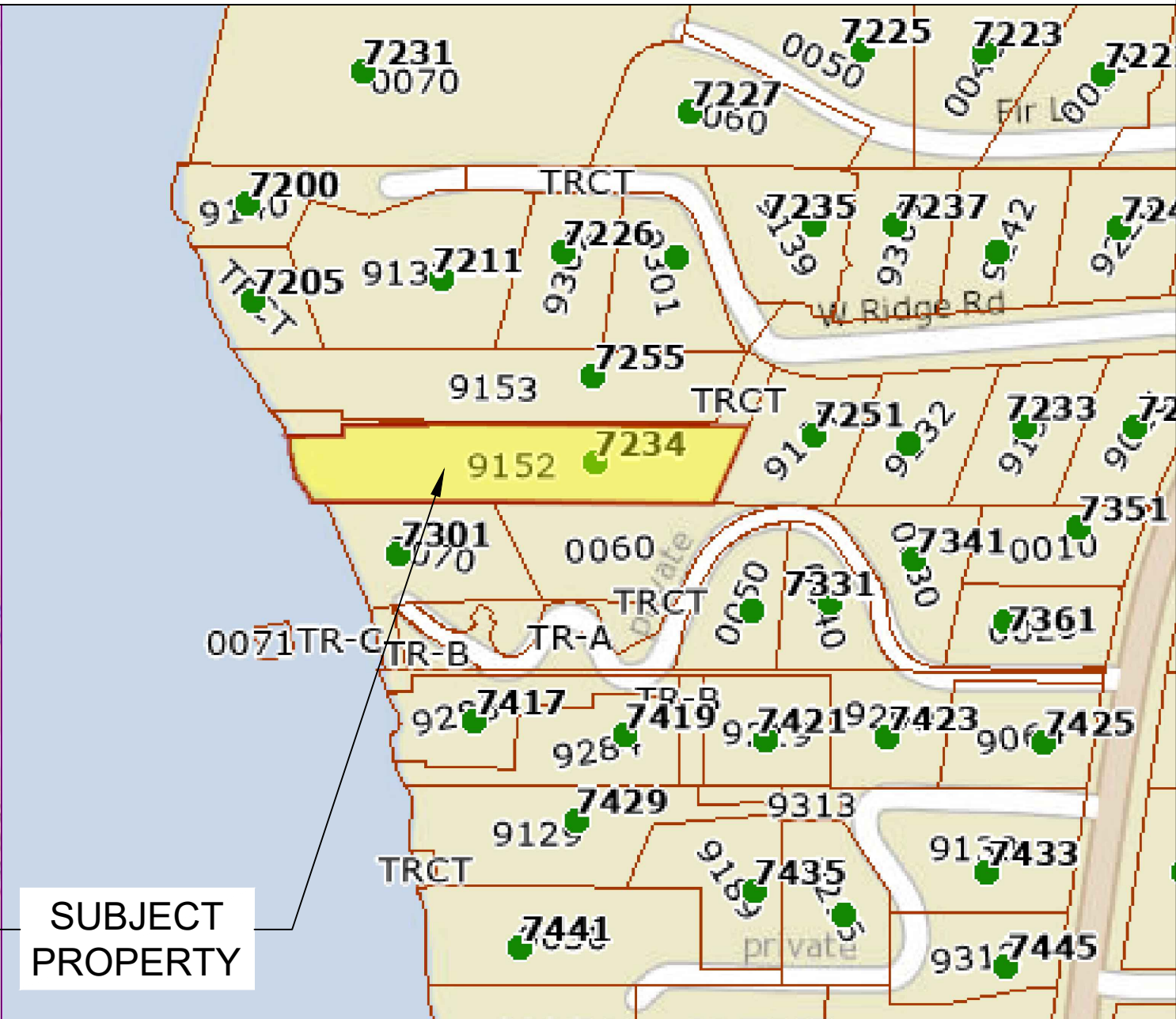
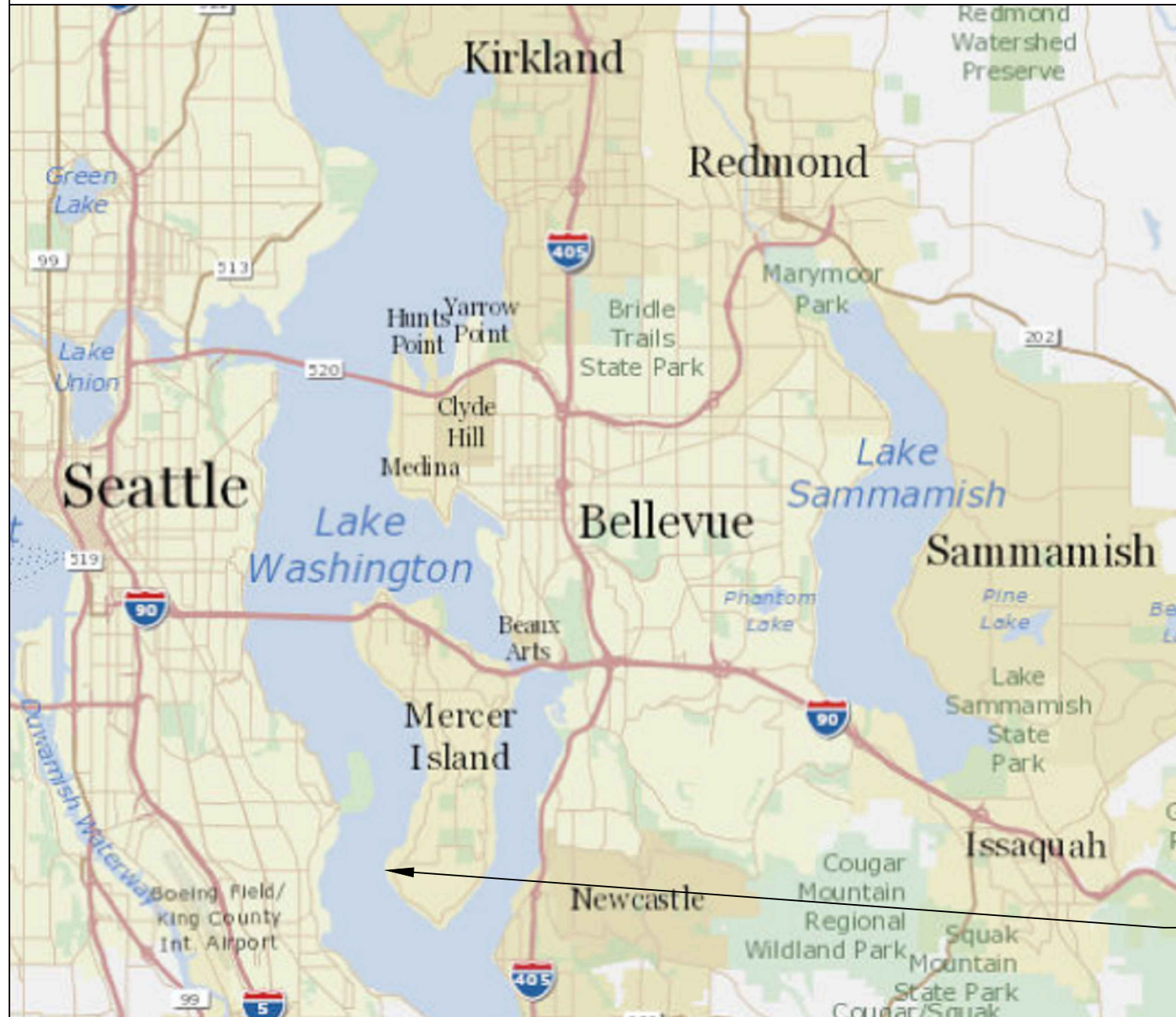


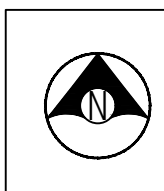
SITE PLAN



**SUBJECT
PROPERTY**

Pin: 252404-9152
 Legal Description: BEG AT PT ON W MGN OF W MERCER WAY 668.5 FT S OF N LN OF GL 4 TH N 88-41-04 W 430 FT TO POB TH N 25-15-51 E 80.42 FT TH N 88-41-04 W 312.61 FT TH S 01-18-56 W 1 FT TH N 88-41-04 W 84.38 FT TH S 01-18-56 W 12.5 FT TH N 88-41-04 W TO SH OF LAKE WASH TH SLY ALG SH LN TO PT N 88-41-04 W OF POB TH S 88-41-04 E TO POB TGW 2ND CL SH LDS ADJ TGW 1/6 INT IN COMMUNITY BEACH VOL 3615 PG 501

Plat Block:
 Plat Lot:
 PARCEL
 LAT: 47.53676
 LONG: -122.24298
 DOCK
 LAT: 47.536673
 LONG: -122.243793



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County: King County
 Location: Lake Washington
 Applicant: Helms Residence
 7234 W Ridge Rd
 Mercer Island, WA 98040
 Datum: CORPS OF ENGINEERS 1919
 SW Quarter Of Section 25, Township 24, Range 04
 Adjacent Owners:
 HARRINGTON DOLORES C-QPRT
 7301 W MERCER WAY 98040
 NEIGHBORING PROPERTY
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GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"
- * SL8012ARW - 146" x 167"

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:

"Standards Landward of the OWHM." Per MIMC 19.13.050.B.

Last permit issued for property: 1704-081 04/10/2017

Dock established/constructed: 04/22/1970

* Note boatlifts/hardscape

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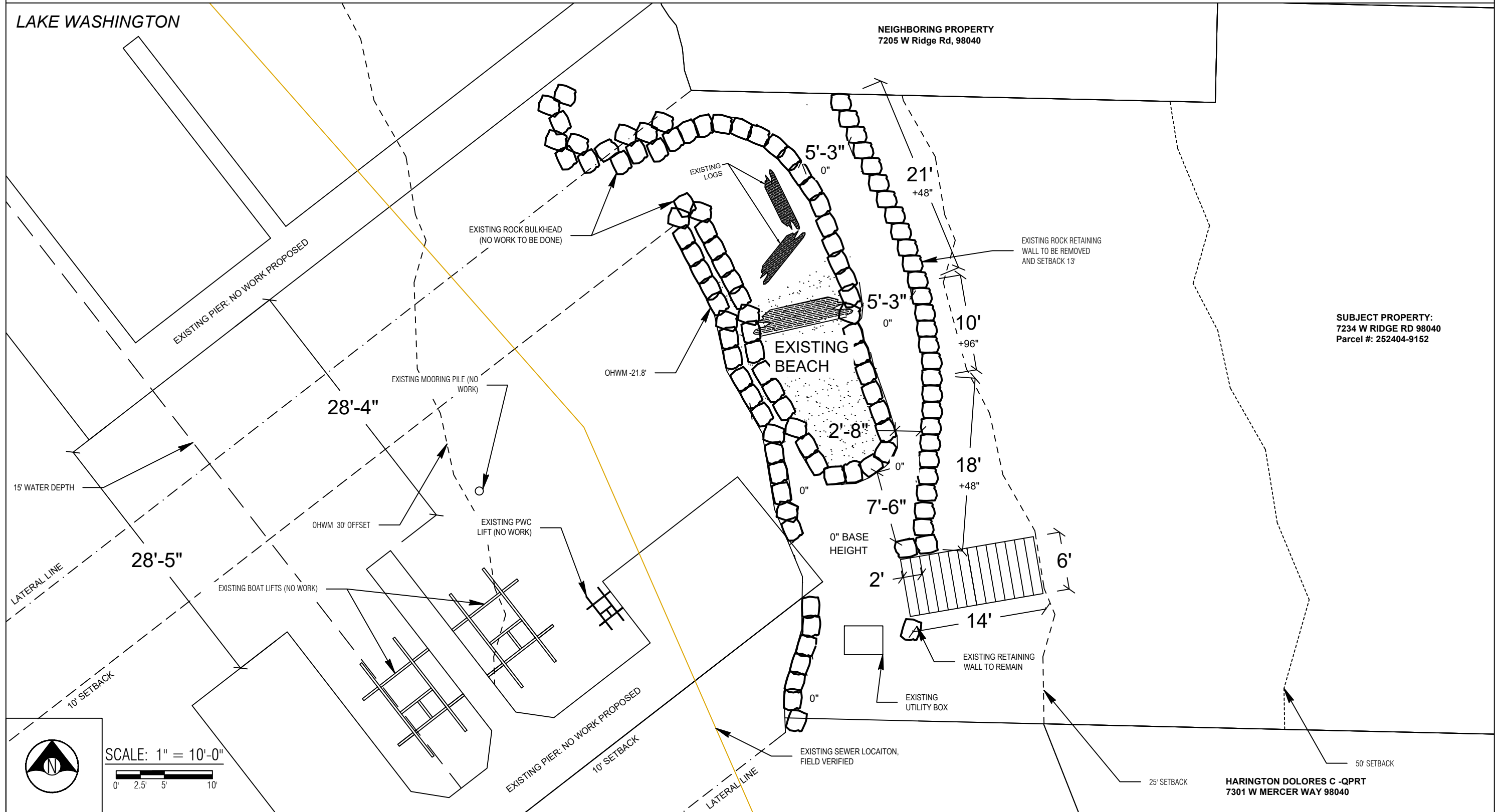
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EXISTING CONDITIONS

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



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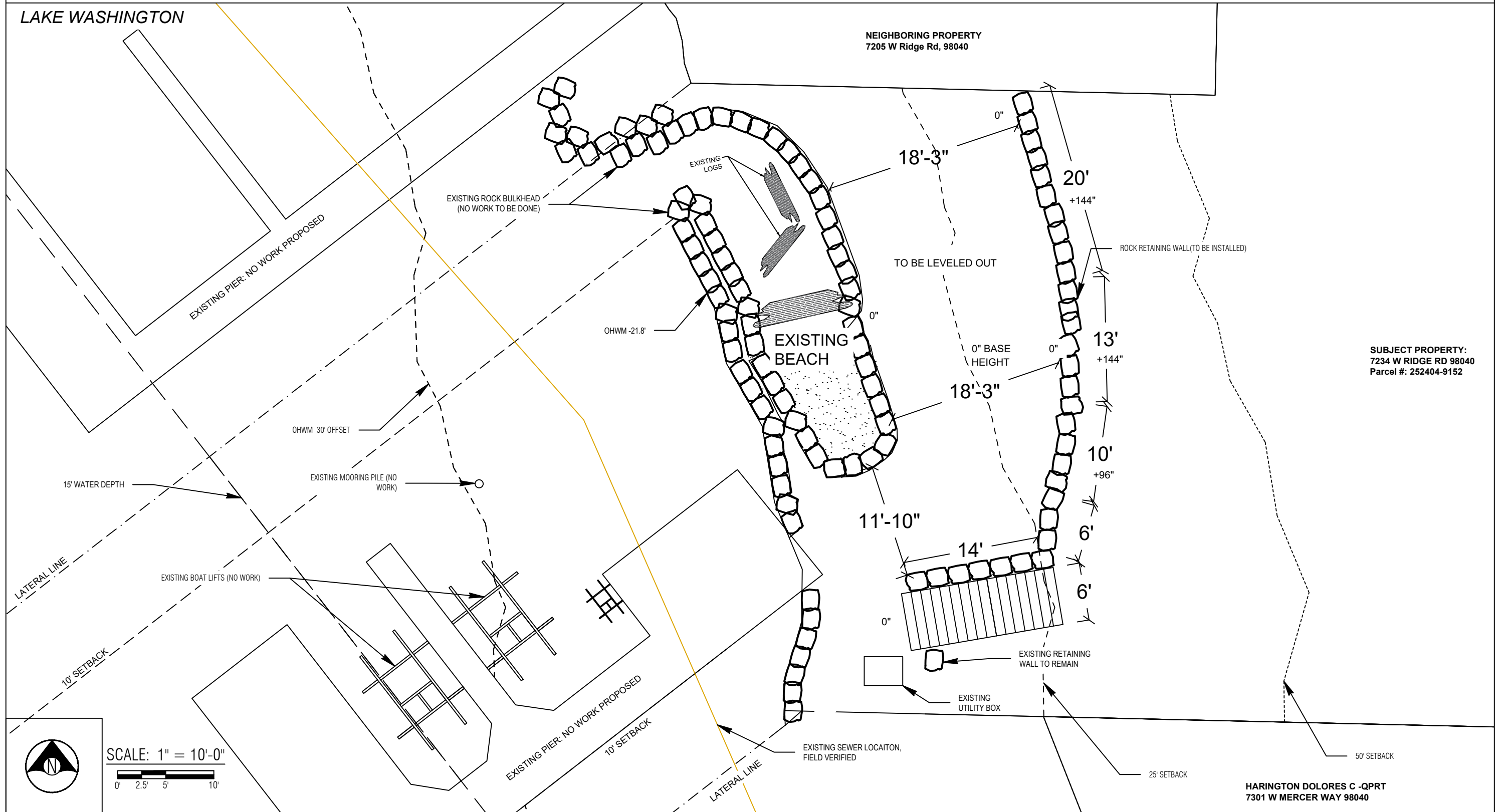
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PROPOSED CONDITIONS

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



SCALE: 1" = 10'-0"
0' 2.5' 5' 10'



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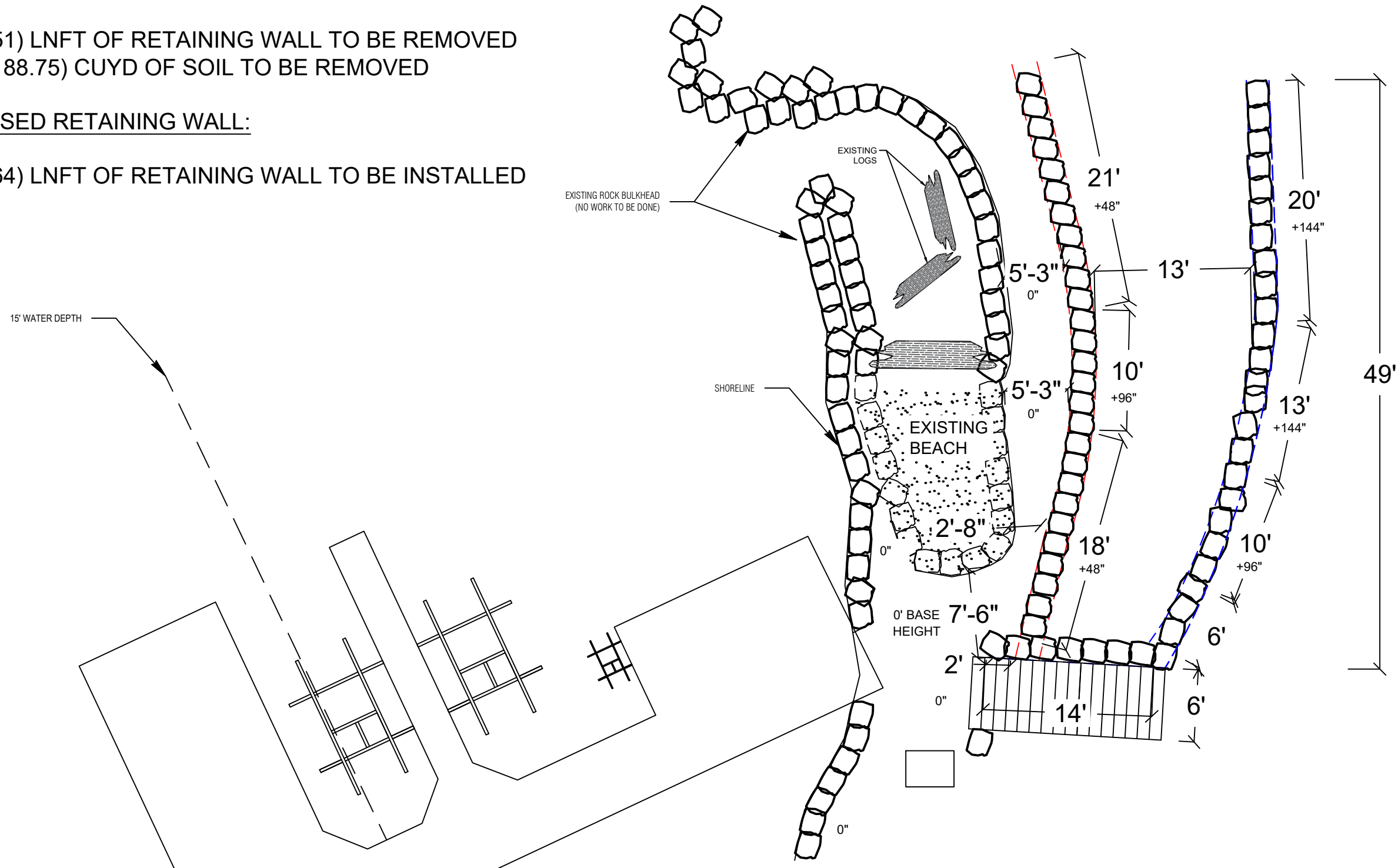
PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

EXISTING RETAINING WALL:

(51) LNFT OF RETAINING WALL TO BE REMOVED
 (188.75) CUYD OF SOIL TO BE REMOVED

PROPOSED RETAINING WALL:

(64) LNFT OF RETAINING WALL TO BE INSTALLED



PLAN VIEW



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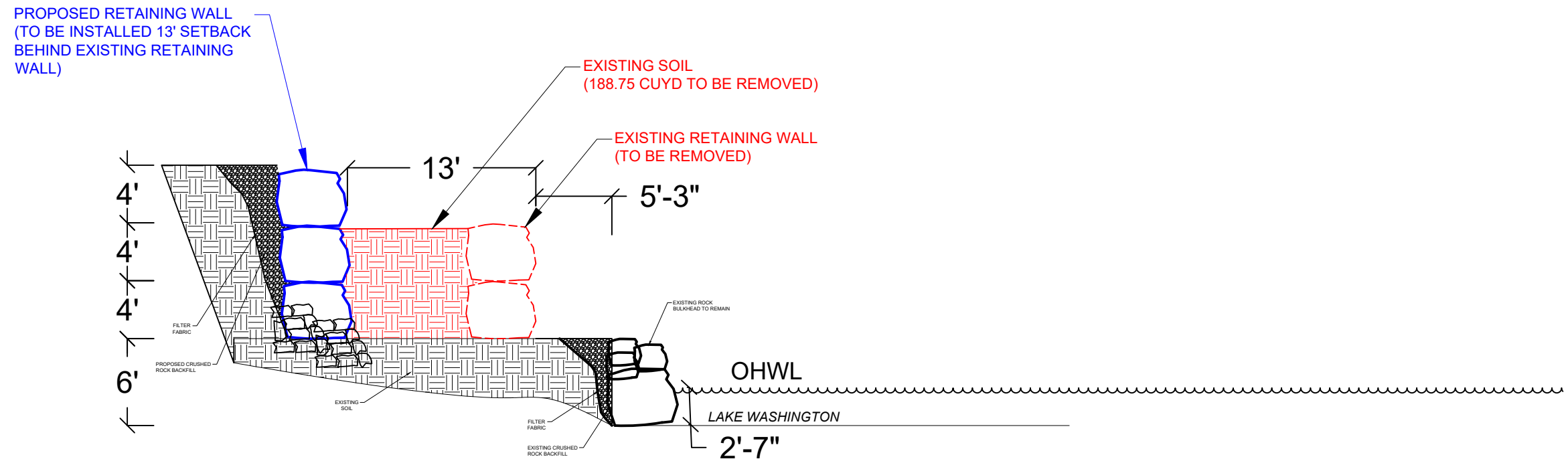
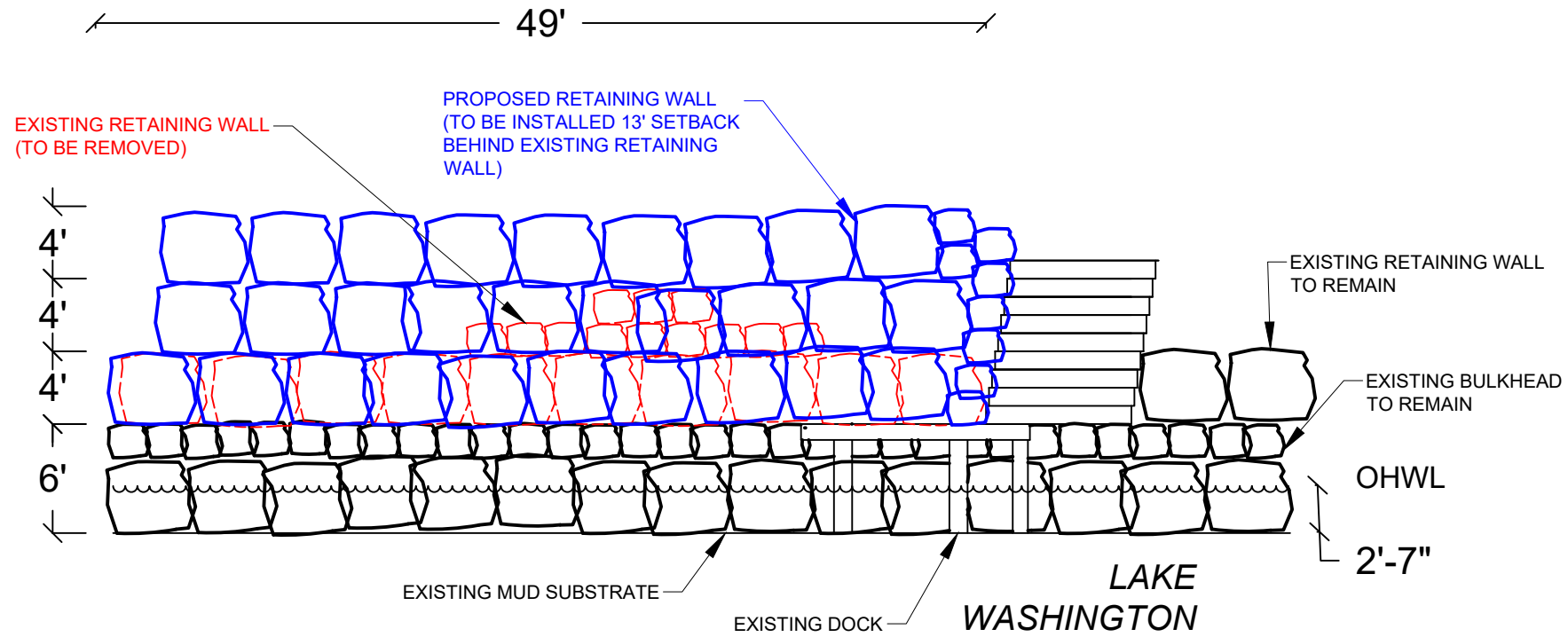
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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW

LEGEND

BLUE: PROPOSED 63 LNFT OF 8' TO 12' HIGH RETAINING WALL

RED: REMOVAL OF 51 LNFT OF EXISTING 4' TO 8' HIGH RETAINING WALL



SECTION VIEW: A'-A'



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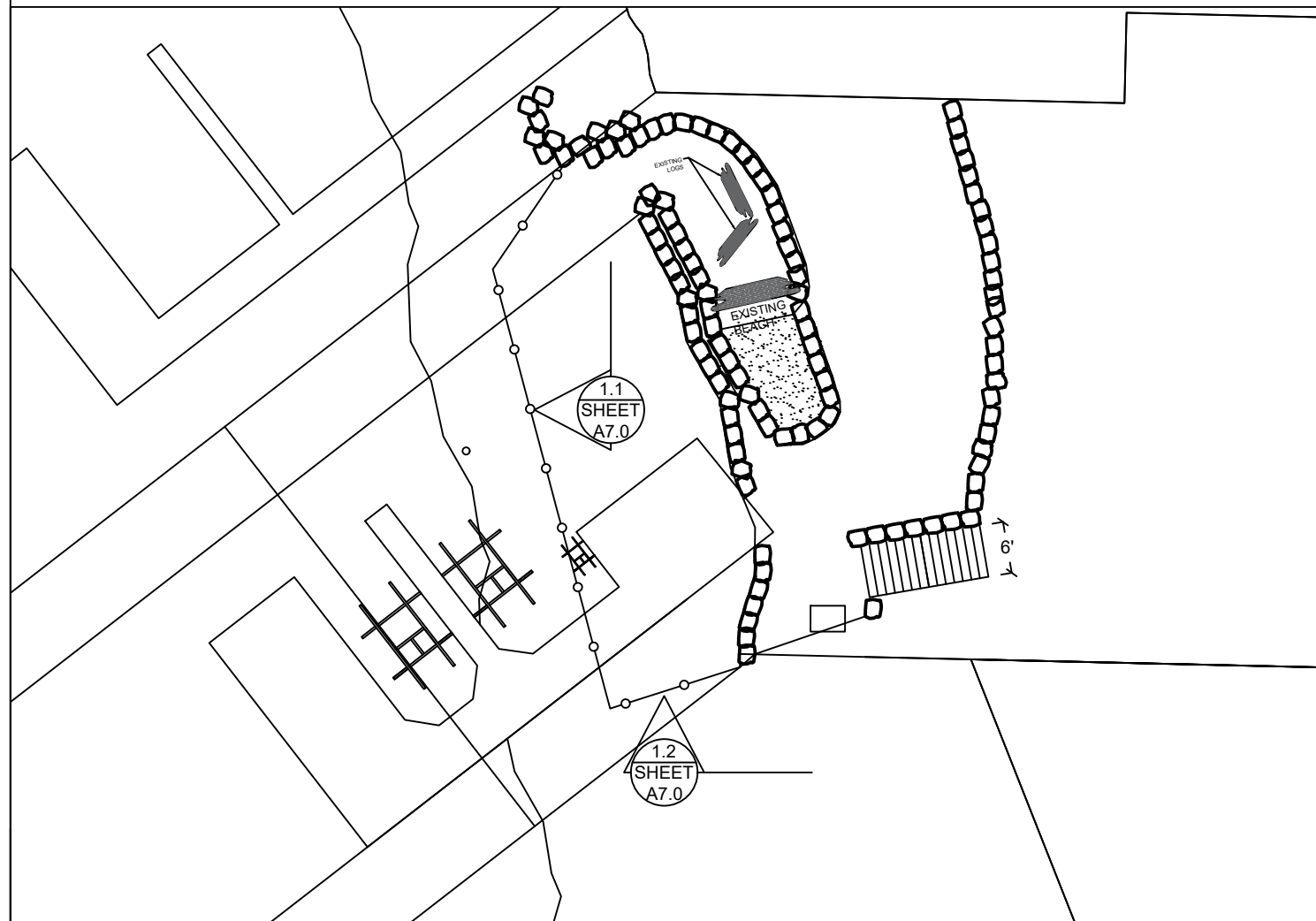
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BMP INFORMATION

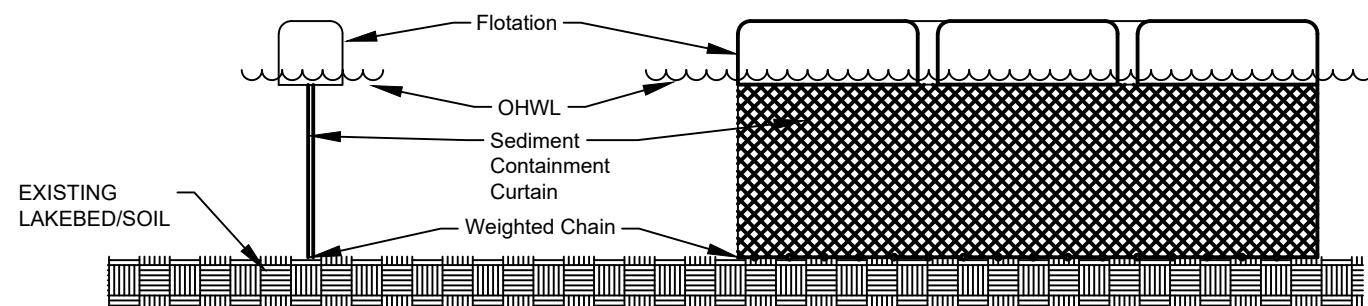


BMP NOTES:

- 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 cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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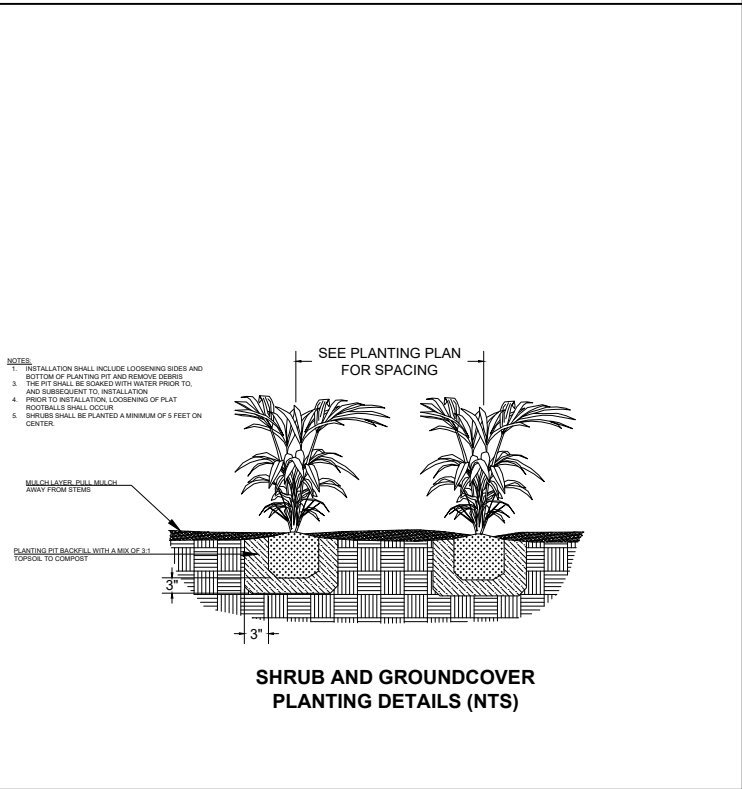
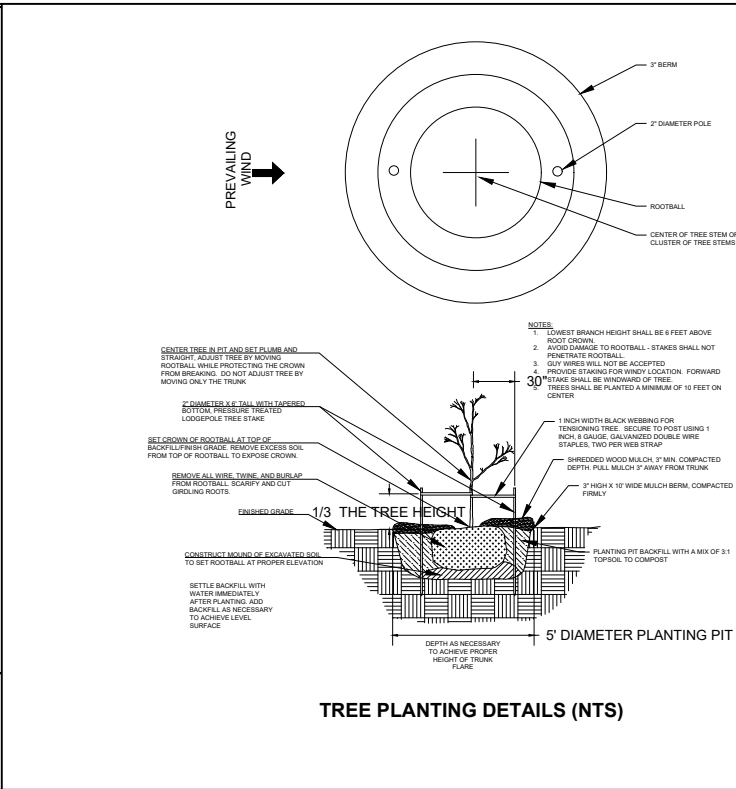
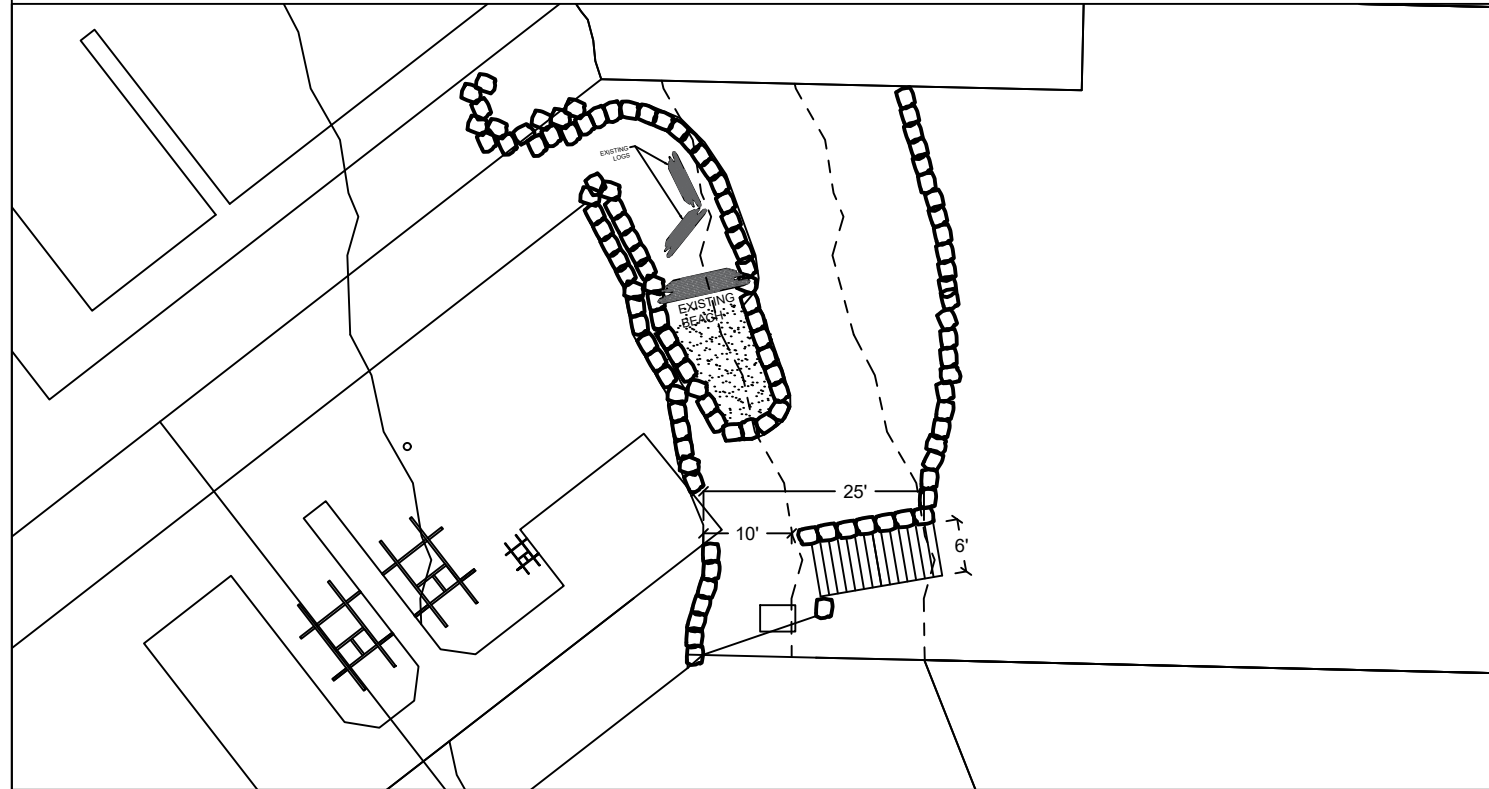
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MITIGATION PLAN



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.

NO PROPOSED MITIGATION.

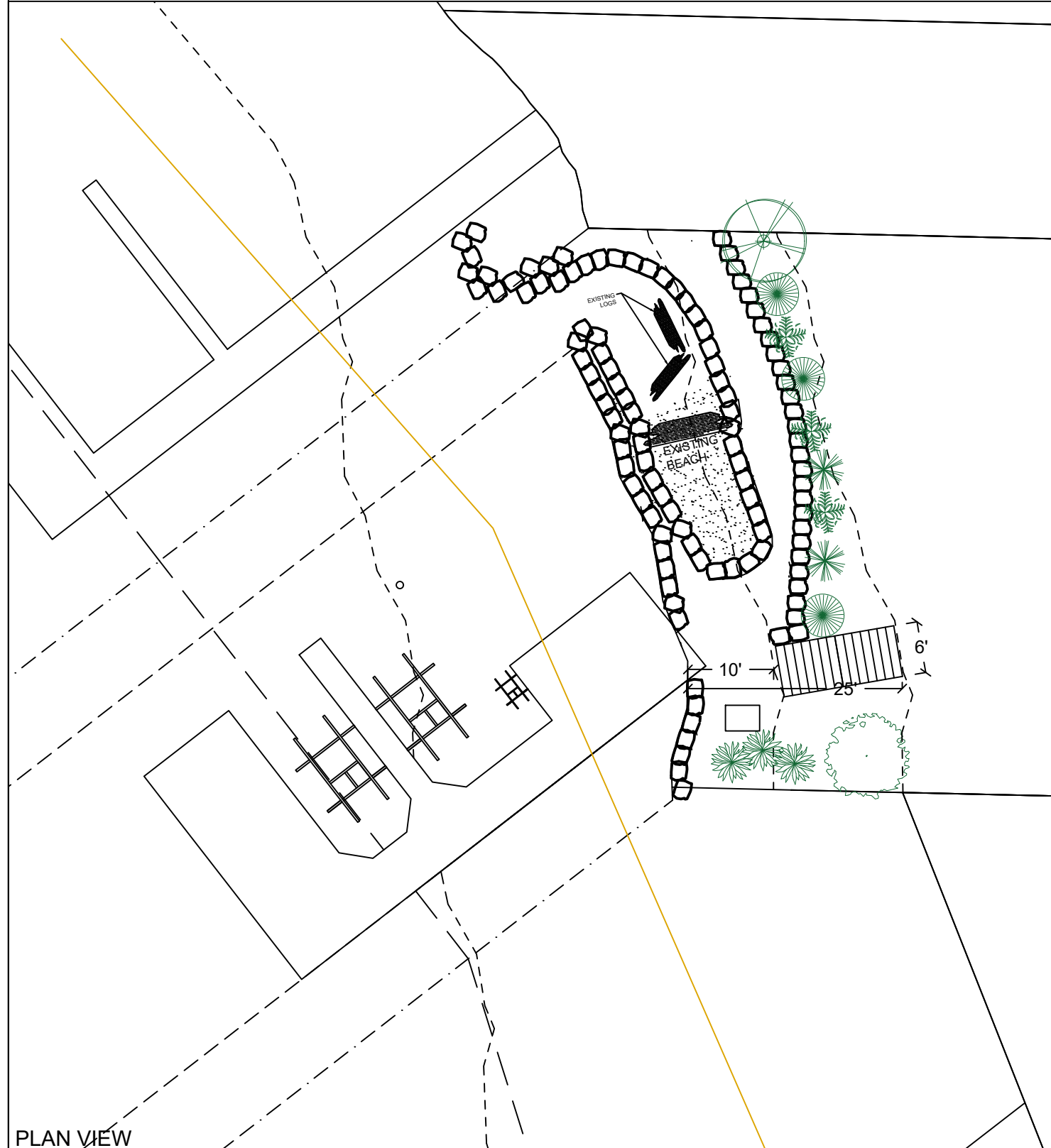
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EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Populus Alba	White Poplar	1	Large
	Picea Pungens	Blue Spruce	1	Large
	Weigela Florida	Weigela	3	~ 1ft
	Ligustrum Ovalifolium	California Privet	3	~1ft
	Glandora Diffusa	Purple Gromwell	2	~1ft
	Buxus Sempervirens	Common Boxwood	3	~4ftx2ftx1ft

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