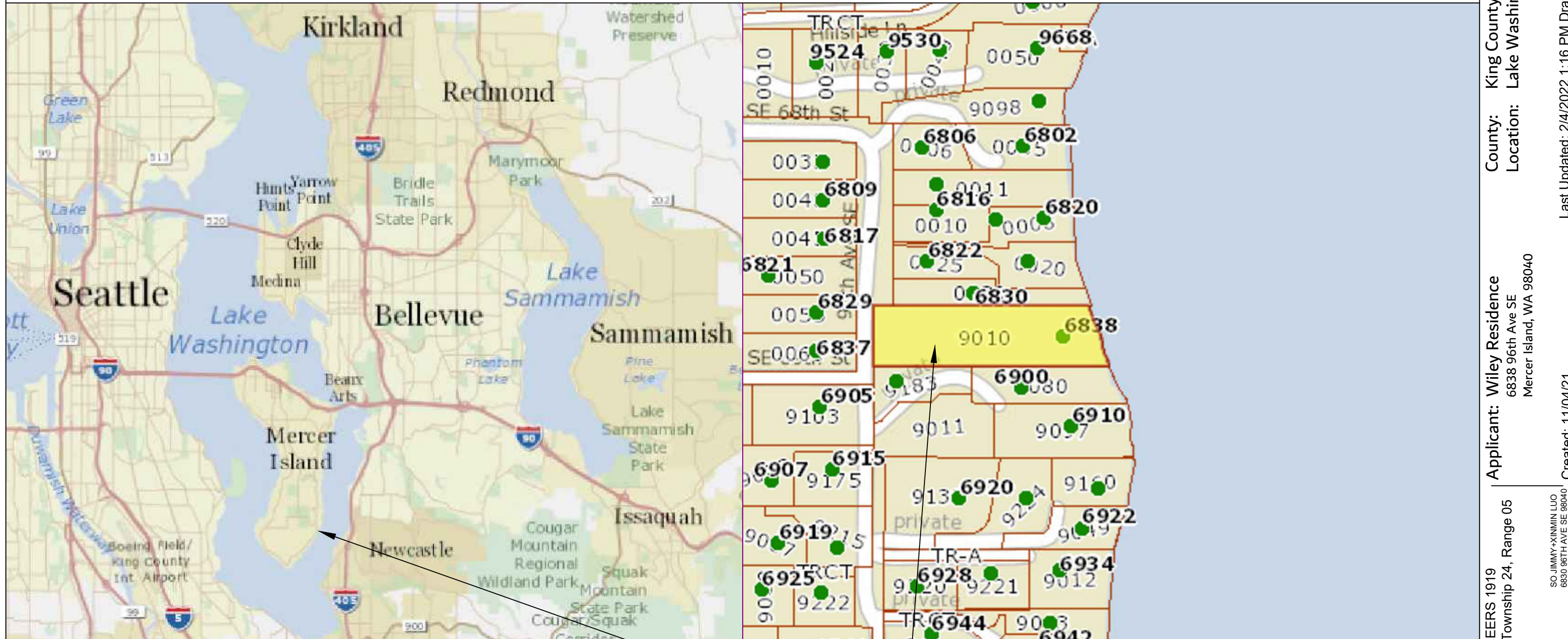
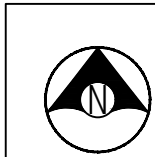


SITE PLAN



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**



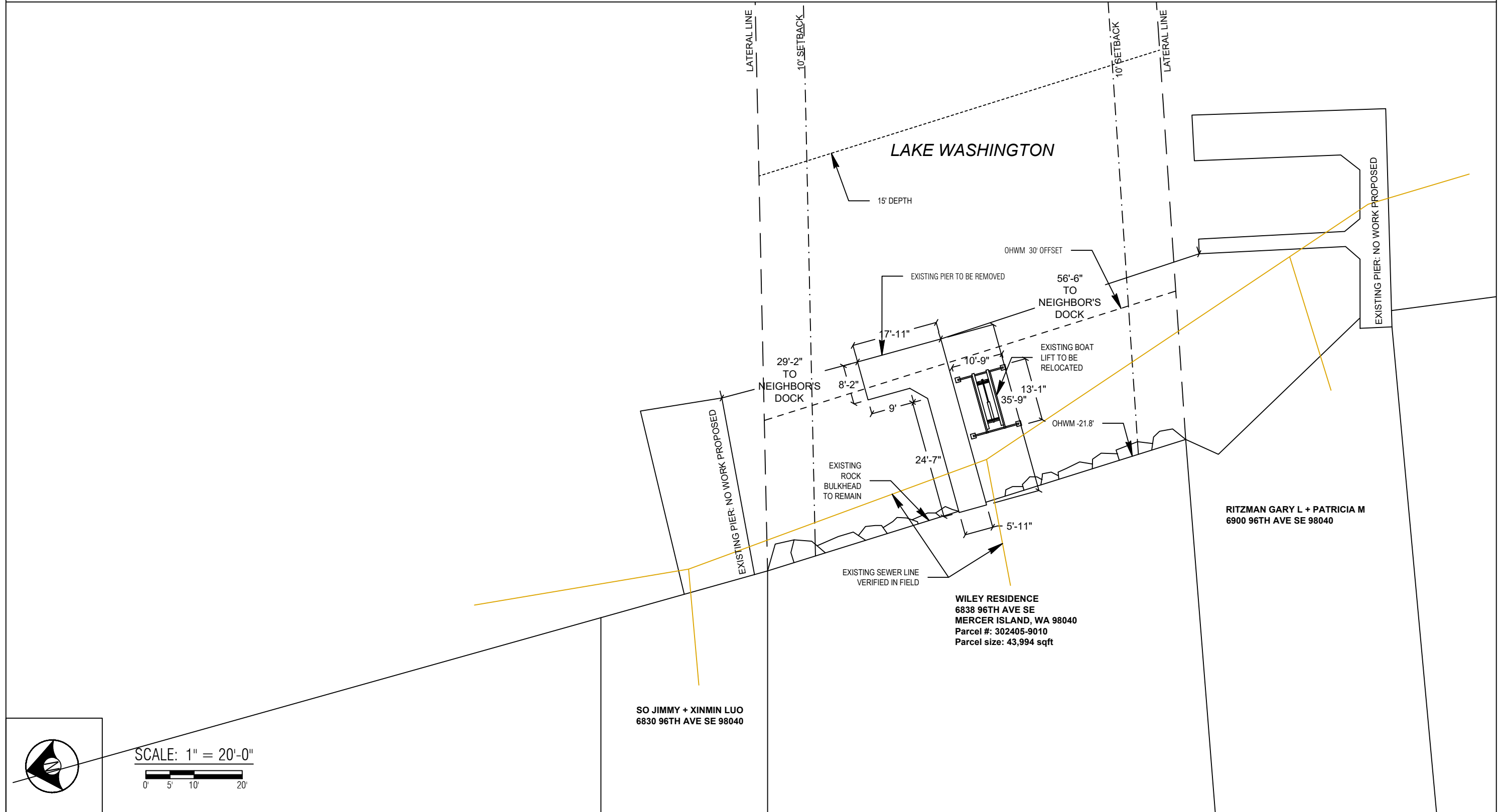
Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700 ext. 3
 www.seabornpiledriving.com

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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:
 RITZMAN GARY L+PATRICIA M
 6900 96TH AVE SE 98040
 SO JIMMY+XINMIN LUO
 6830 96TH AVE SE 98040
 Created: 11/04/21
 Last Updated: 2/4/2022 1:16 PM Dray
**SHEET
A1.0**
 NWS-2021-XXX
 PAGE 1 OF 12

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



County: King County
Location: Lake Washington

Applicant: Wiley Residence
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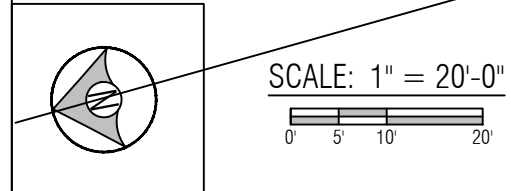
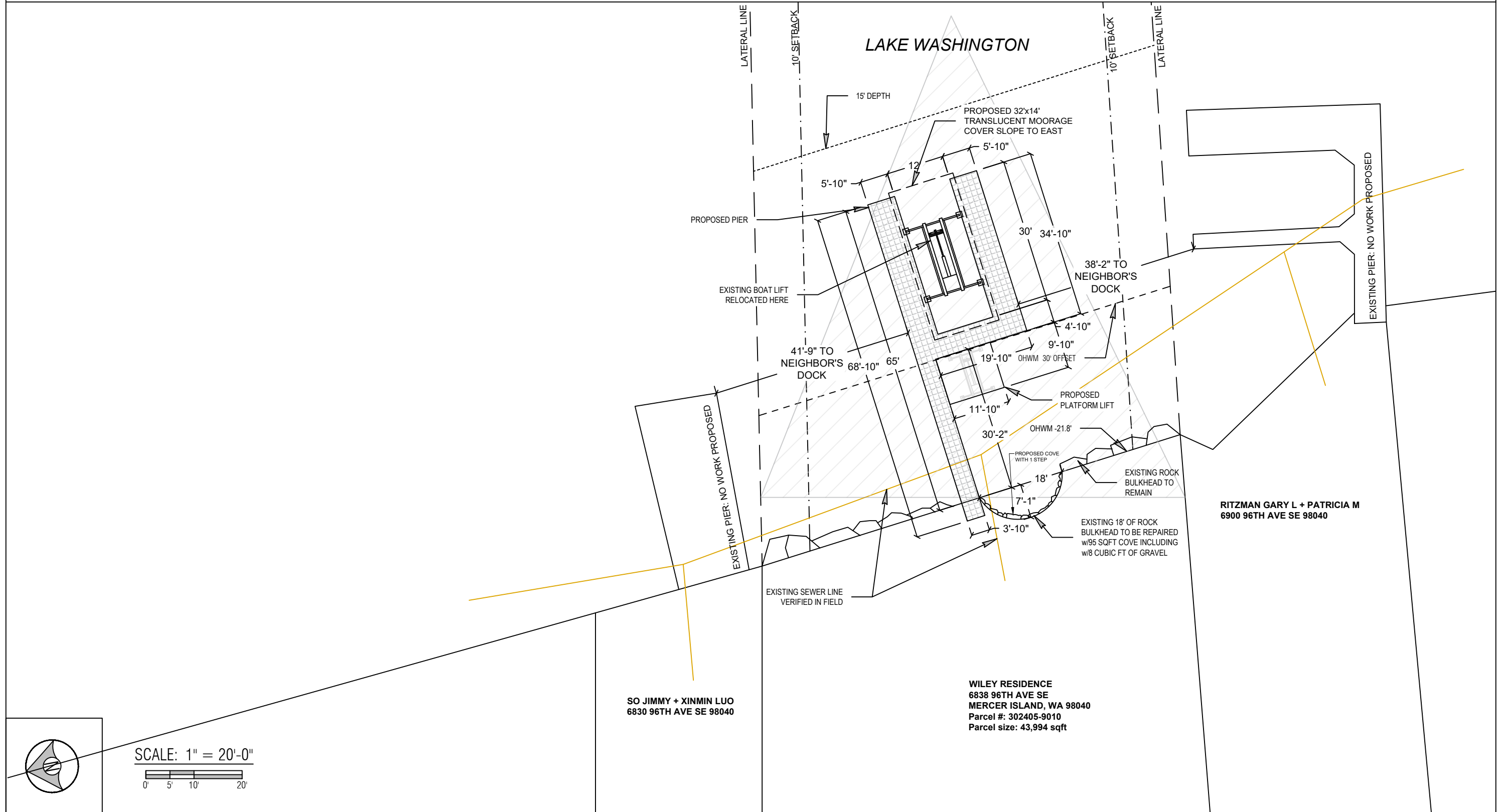
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A2.0

PROPOSED CONDITIONS

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



SO JIMMY + XINMIN LUO
6830 96TH AVE SE 98040

WILEY RESIDENCE
6838 96TH AVE SE
MERCER ISLAND, WA 98040
Parcel #: 302405-9010
Parcel size: 43,994 sqft

RITZMAN GARY L + PATRICIA M
6900 96TH AVE SE 98040

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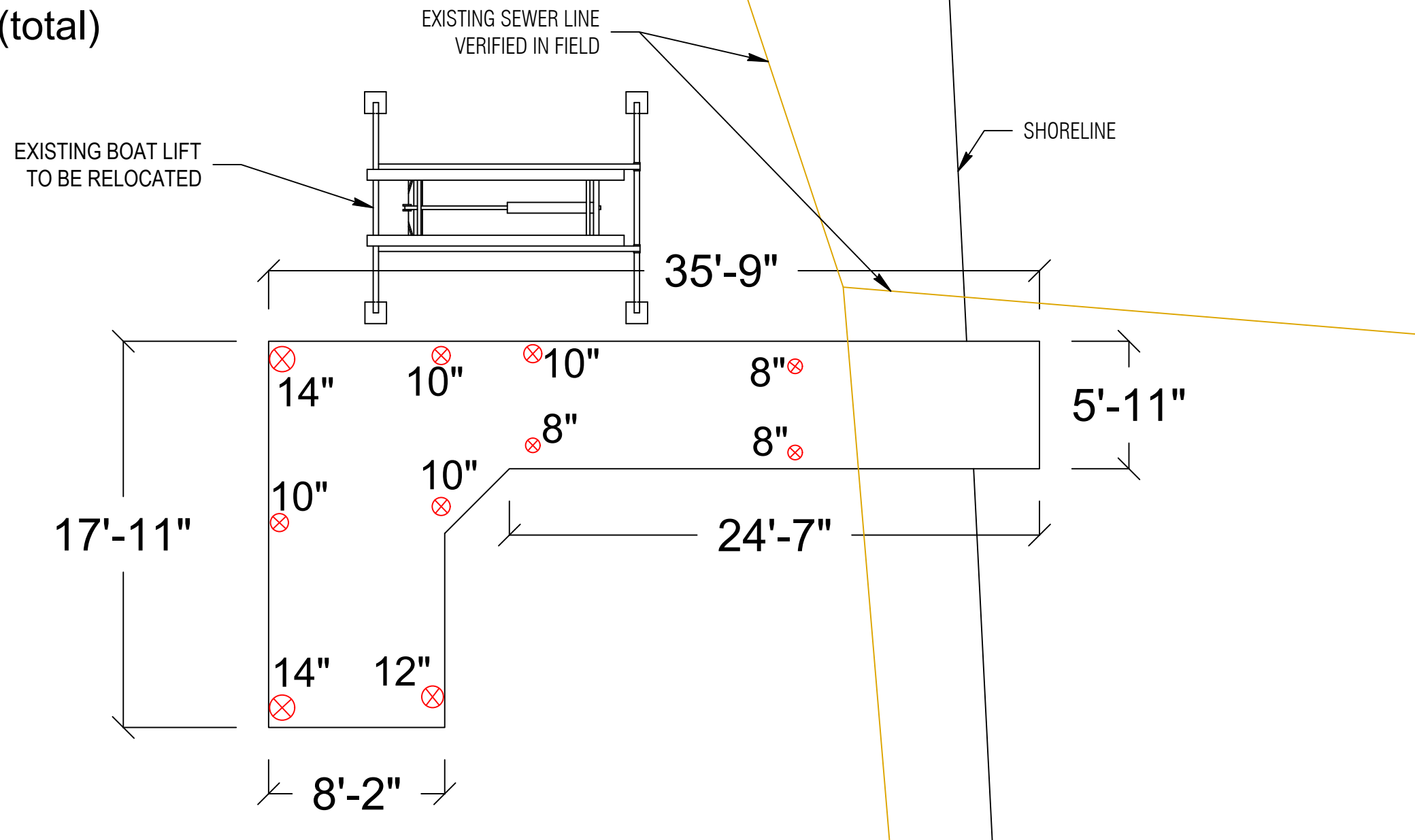
**SHEET
A3.0**

PIER DETAILS - EXISTING

LEGEND

⊗ (10) EXISTING PILES - TO BE REMOVED

Area to be removed: 314sqft (total)



PLAN VIEW



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A4.0**

PIER DETAILS - PROPOSED

LEGEND

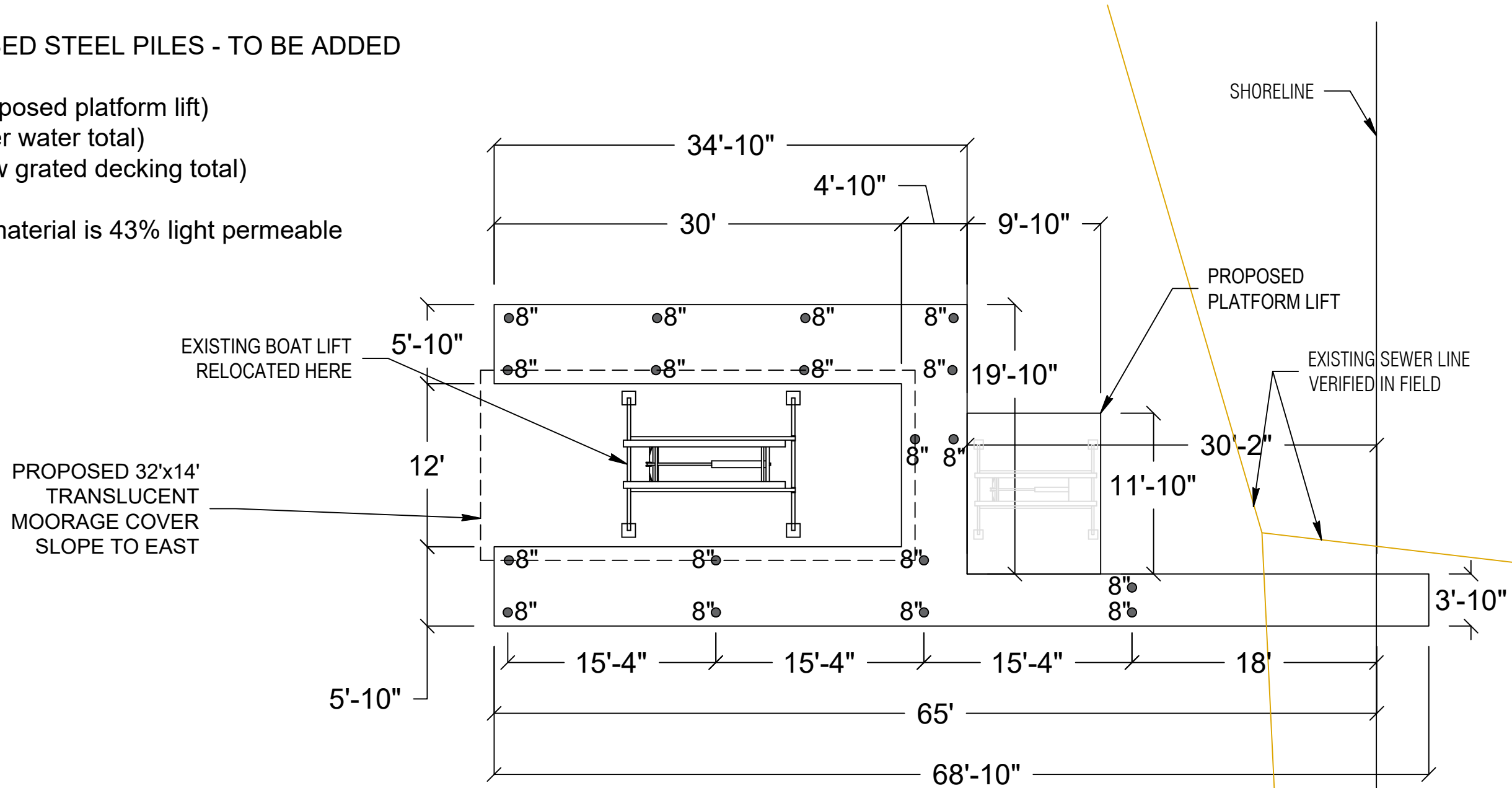
● (18) PROPOSED STEEL PILES - TO BE ADDED

Area: 116 sqft (proposed platform lift)

Area: 580 sqft (over water total)

Area: 595 sqft (new grated decking total)

**Grated decking material is 43% light permeable



PLAN VIEW



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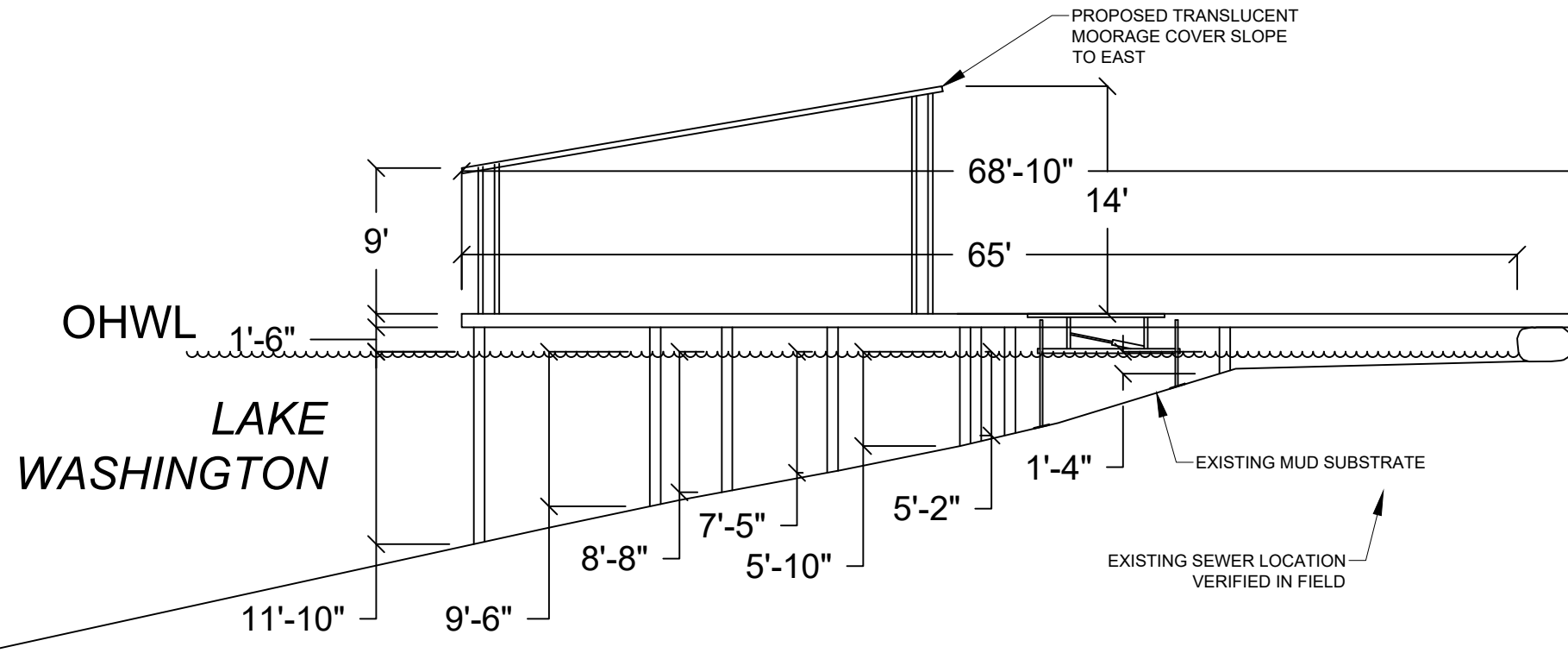
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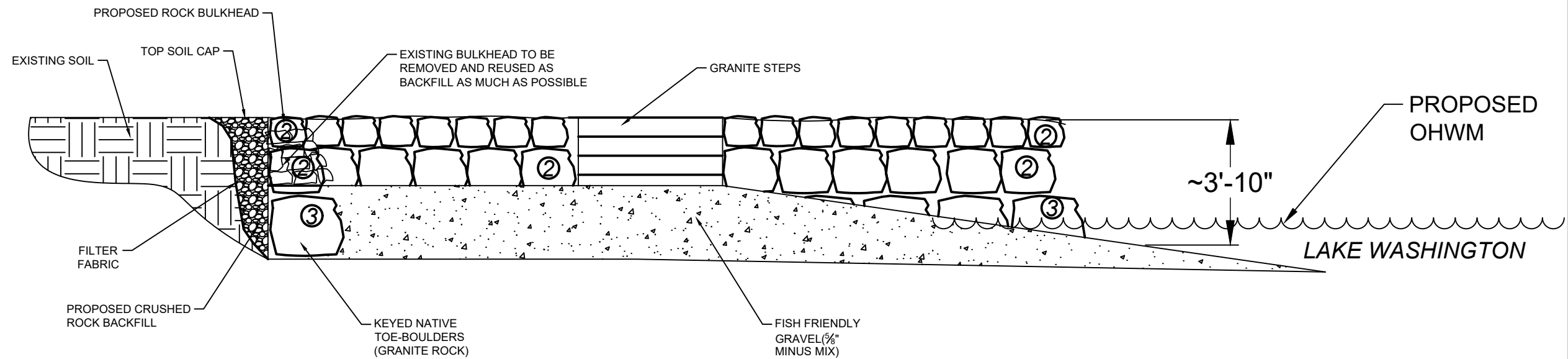
Last Updated: 2/4/2022 1:16 PM Dray

Created: 11/04/21

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



LEGEND

BULKHEAD



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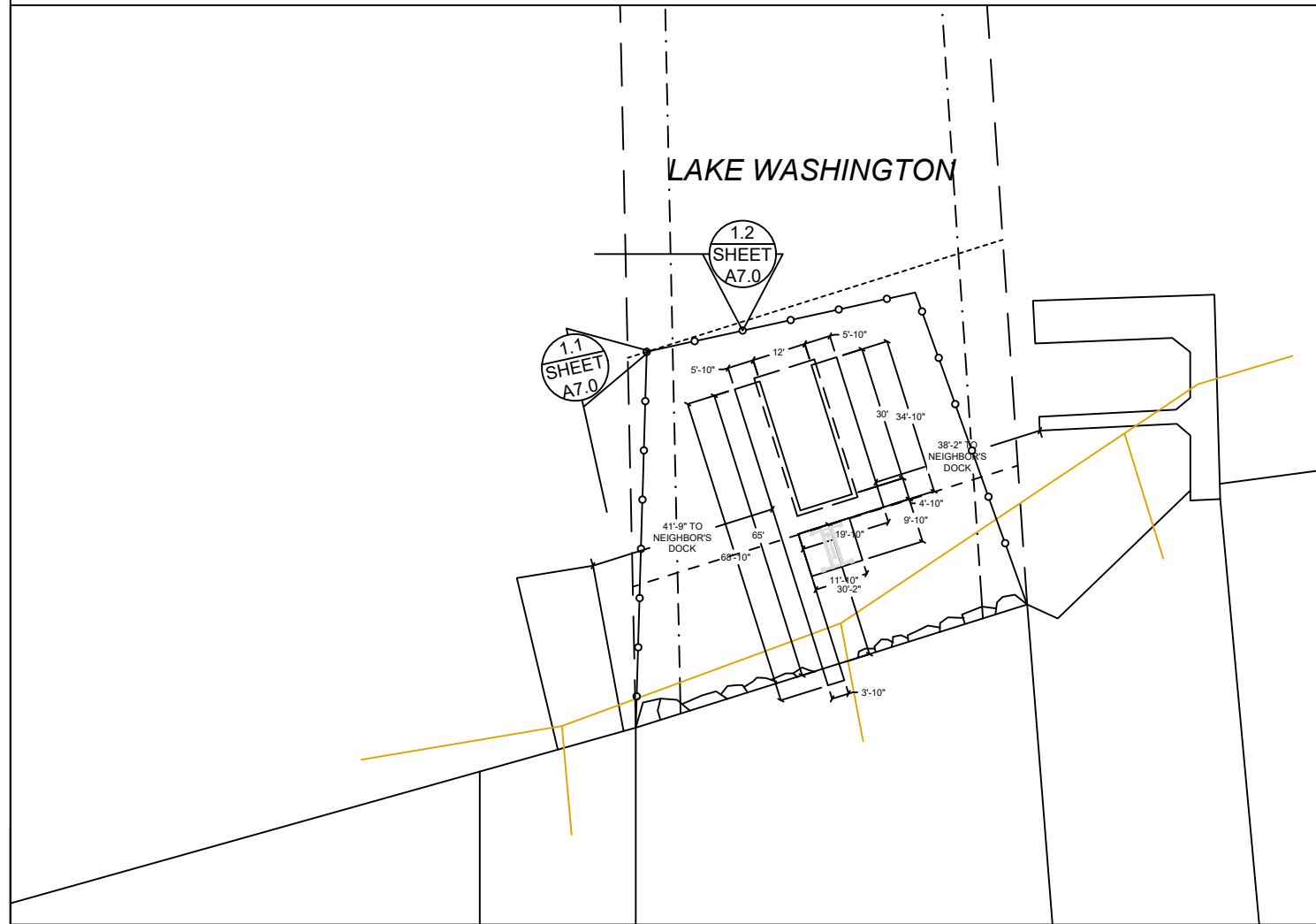
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Created: 11/04/21

SO JIMMY+XINMIN LUO
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A6.0

BMP INFORMATION

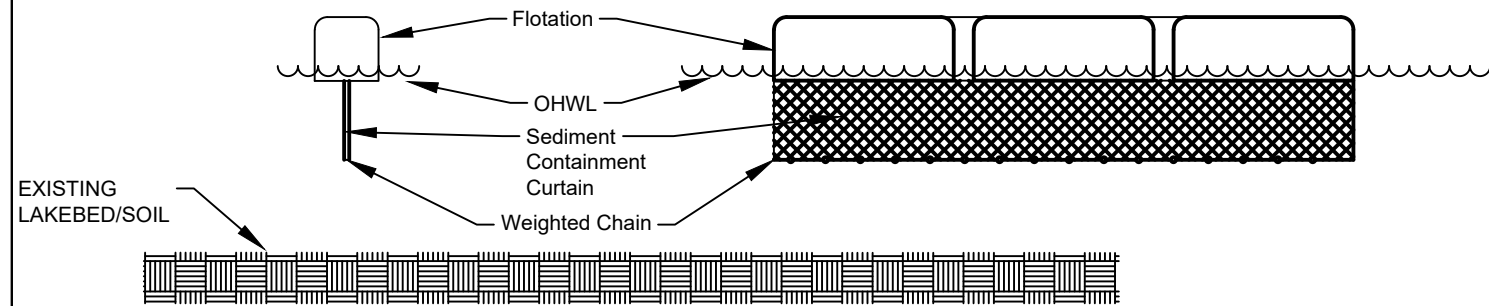


BMP NOTES:

- 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.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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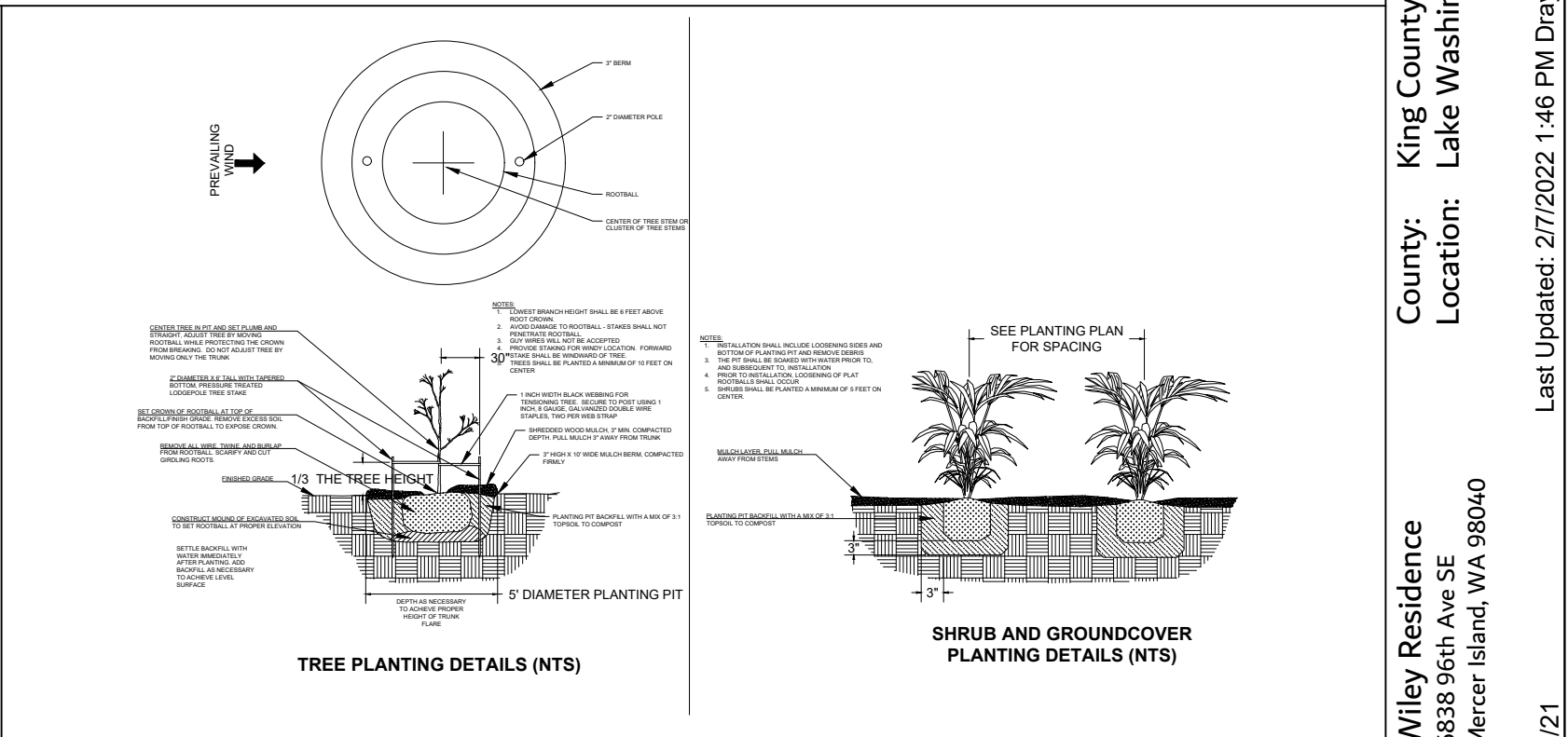
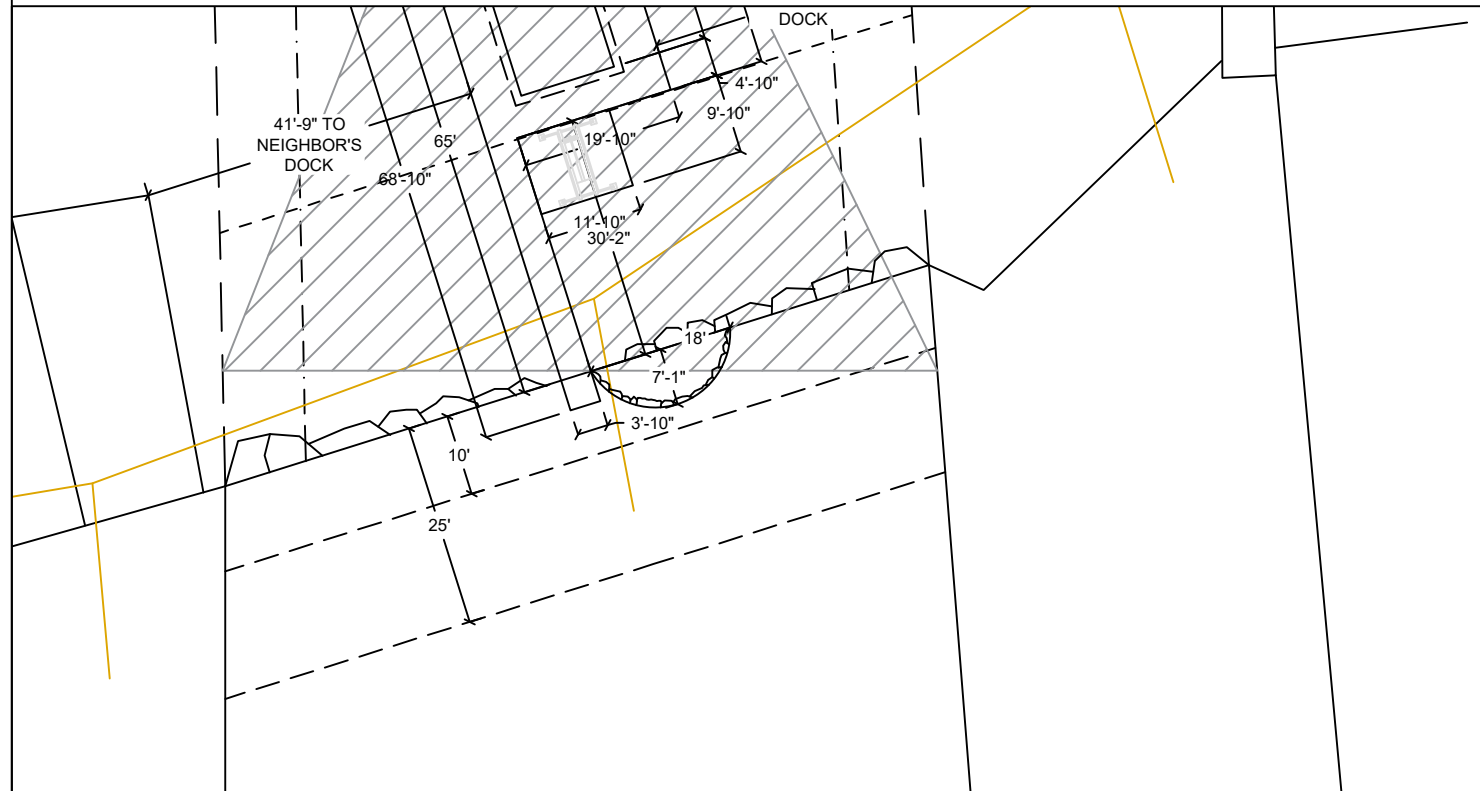
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PAGE 7 OF 12

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.

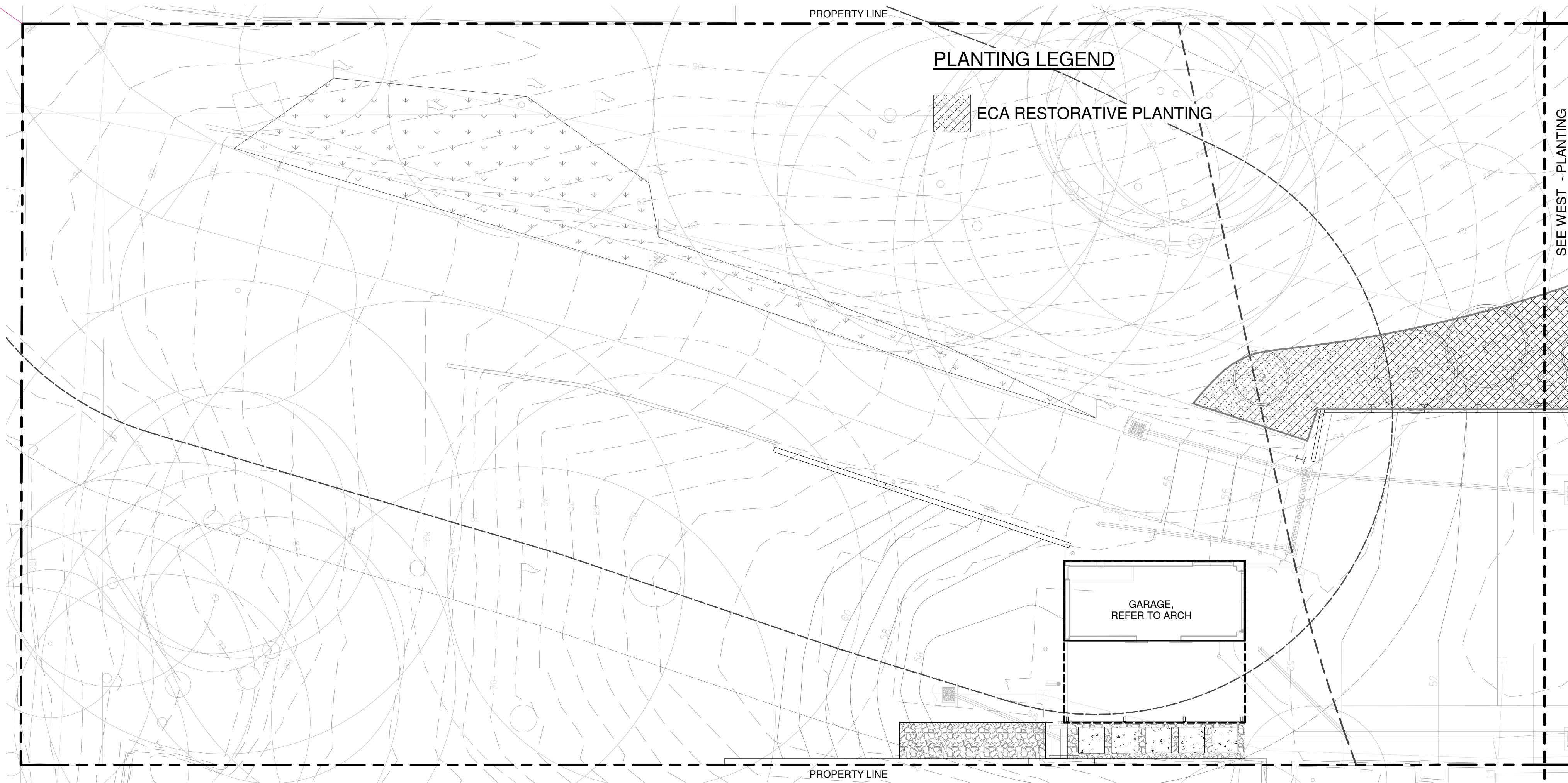
See attached mitigation plan by others



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 6630 96TH AVE SE 98040
SHEET A8.0
 NWS-2021-XXX
 PAGE 8 OF 12
 Created: 11/04/21
 Last Updated: 2/7/2022 1:46 PM Dray



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

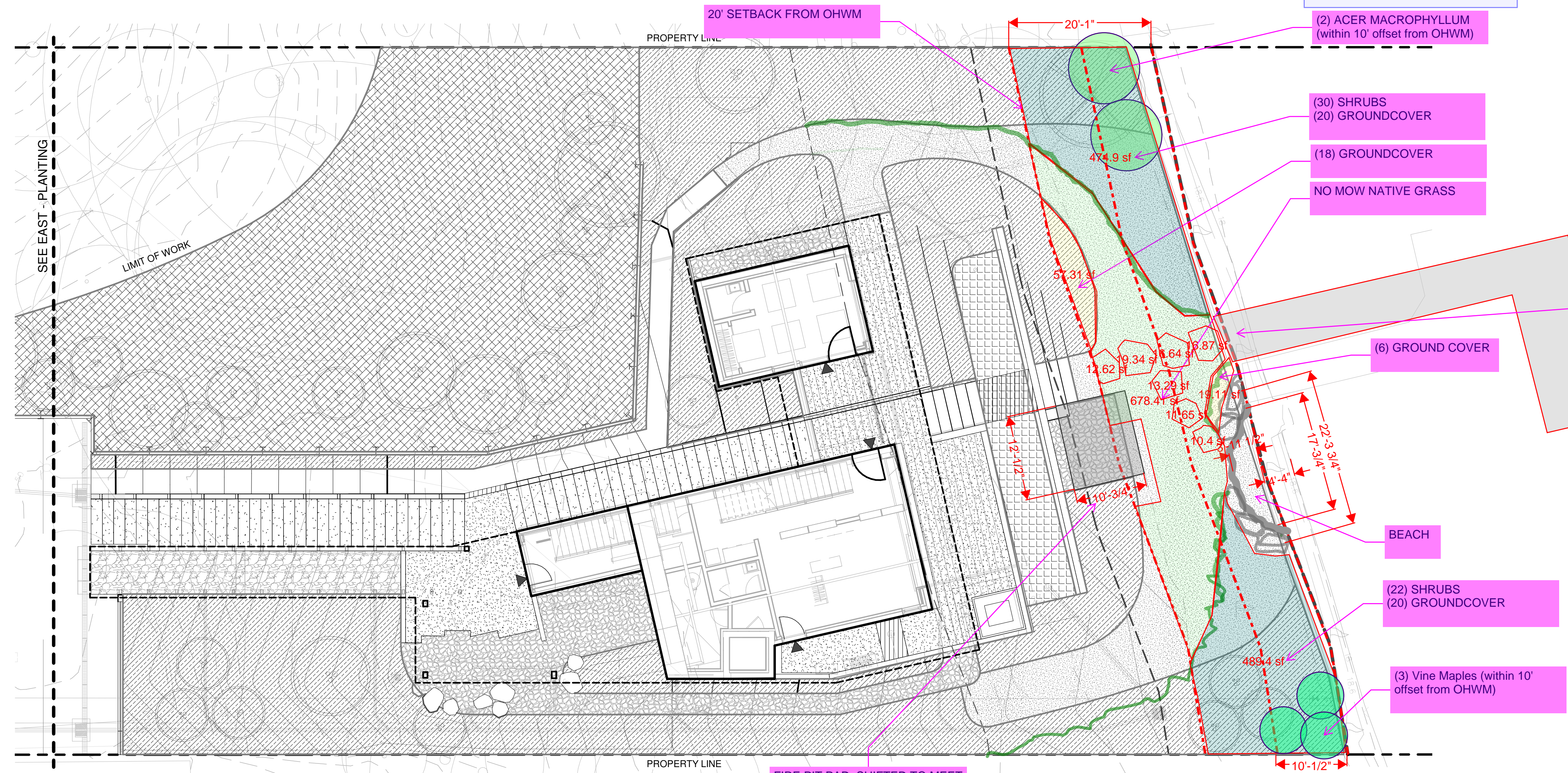
AREA TOTALS:
 REQUIRED SF: 1,560
 (1040 SF) NATIVE PLANTING AREAS (TREES, SHRUBS, GROUNDCOVERS)
 (678 SF) NO MOW NATIVE GRASS
 (1,718) TOTAL

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"

- (2) ACER MACROPHYLLUM (within 10' offset from OHWM)
- (30) SHRUBS
(20) GROUNDCOVER
- (18) GROUNDCOVER
- NO MOW NATIVE GRASS
- (6) GROUND COVER
- BEACH
- (22) SHRUBS
(20) GROUNDCOVER
- (3) Vine Maples (within 10' offset from OHWM)

NORTH
 SCALE: 1" = 10'-0"

MILLER HULL
 The Miller Hull Partnership, LLP
 Architecture and Planning
 Polson Building
 71 Columbia, Sixth Floor
 Seattle, WA 98104
 Phone: 206.682.6837
 Contact: Name

berger PARTNERSHIP

STAMP
 NOT FOR CONSTRUCTION

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

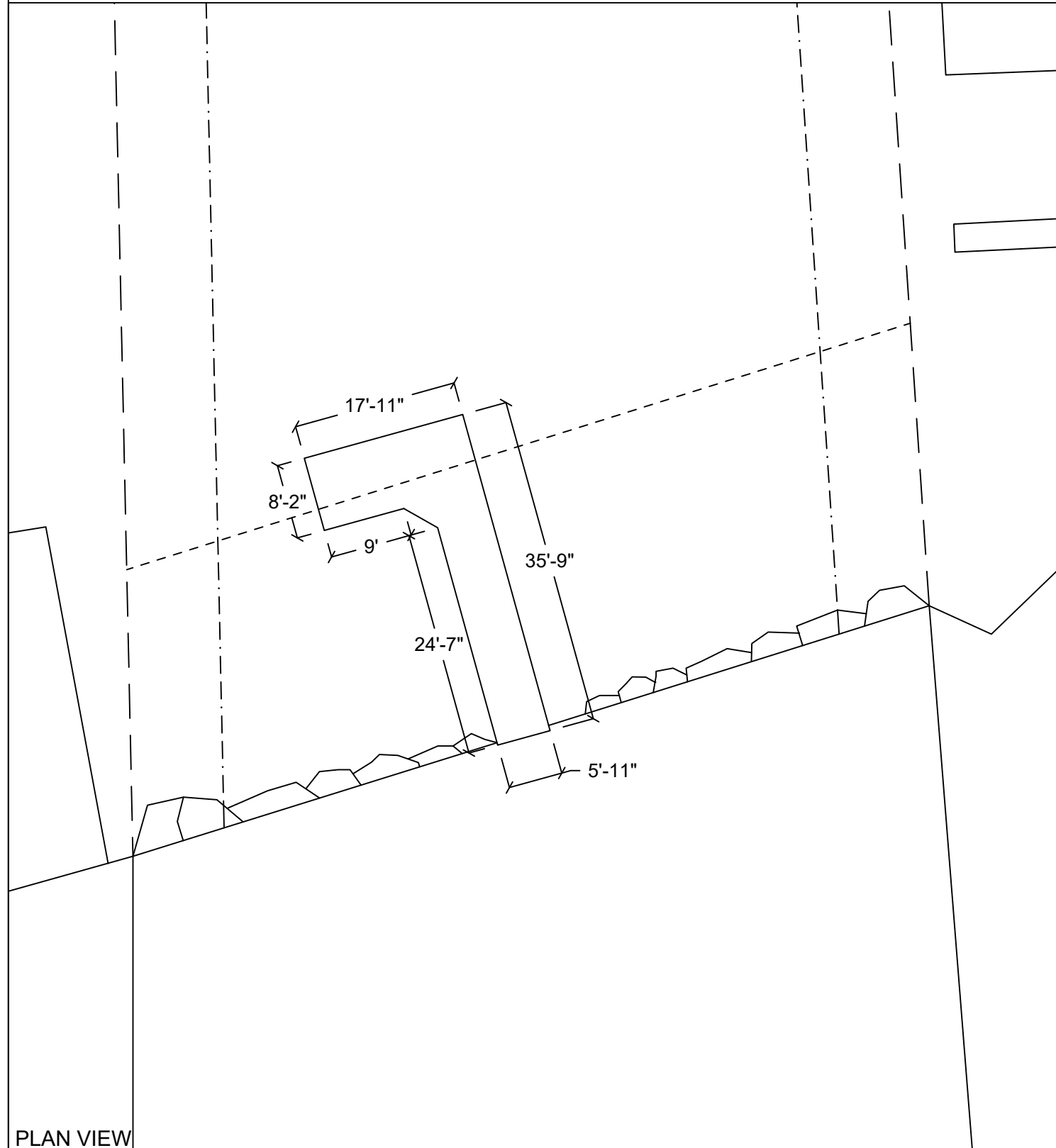
Drawn: Author
 Checked: Checker
 MJH Proj No.:

Issue Date: October 1, 2021

SHEET

PLANTING PLANS L601-PH1

EXISTING PLANT PLAN



NO EXISTING PLANTS

PLAN VIEW

EXISTING PLANTS TABLE



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**SHEET
A9.0**

GENERAL NOTES:

MATERIALS SPEC LIST:

- Boat Lifts:**
- * SL10014ARW - 146" x 191"
 - * Platform Lift - 11'-10"x9'-10"

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.

PILES:

- * All new piles are epoxy coated steel piles *size varies, see plan set
- * Piles are driven using the vibro method

MITIGATION:

- * Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment

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 fits within the parameters listed.

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 is compliant.

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

The minimum water depth is compliant.

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

A no net loss report is 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.

The plan set is under review by both CORPS and WDFW.

Last permit issued for property: BLDG Permit#0104-170 on 04/19/01
 Dock established/constructed: 1990

King County
 Lake Washington
 County: King County
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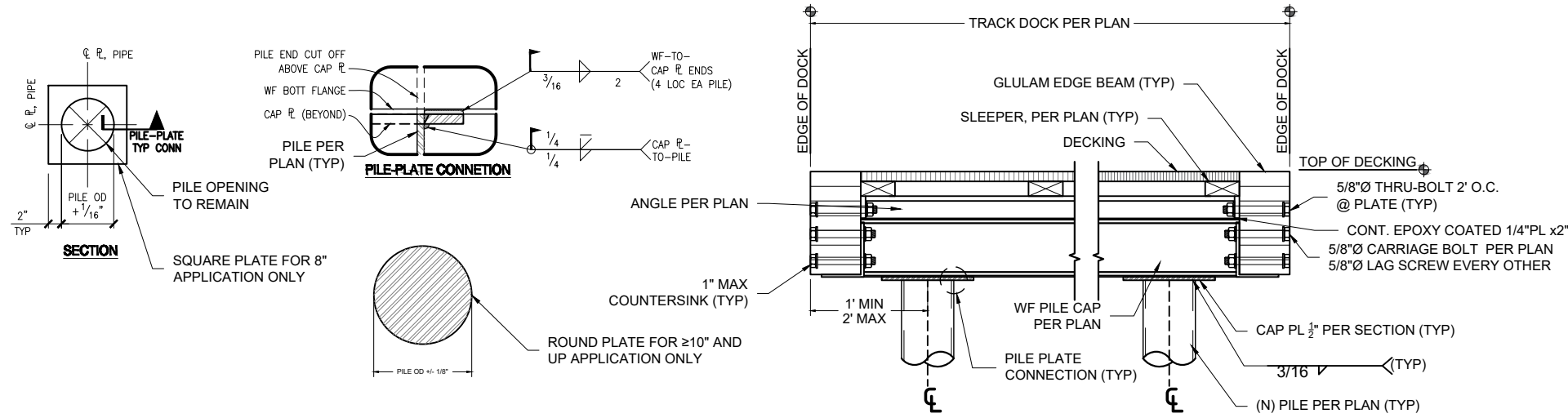


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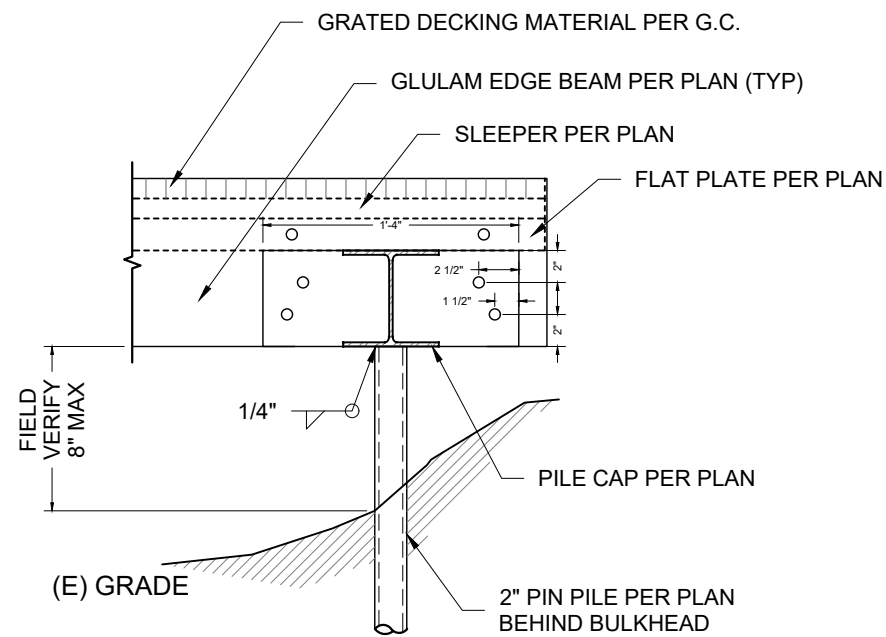
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 A10.0**

DETAILS - TRACK

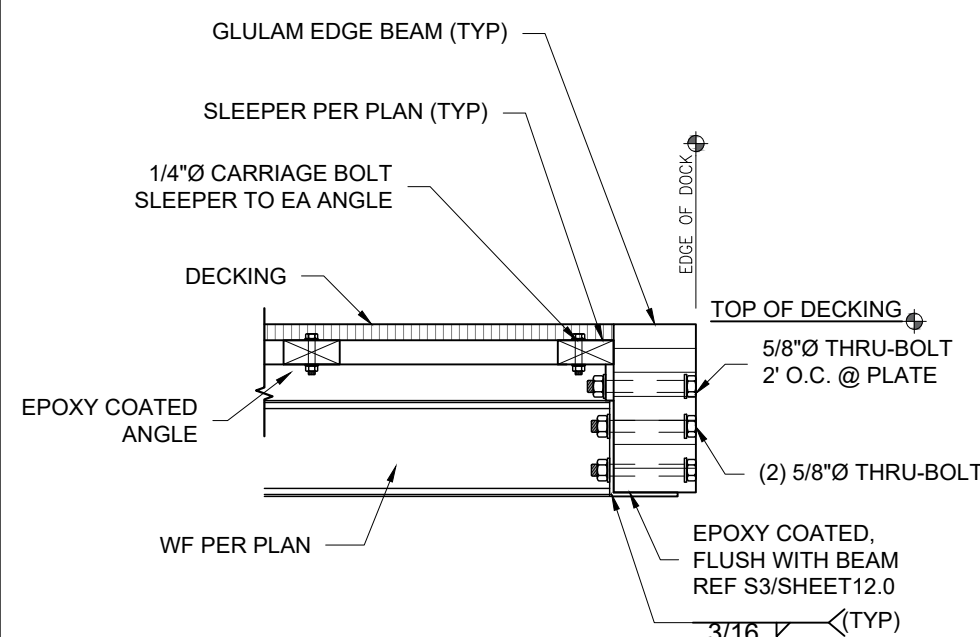


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'

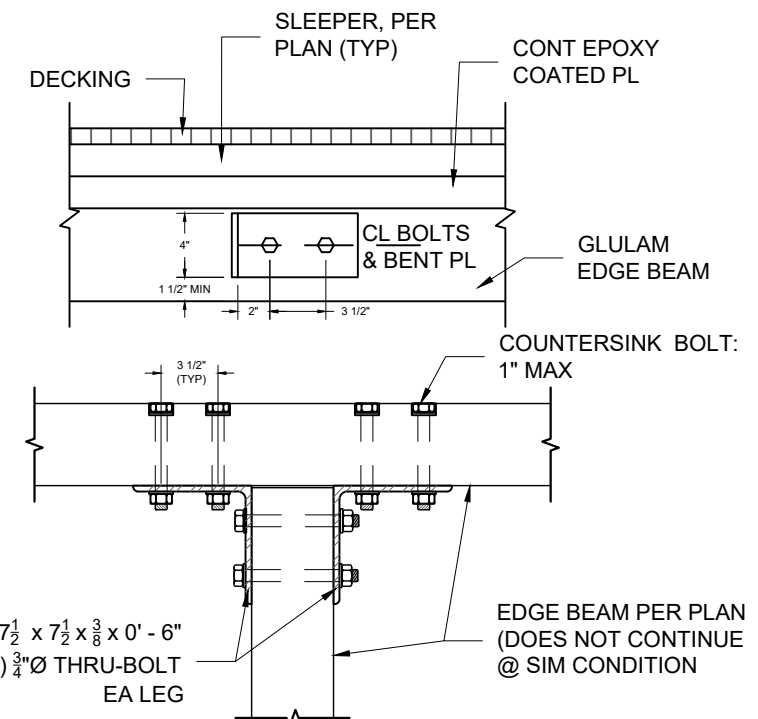
S3 DETAIL NOT IN USE



S4 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" = 1'



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



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



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 (10) piles, drive (18) 8" epoxy coated steel piles, add a platform lift, install a moorage cover with translucent roofing, remove the current dock, and build a new dock with grated decking material. We also propose to repair 18 lft of bulkhead with a 94sqft cove.

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:
RITZMAN GARY L+PATRICIA M
6900 96TH AVE SE 98040

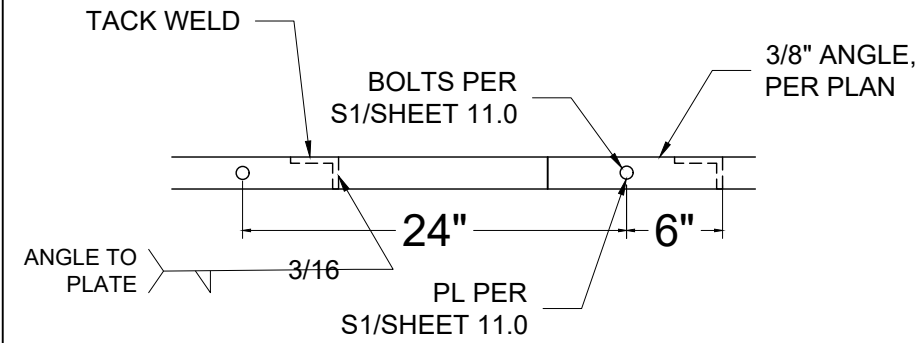
Created: 11/04/21

Last Updated: 2/4/2022 1:16 PM Dray

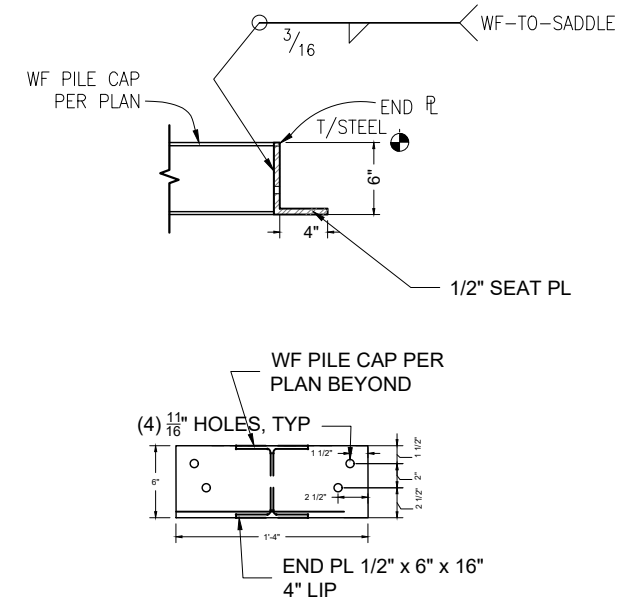
SHEET
11.0

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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SO JIMMY+XINMIN LUO
6830 96TH AVE SE 98040

SHEET
12.0