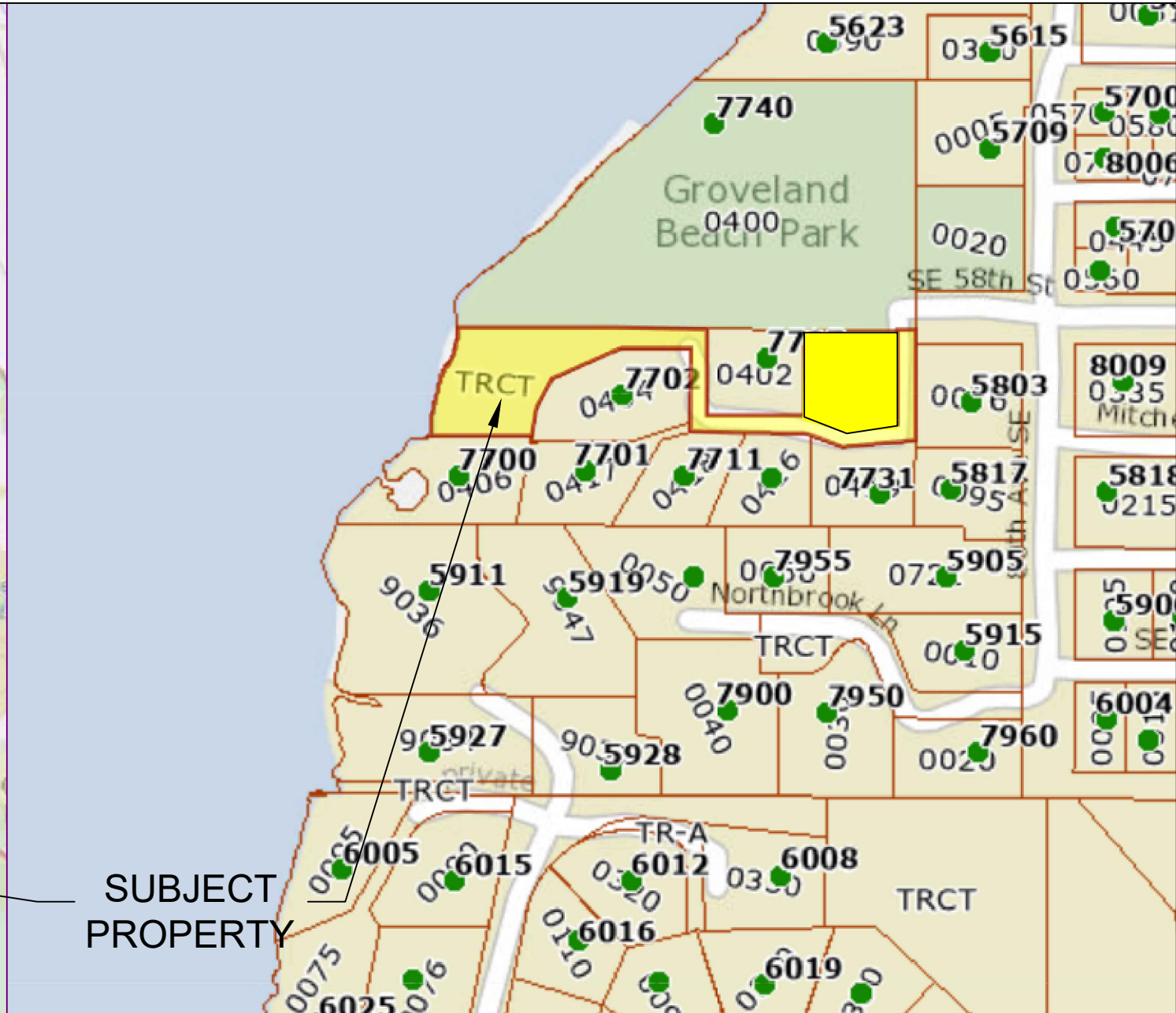
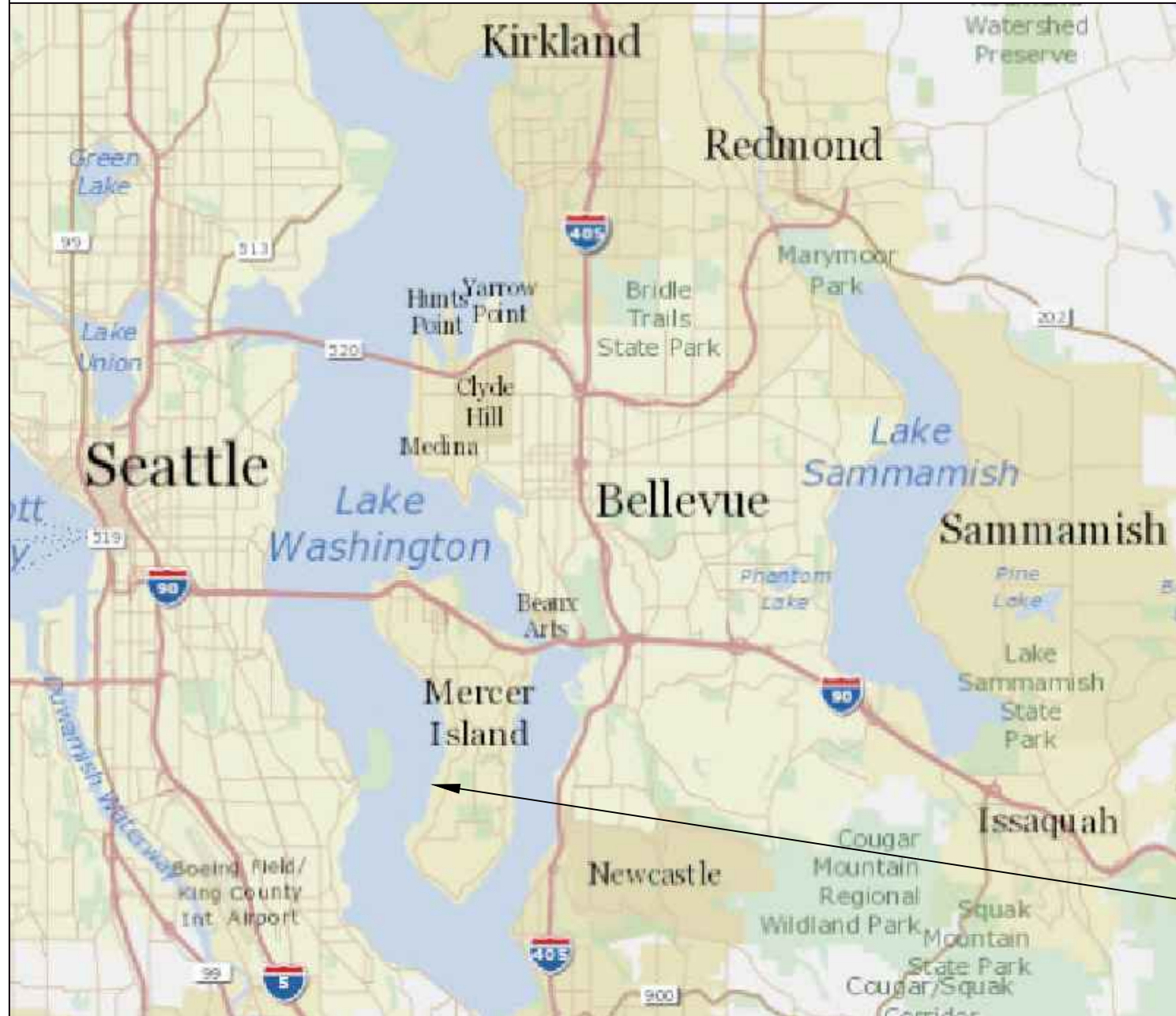


# SITE PLAN



**SUBJECT PROPERTY**

Pin: 294890TRCT

Legal Description: GROVELAND PARK ADD BEG NXN S LN VAC BAKER ST WITH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 223 FT TO S LN VAC BEARD ST TH W ALG SD S LN 20 FT TO TPOB TH CONTG W ALG SD VAC BEARD ST 110 FT TH S 00 DEG 02 MIN 16 SEC E 96.50 FT TH S 71 DEG 12 MIN 59 SEC E 48.59 FT TH N 85 DEG 16 MIN 12 SEC E 64.22 FT TH N 00 DEG 02 MIN 16 SEC W 106.5 FT TO TPOB TGW UND 1/2 INT IN FOLG BEG S LN VAC BAKER ST WITH W LN CHRISTIAN CHURCH COMMUNITY CAMP DIV #2 TH N ALG SD W LN 98.22 FT TO POB TH S 85-16-12 W 84.28 FT TH N 71-12-59 W 48.59 FT TH N 89-49-00 W 130 FT TH N 00-02-16 W 96.5 FT TH N 89-49-00 W 80 FT TH S 65-19-10 W 87.22 FT TH S 27-26-12 W 38.5 FT TH S 09-50-00 W TAP 102 FT N OF S LN VAC BAKER ST TH WLY TO SH LN LK WASHINGTON AT PT 102 FT N OF S LN VAC BAKER ST EXTND WLY TH NELY ALG SH TO S LN VAC BEARD ST TH ELY ALG SD S LN TAP 240 FT FR W LN SD CHRISTIAN CH COMM CAMP DIV #2 TH S 00-02-16 E 96.5 FT TH S 89-49-00 E 110 FT TH S 71-12-59 E 48.59 FT TH N 85-16-12 E 64.22 FT TH N 00-02-16 W 106.5 FT TH E ALG S LN VAC BEARD ST 20 FT TO W LN SD CHRISTIAN CHURCH COMM CAMP DIV #2 TH S ALG SD W LN 124.78 FT TO POB

Plat Block: 12-18      Plat Lot: POR      LAT: 47.55063      LONG: -122.23326      DOCK      LAT:47.550641      LONG: -122.235178



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 demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

Applicant: Septimus Community Association      County: King County  
7735 SE 58th Street      Location: Lake Washington  
Mercer Island, WA 98040

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

Adjacent Owners:  
TAYLOR RONALD S & PAMELA  
7700 SE 58TH ST 98040

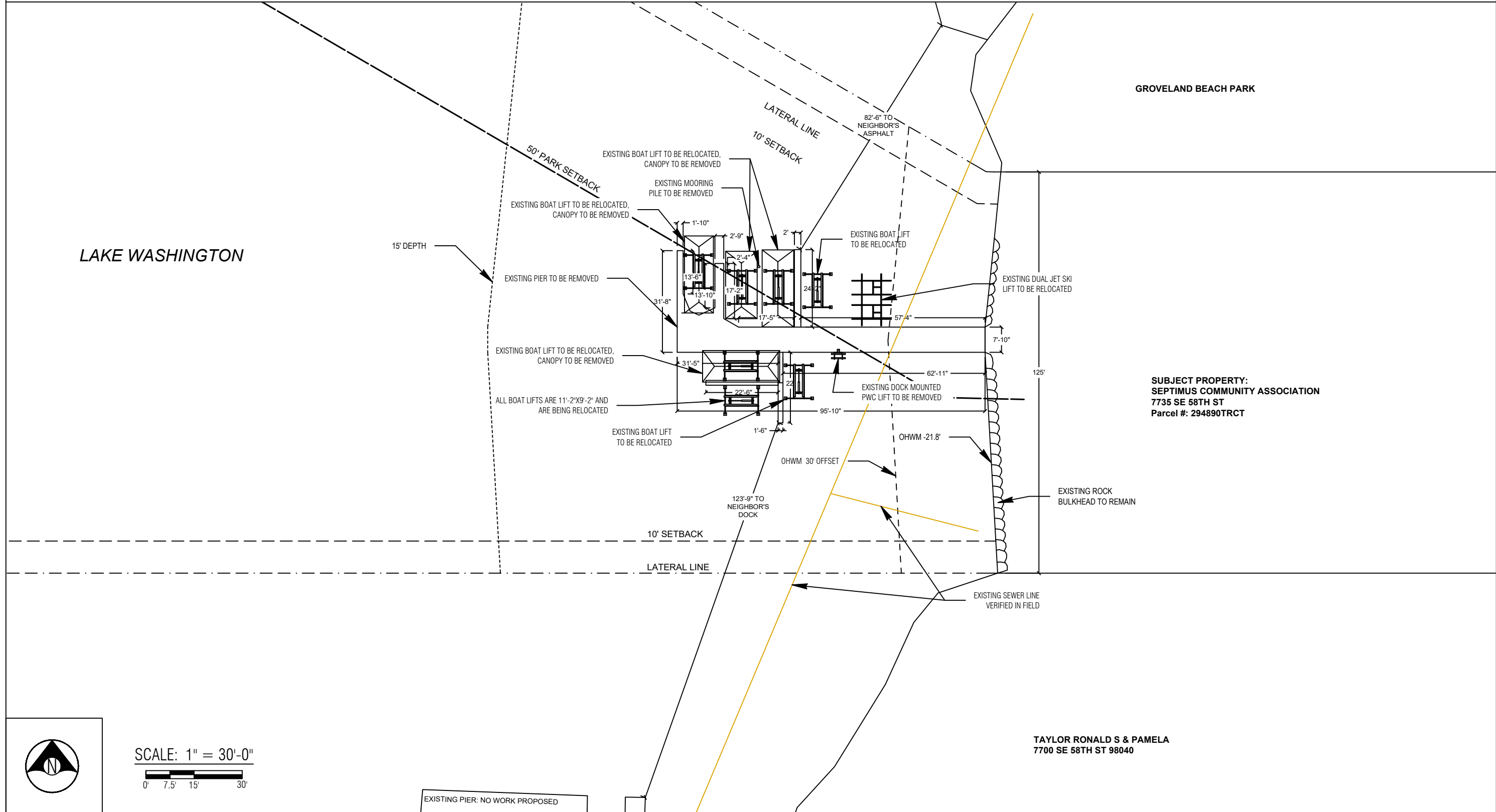
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# EXISTING CONDITIONS

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



SCALE: 1" = 30'-0"  
 0' 7.5' 15' 30'

EXISTING PIER: NO WORK PROPOSED



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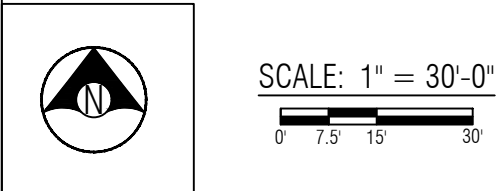
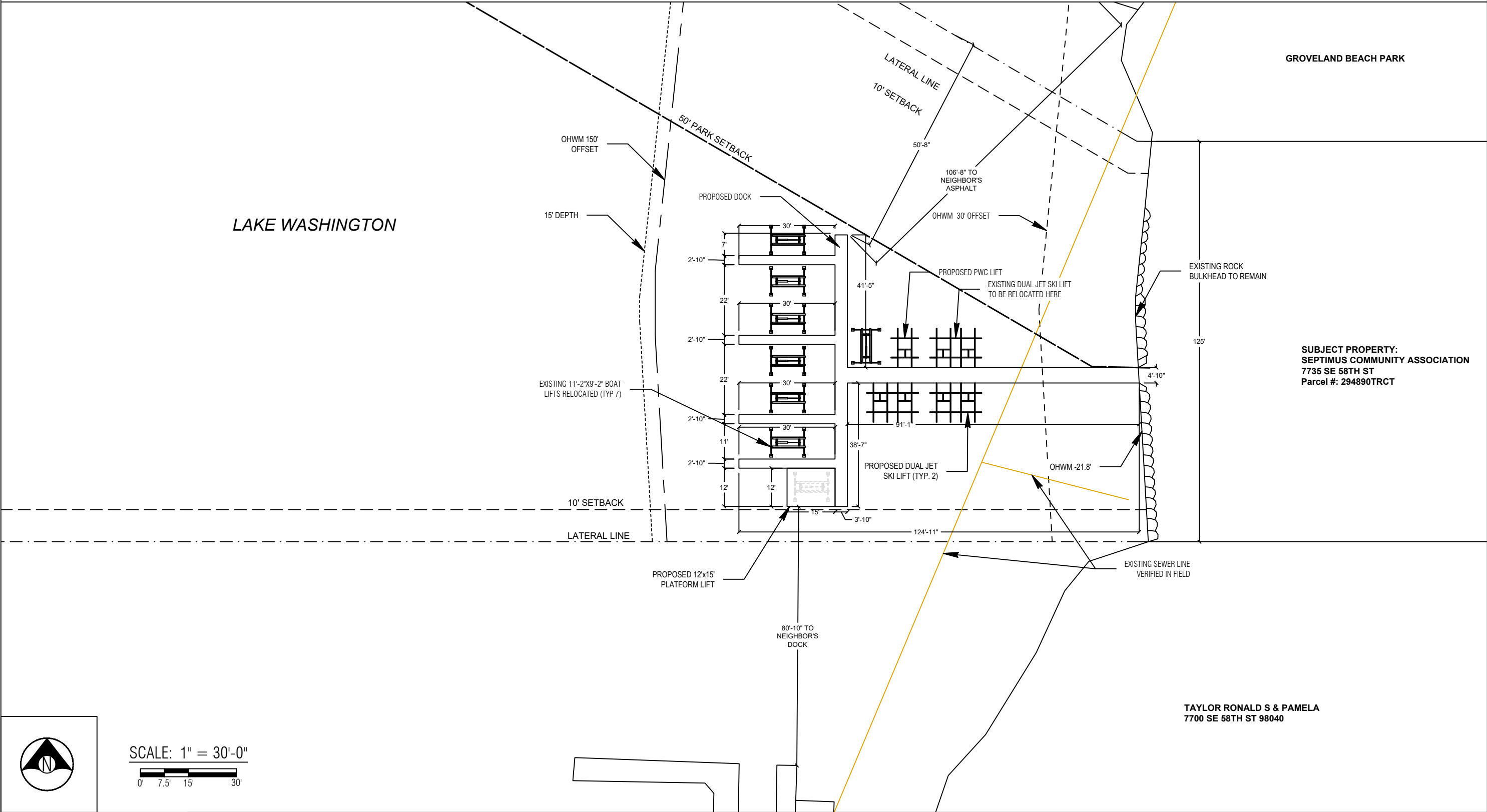
GROVELAND BEACH PARK

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# PROPOSED CONDITIONS



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GROVELAND BEACH PARK

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 7700 SE 58TH ST 98040

GROVELAND BEACH PARK

SUBJECT PROPERTY:  
 SEPTIMUS COMMUNITY ASSOCIATION  
 7735 SE 58TH ST  
 Parcel #: 294890TRCT

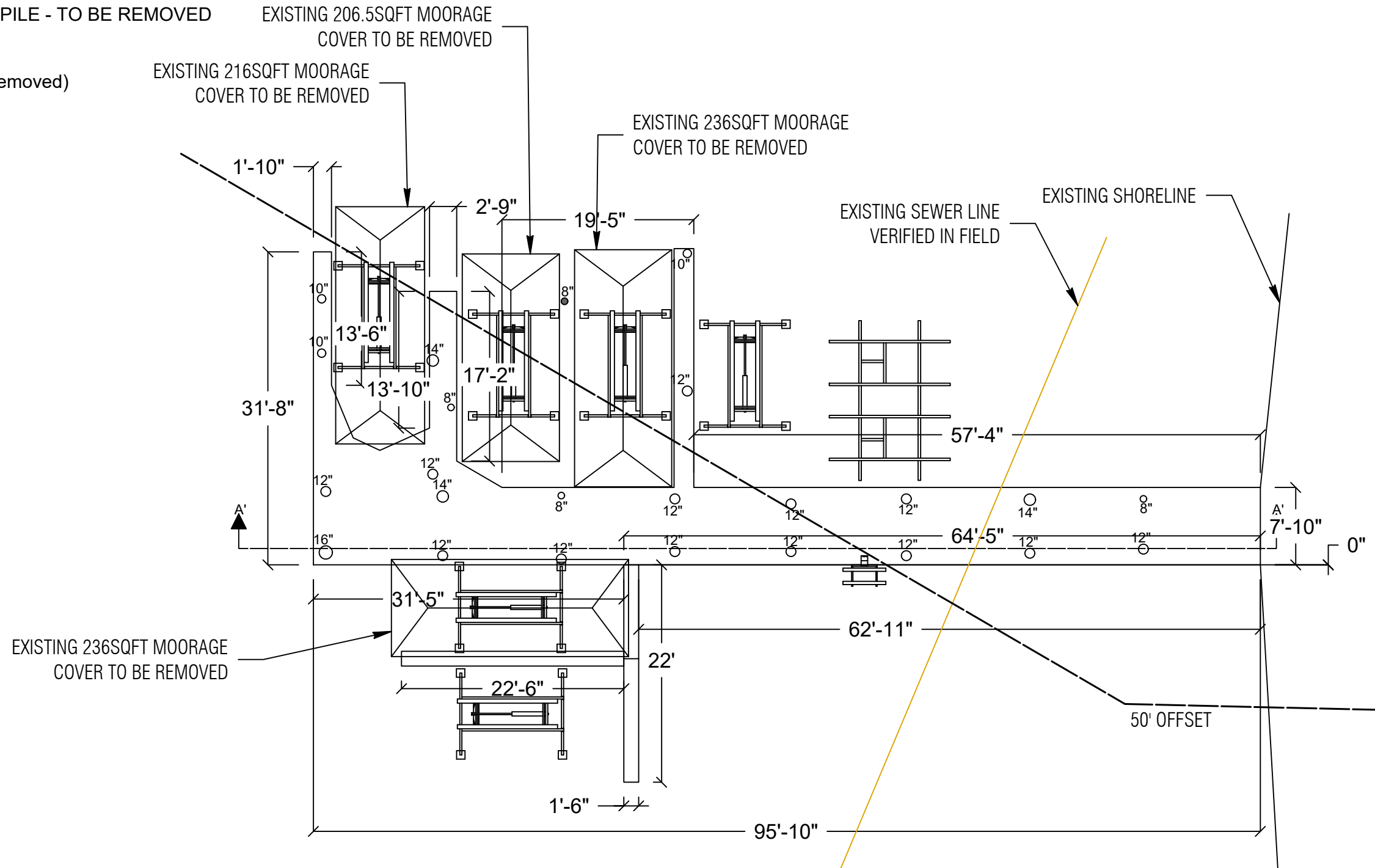
TAYLOR RONALD S & PAMELA  
 7700 SE 58TH ST 98040

# PIER DETAILS - EXISTING

## LEGEND

- (23) EXISTING PILES - TO BE REMOVED
- (1) EXISTING MOORING PILE - TO BE REMOVED

Area: 957 sqft (overater - to be removed)



PLAN VIEW



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King County  
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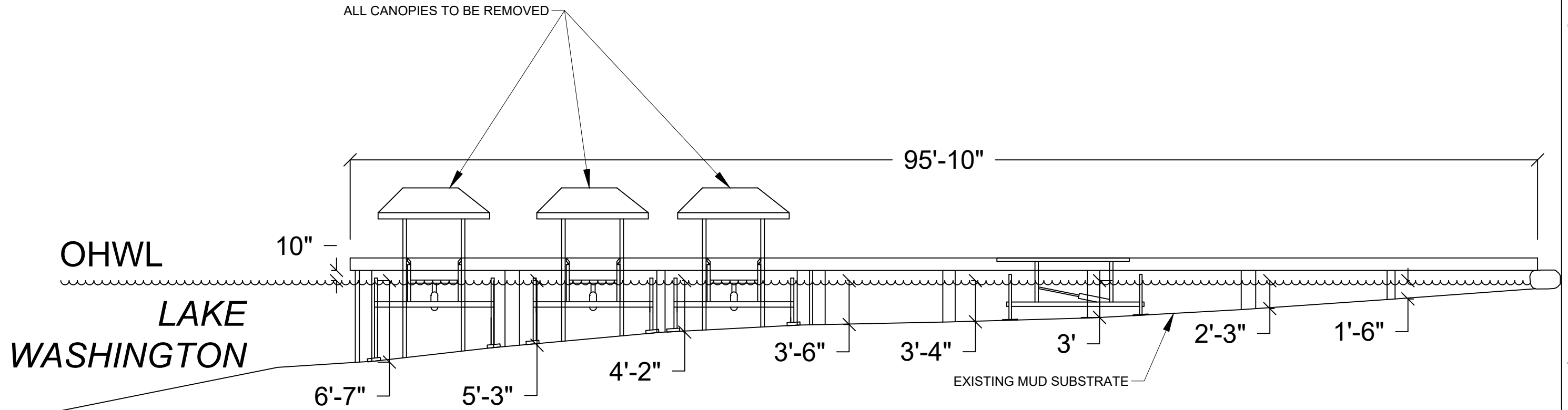
CORPS OF ENGINEERS 1919  
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GROVELAND BEACH PARK

Adjacent Owners:  
TAYLOR RONALD S & PAMELA  
7700 SE 58TH ST 98040

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**A4.0**

# PIER DETAILS EXISTING



SECTION VIEW: A'-A'



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King County  
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GROVELAND BEACH PARK

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**A5.0**

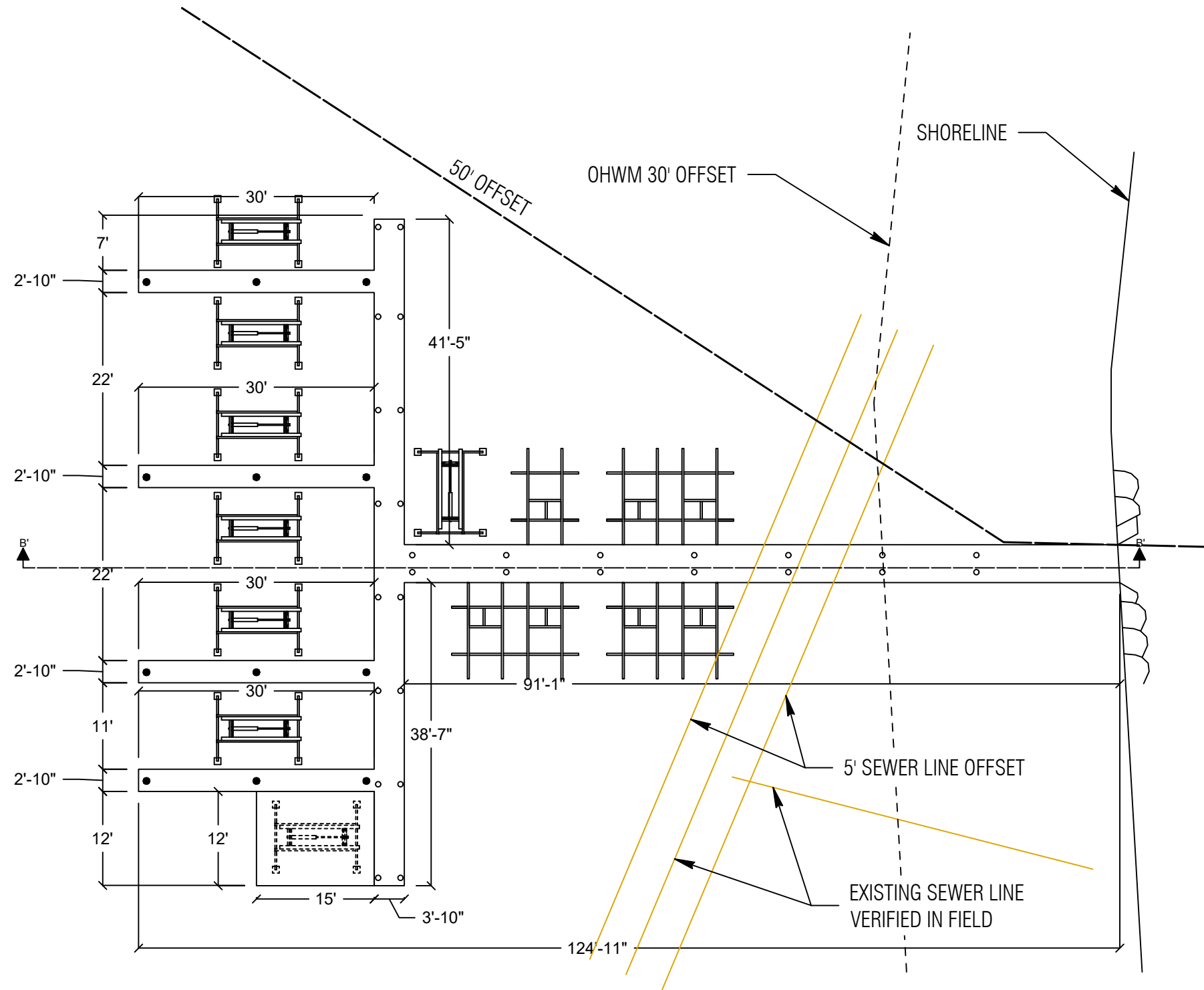
# PIER DETAILS - PROPOSED

## LEGEND

- (30) PROPOSED 8" STEEL PILES - TO BE ADDED
- (12) PROPOSED 12" STEEL PILES - TO E ADDED
- (1) PROPOSED PLATFORM LIFT - 12'x15' (180SQFT)

Area: 1,105 sqft (new overwater grated decking material)

\*\*Grated decking material is 43% open area



PLAN VIEW



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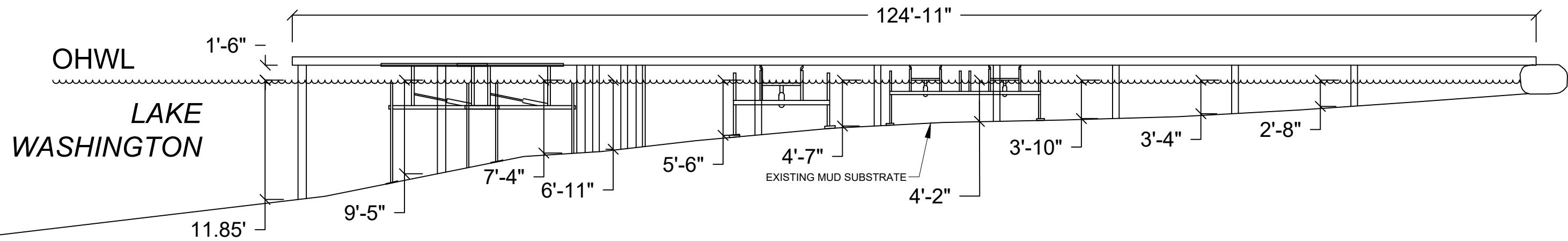
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# PIER DETAILS PROPOSED



SECTION VIEW: A'-A'



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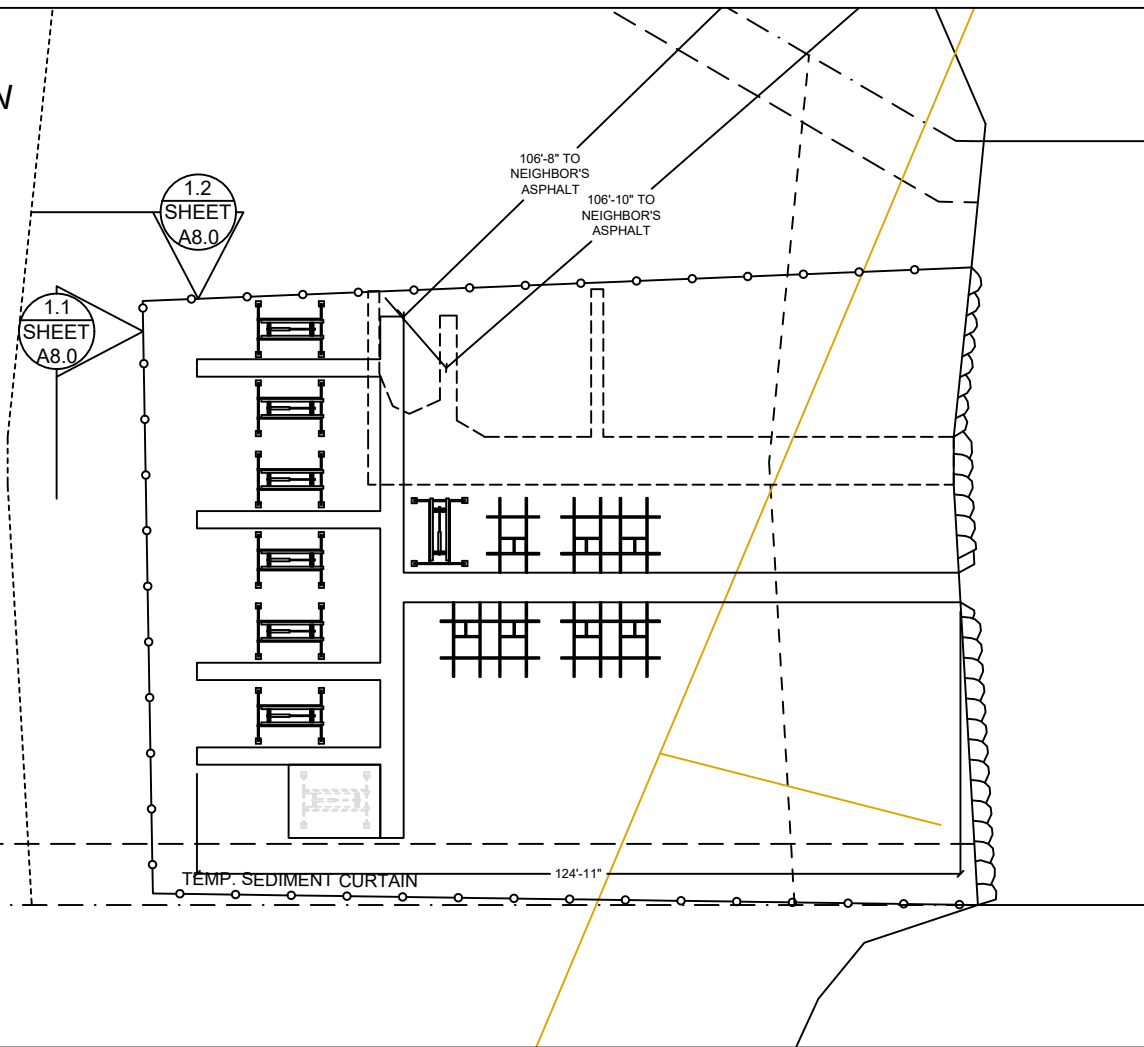
GROVELAND BEACH PARK

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# BMP INFORMATION

LAKE WASHINGTON

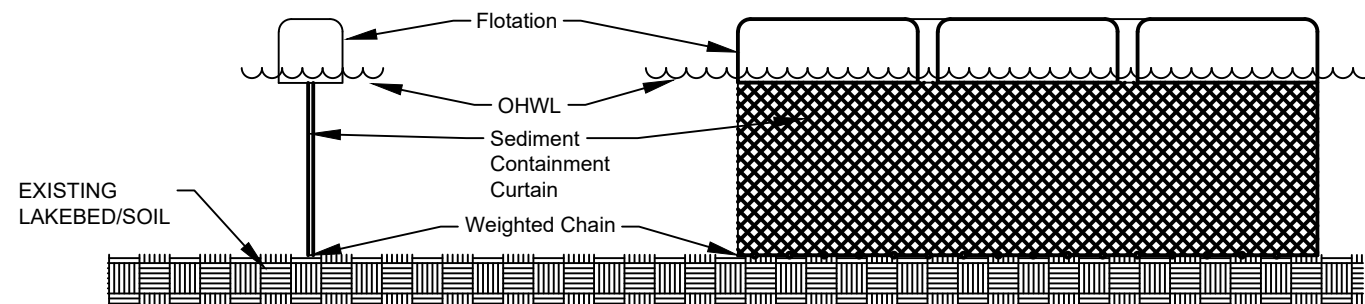


## BMP NOTES:

- 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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King County  
Lake Washington

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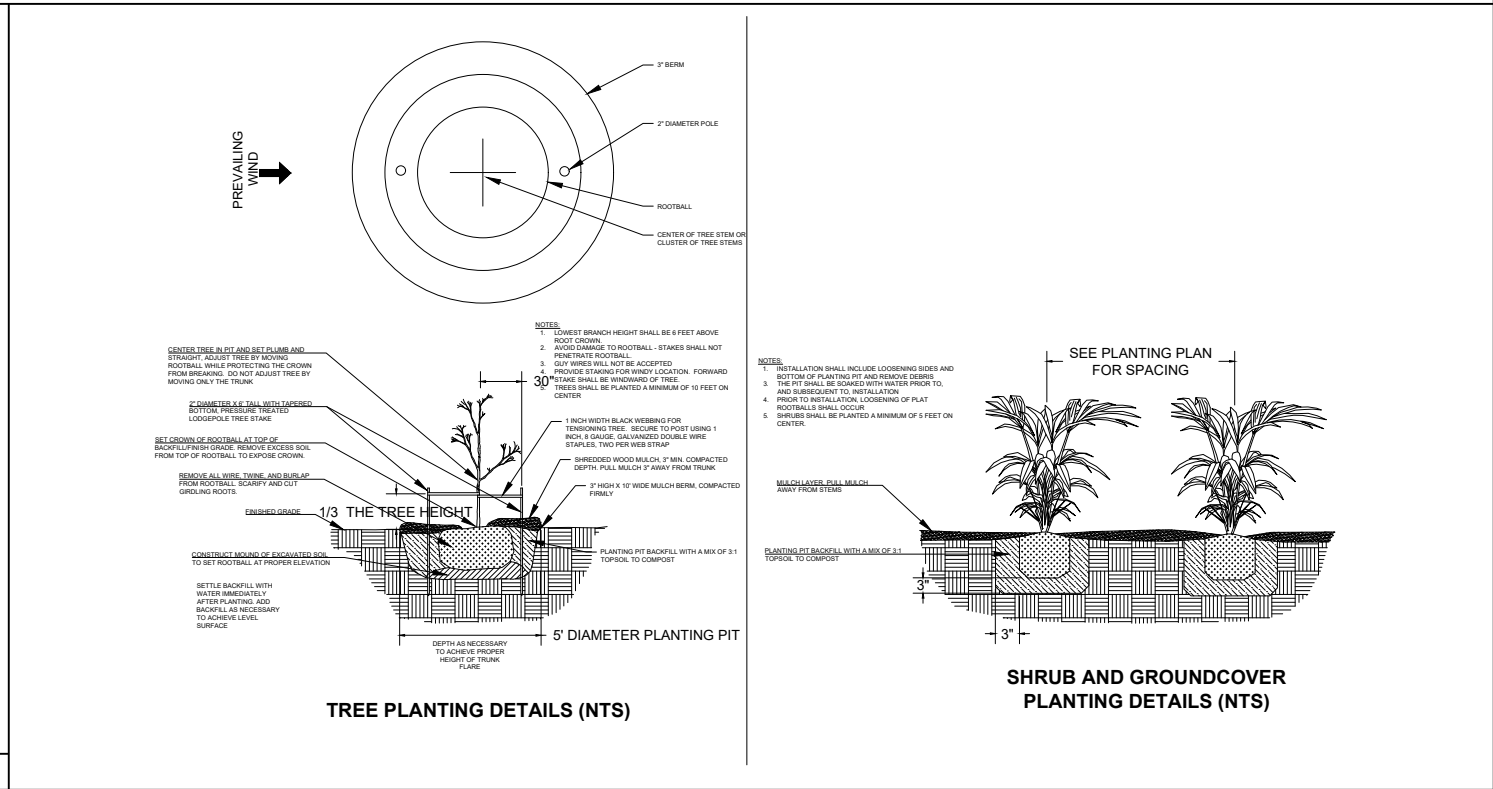
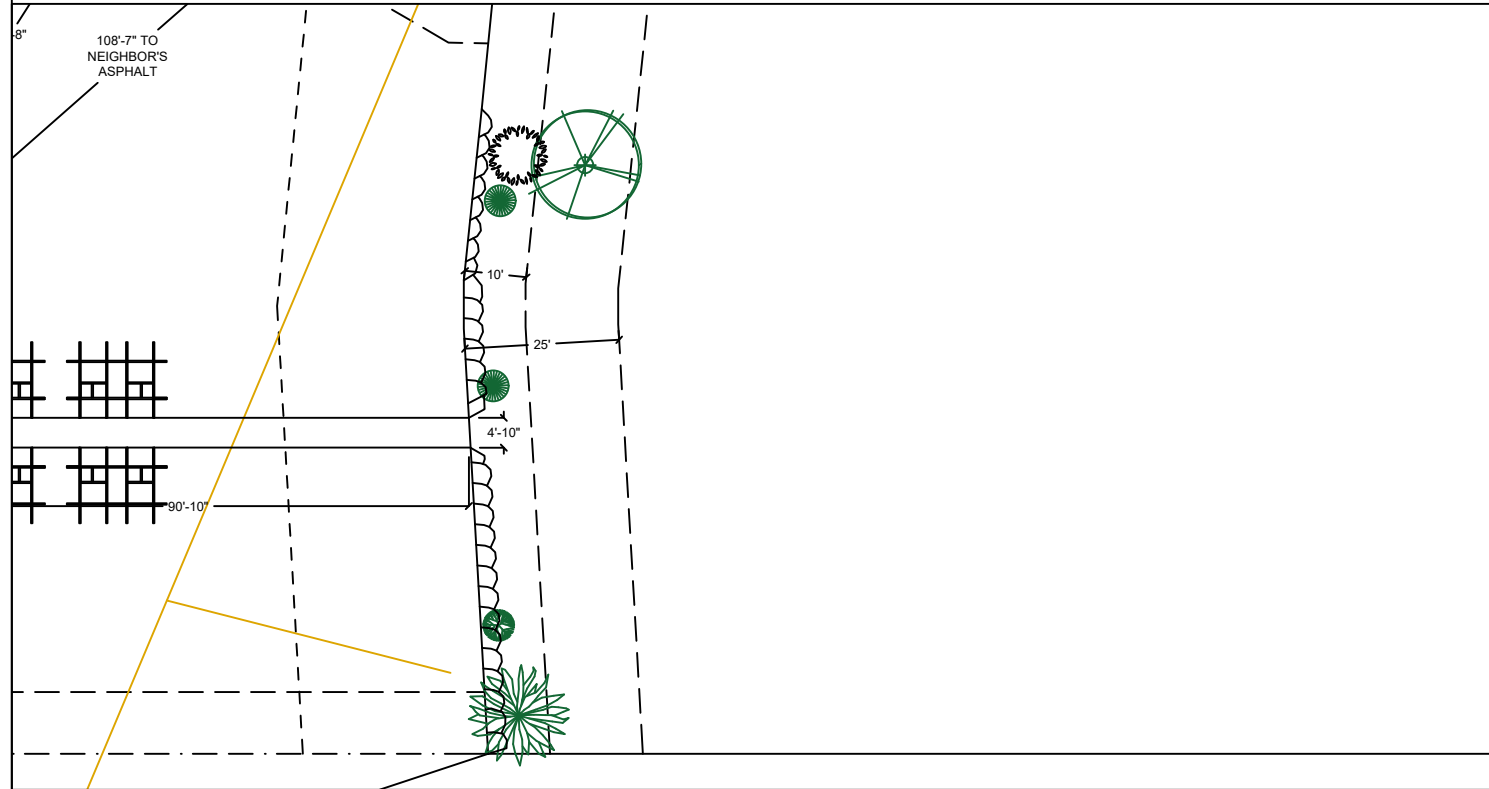
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# MITIGATION PLAN



- 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
	<i>Thuja plicata</i>	Western Redcedar	1	3 ft
	<i>Salix lasiandra</i>	Pacific Willow	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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**King County**  
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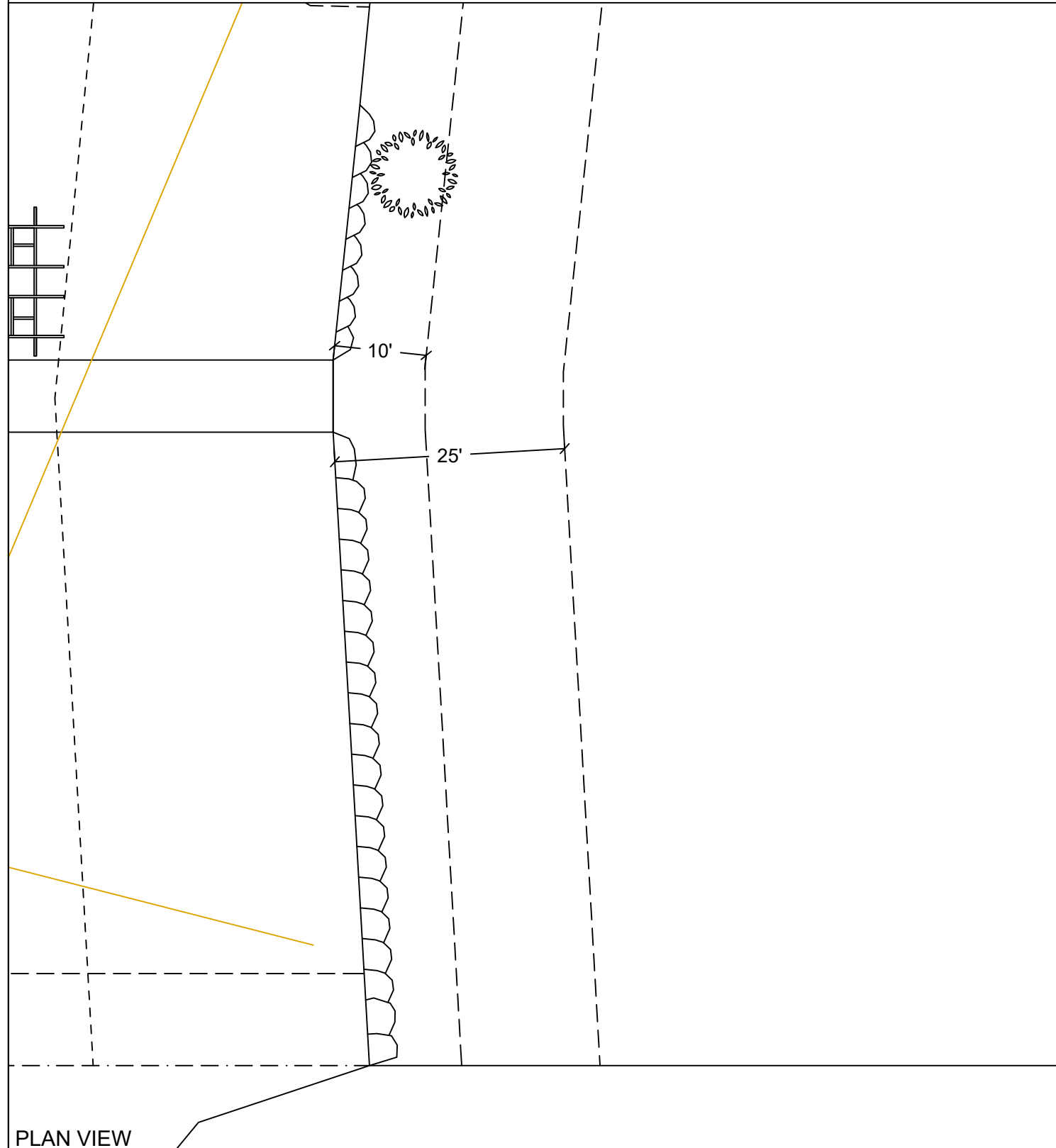
**GROVELAND BEACH PARK**

**SHEET A9.0**

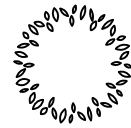
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# EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine	1	~8'

EXISTING PLANTS TABLE



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# GENERAL NOTES:

## MATERIALS SPEC LIST:

### **Boat Lifts:** Aluminum

- \* (7) SL10014ARW - 146" x 191"
- \* (3) SL2008AR2D2 - 104" x 132" (dual jet ski)
- \* (1) SL8012ARW - 104" x 66" (PWC Lift)

### **Decking Material:** FRPP - Fiberglass reinforced polypropylene

Open area 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
- \* All Pile tops exposed will have a conical cap placed on top
- \* Piles are driven using the Virbo method

### **DOCK:** being repaired/replaced

- \* \_100\_ % of Decking
- \* \_100\_ % of stringers
- \* \_100\_ % of caps

## 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 is within the authorized size.**

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 of ADA standards.**

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

#### **The minimum water depth is not shallower than authorized.**

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

#### **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 with CORPS and WDFW.**

Last permit issued for property: BLDG 82-037

Dock established/constructed: 3/16/1982



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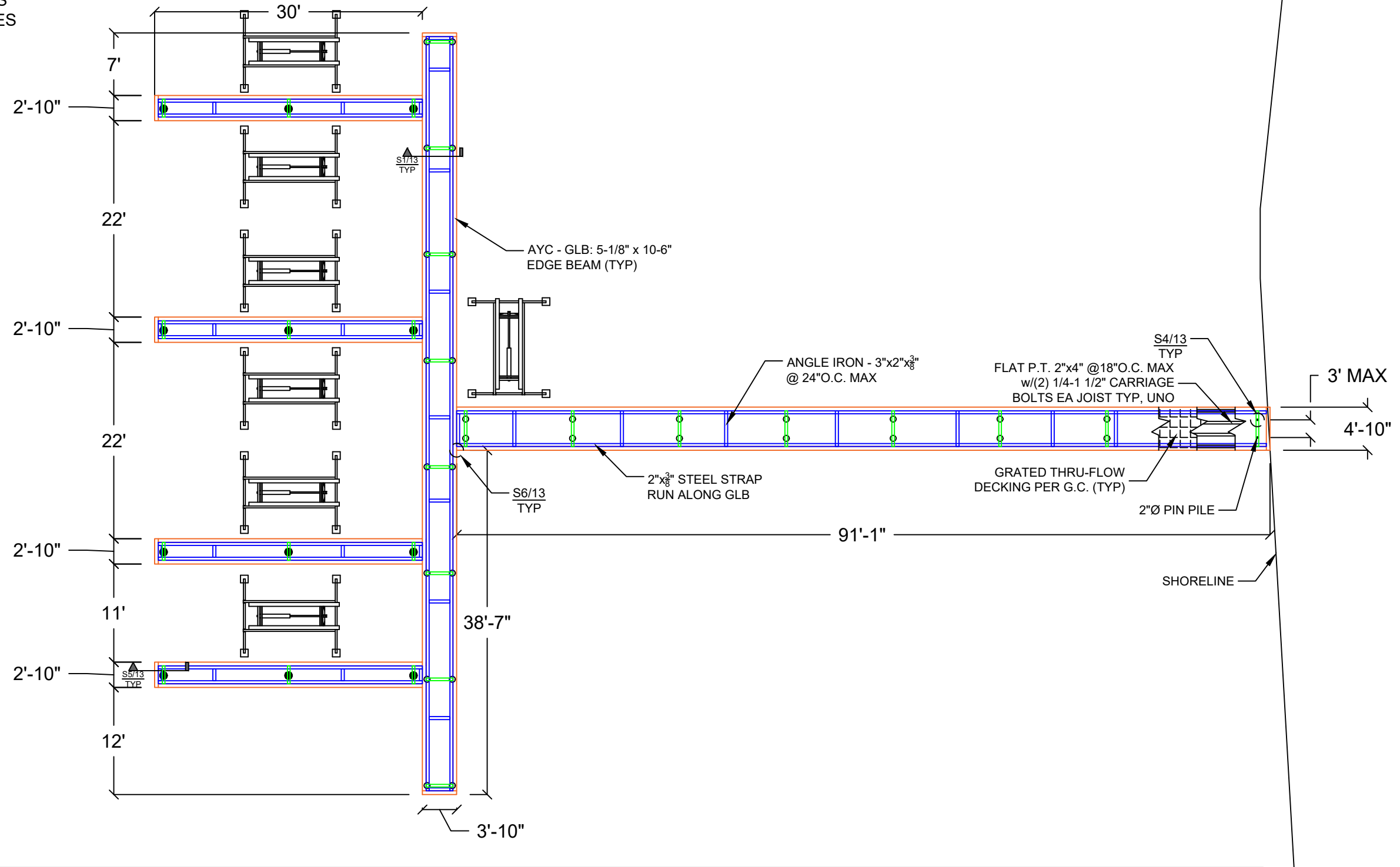
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# FRAMING PLAN

## LEGEND

- (30) PROPOSED 8" STEEL PILES
- (12) PROPOSED 12" STEEL PILES



King County  
Lake Washington

Applicant: Septimus Community Association  
7735 SE 58th Street  
Mercer Island, WA 98040

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

Adjacent Owners:  
TAYLOR RONALD S & PAMELA  
7700 SE 58TH ST 98040

Created: 03/14/22

Last Updated: 2/21/2023 2:18 PM Zion



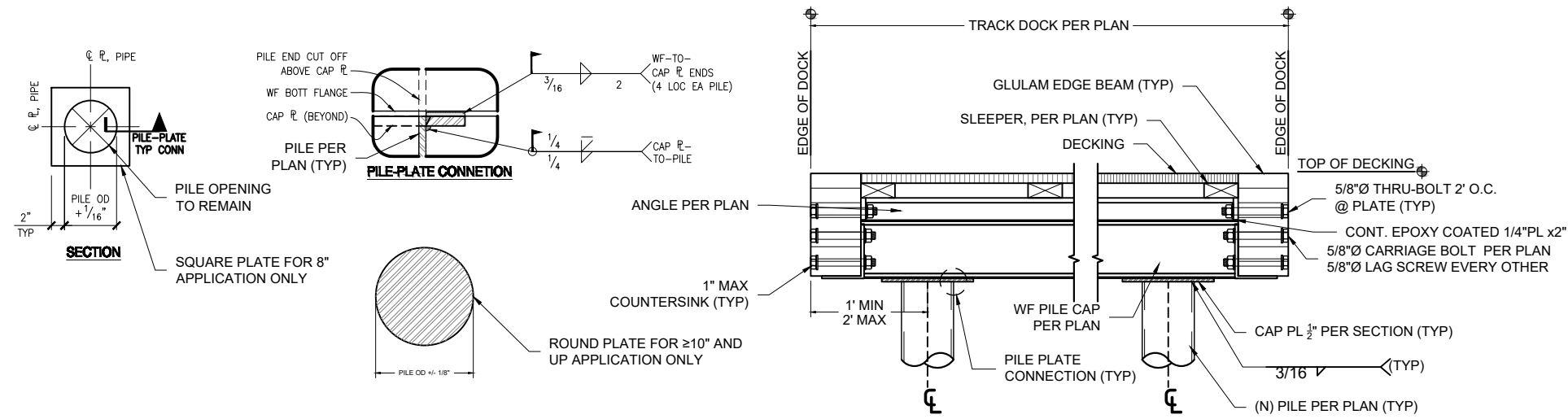
Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

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

Scope of Work: We propose to demo the existing 957sqft dock, remove (23) existing piles, relocate (7) existing boat lifts, relocate (1) existing dual jet ski lift, propose (2) new dual jet ski lifts, propose (1) new PWC lift, remove (1) existing dock mounted PWC lift, drive (30) 8" steel piles, drive (12) 12" steel piles, propose (1) platform lift, and propose a new 1,105 sqft dock made of grated decking material.

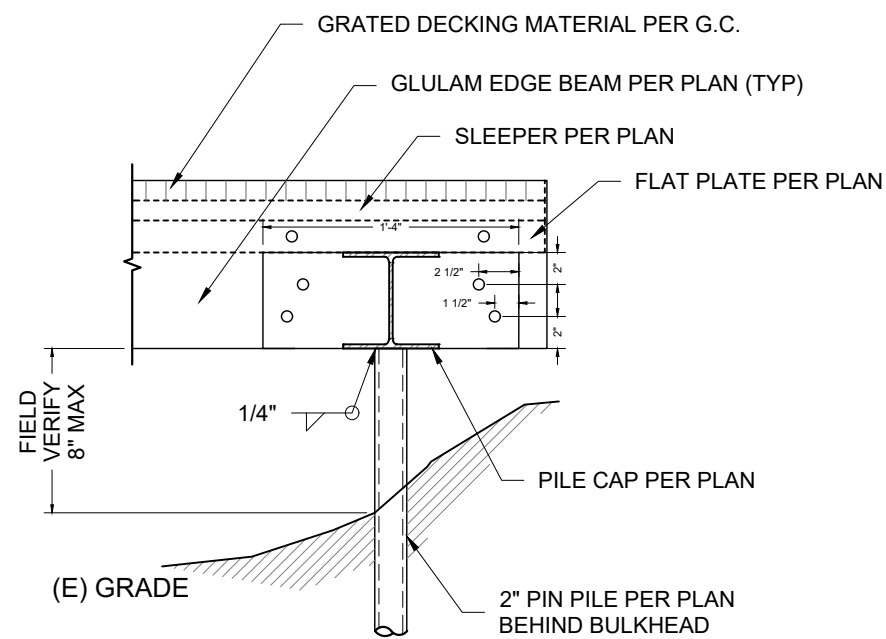
**SHEET**  
**A12.0**

# DETAILS - TRACK

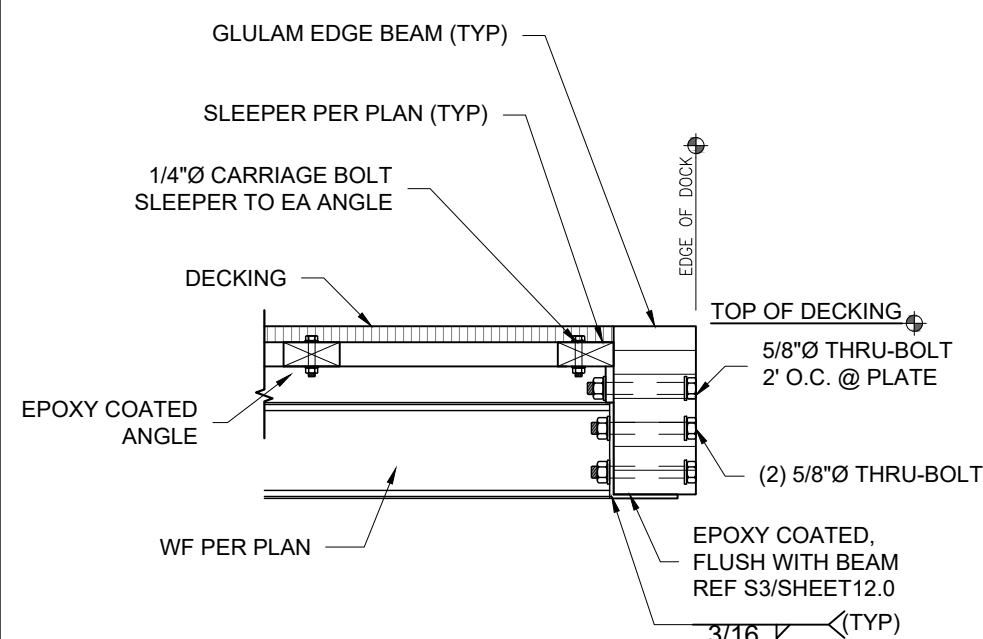


**S1** DOCK SECTION w/PILES - TYP  
SCALE: 1" = 1'

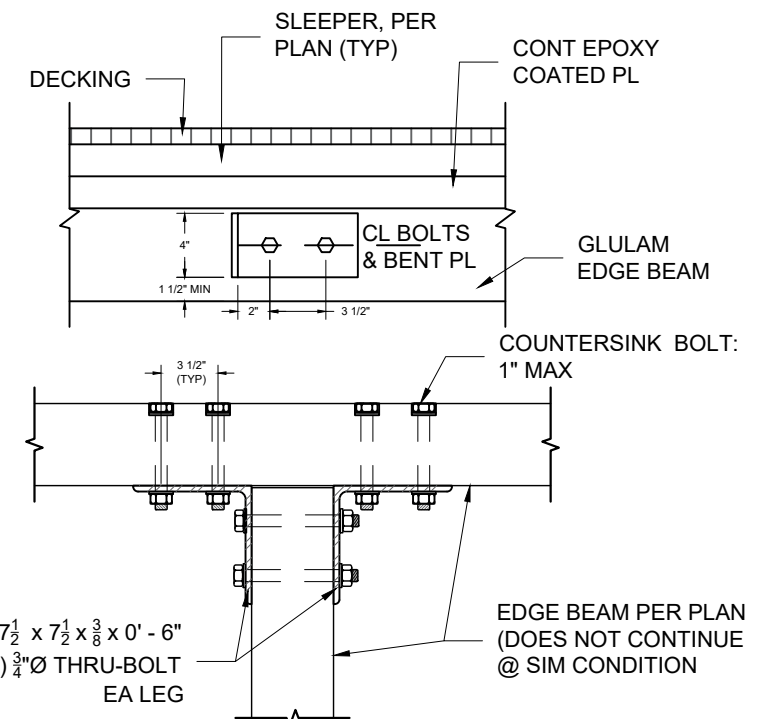
**S3** DETAIL NOT IN USE



**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'



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GROVELAND BEACH PARK

**SHEET**  
**13.0**

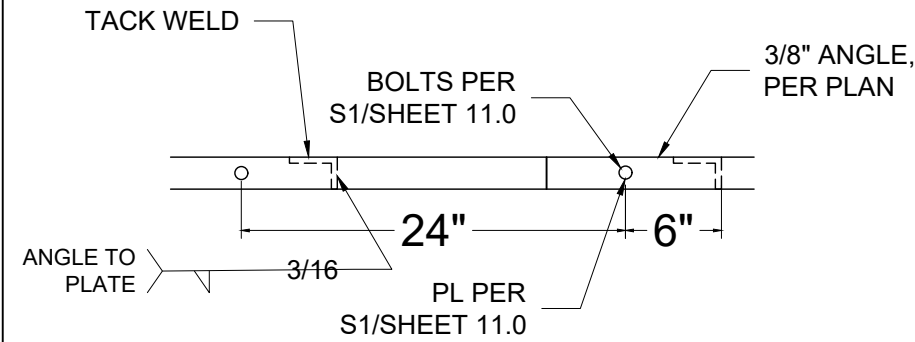
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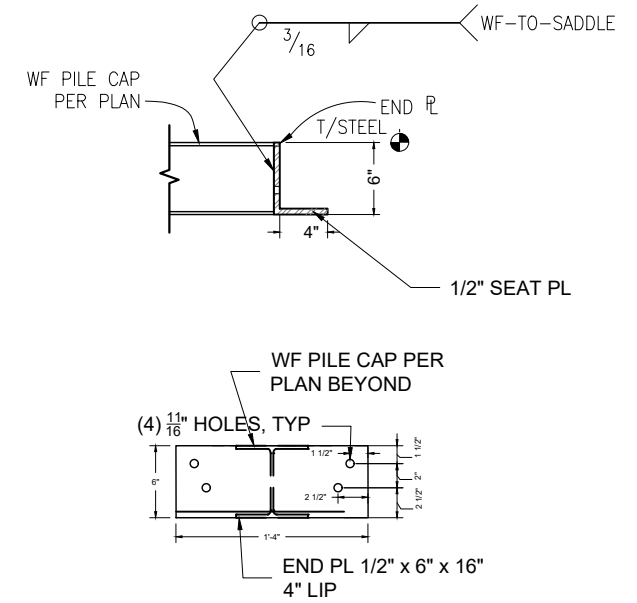
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# DETAILS - TRACK

S1 DETAIL NOT BEING USED



S2 ANGLE TO PLATE - TYP  
SCALE: 1" = 1"



S3 BEAM SADDLE BRACKET  
SCALE: 3/4" = 1"

S4 DETAIL NOT BEING USED

S5 DETAIL NOT BEING USED

S6 DETAIL NOT BEING USED



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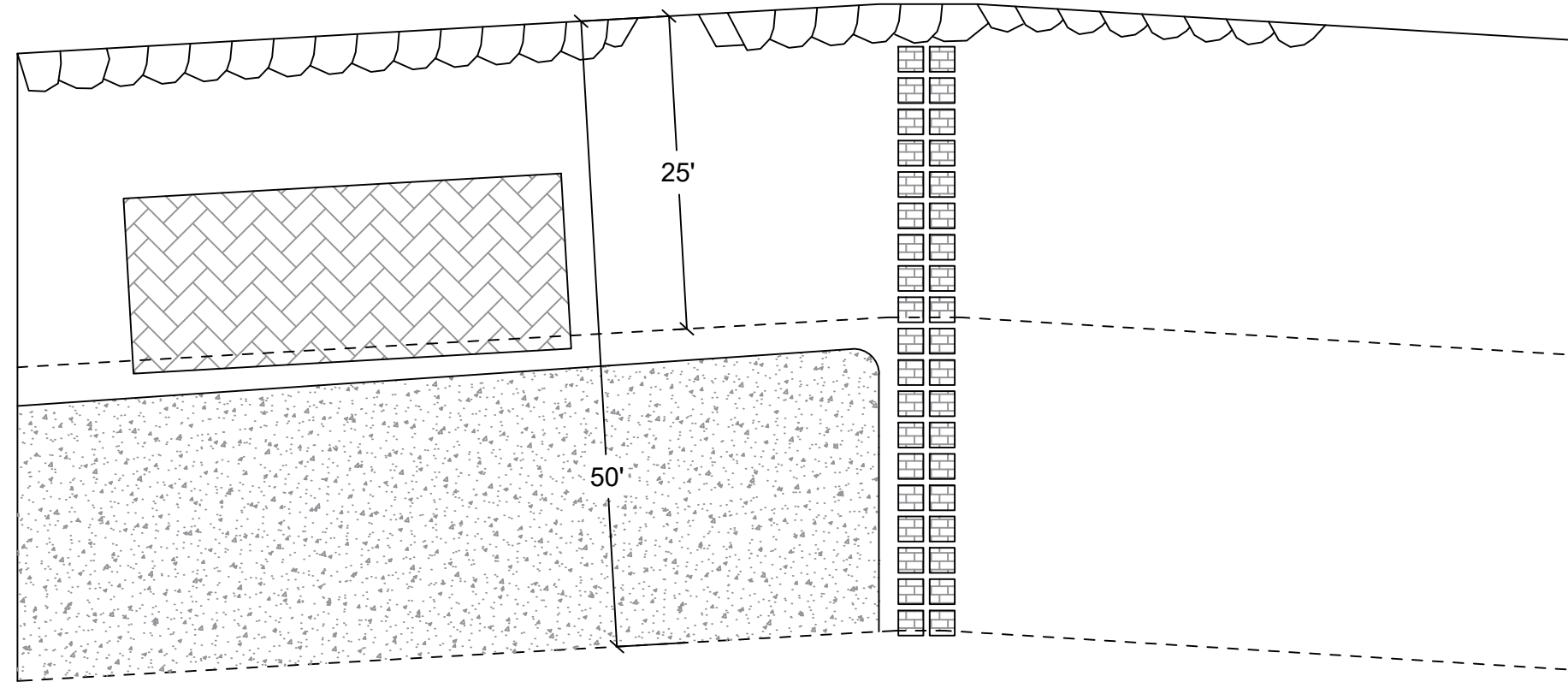
# HARDSCAPE CALCULATION EXISTING/PROPOSED

### Allowed Hardscape Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (3133.1641 sqft)	10% (313.31641 sqft)	24.3204% (762 sqft)	16.7562% (525 sqft)	7.5642% (237 sqft)
25' - 50' SETBACK (3133.3177 sqft)	30% (939.9531 sqft)	52.7237% (1652 sqft) <small>(legally non-conforming)</small>	3.7341% (117 sqft)	48.9896% (1535 sqft) <small>(legally non-conforming)</small>

### LEGEND

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	237 sqft	
PATIO 25FT SETBACK	454 sqft	
STEP PADS 25FT SETBACK	71 sqft	
PATIO 50FT SETBACK	37 sqft	
STEP PADS 50FT SETBACK	80 sqft	
PARKING LOT 50FT SETBACK	1535 sqft	



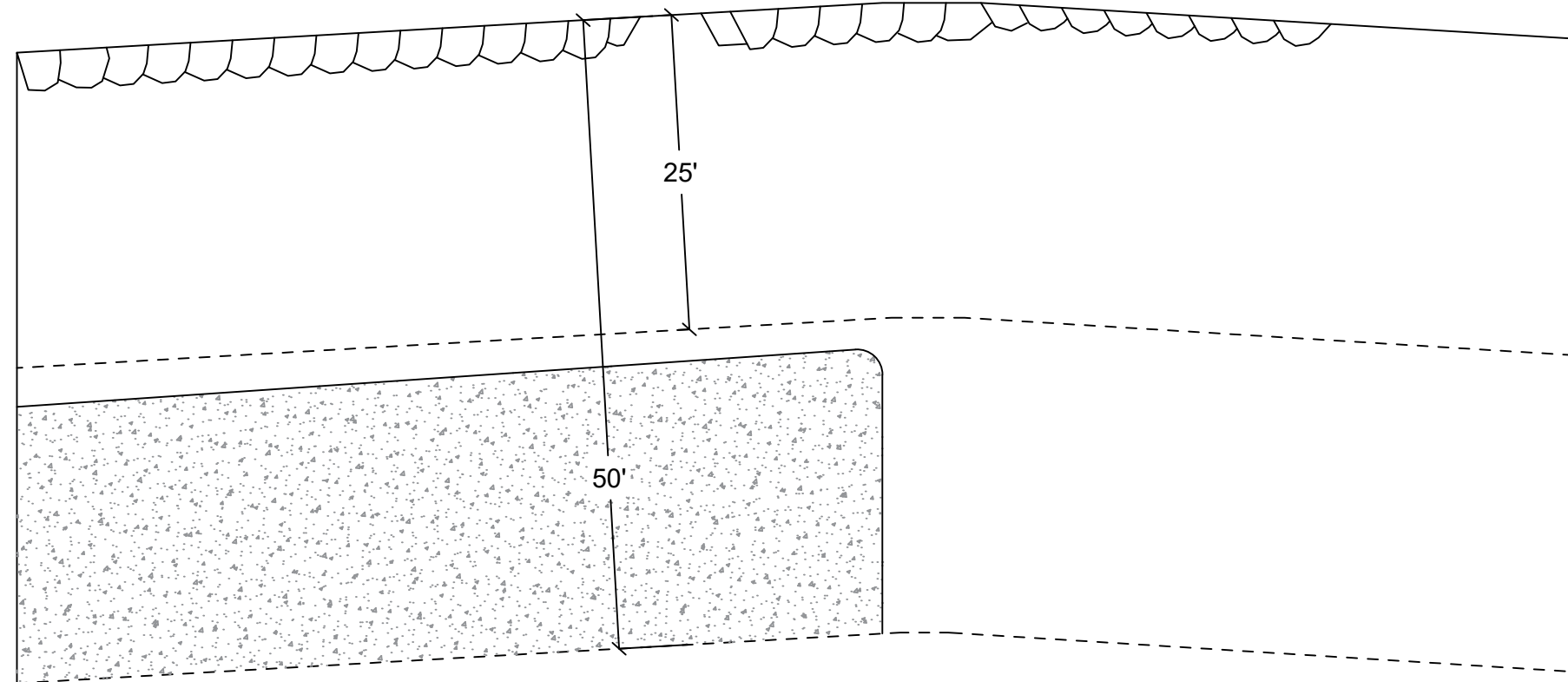
EXISTING HARDSCAPE

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SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
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### LEGEND

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	267 sqft	
PARKING LOT 50FT SETBACK	1535 sqft	



PROPOSED HARDSCAPE



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