway associated with that.

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

- Project in review

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 included with the submittal

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.

- Project in review

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: 1112-086

Dock established/constructed: 12/15/2011



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