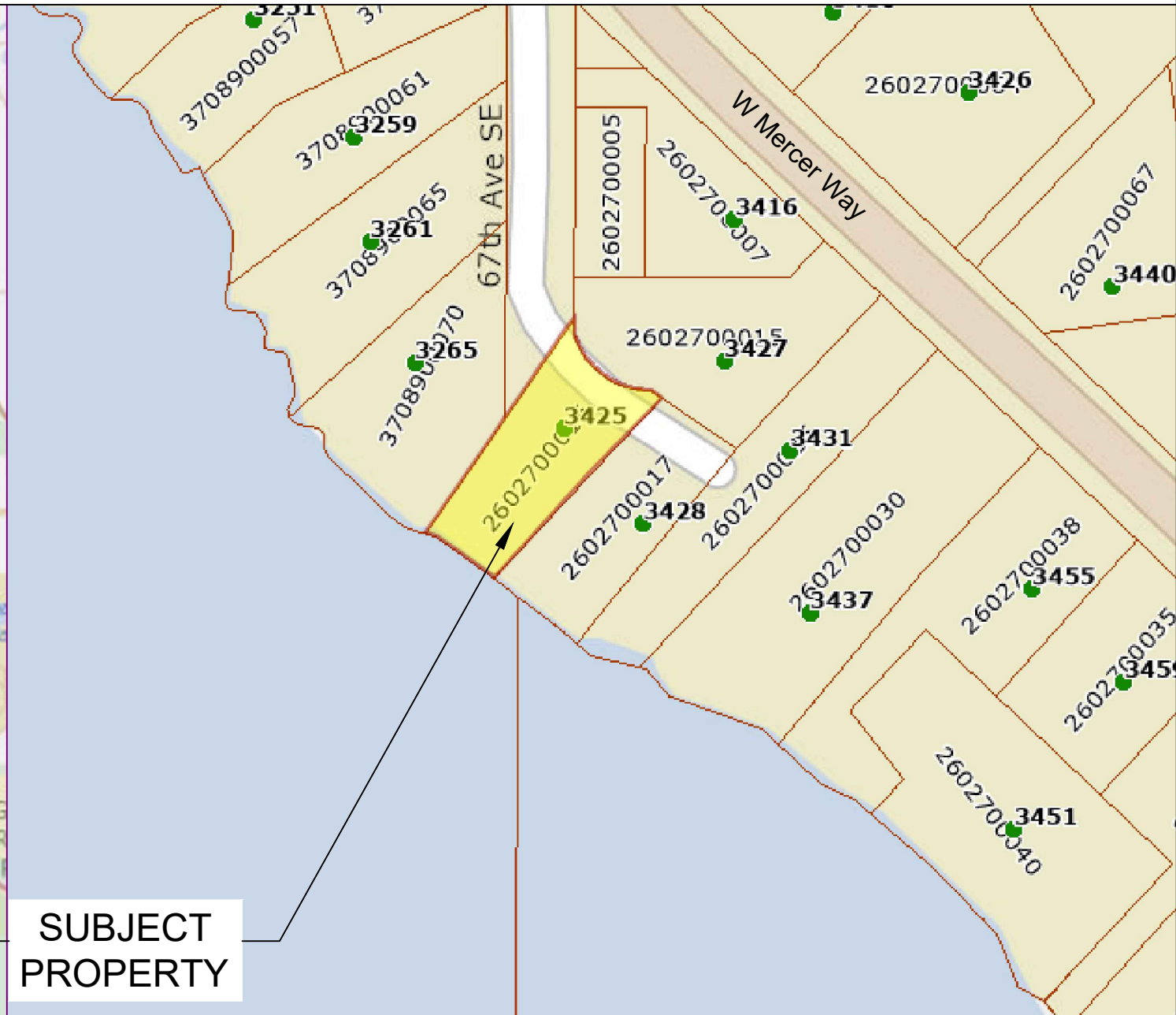
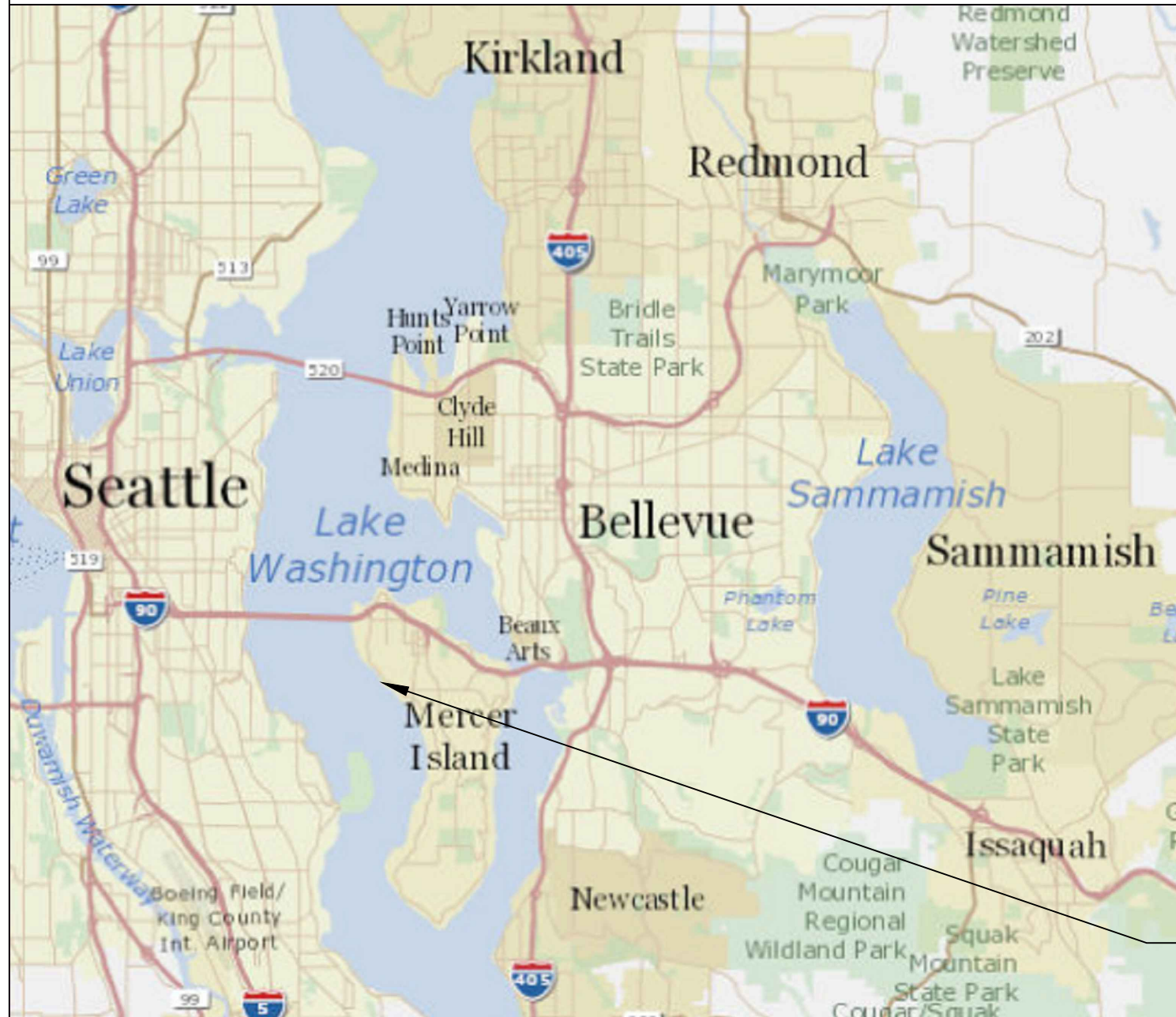


# SITE PLAN



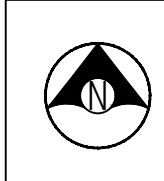
**SUBJECT  
PROPERTY**

Pin: 260270-0016  
 Legal Description: FORRESTS J T 1ST-E SEATTLE REPLAT POR 3 & NWLY 1/2 OF 4 SWLY OF LN BEG ON SELY LN OF SD NWLY 1/2 OF 4 AT PT 85.11 FT NELY FR MDR LN TH N 53 DEG 42 MIN 12 SEC W 68.90 FT TH ON CURVE TO RT 56.65 FT RAD BRG N 01 DEG 52 MIN 58 SEC W 73.09 FT TH NWLY TO PT ON W LN OF 3 AT PT 40.24 FT S OF NW COR & 2ND CL SH LDS ADJ & 2ND CL SH LDS OF SEC 11 SELY OF LN BRG S 41 DEG 33 MIN 00 SEC W FR PT ON MDR LN 16.33 FT NWLY OF SW COR OF SD 3 LESS C & M RGTS IN SEC 11 LESS POR THOF SLY OF LN BEG AT SLY TERMINUS OF SD CURVE & RNNG S 41 DEG 28 MIN 30 SEC W TO OUTER BNDRY LN OF SH LDS & POR VAC ST ADJ

Plat Block:  
 Plat Lot: 3-4

Parcel:  
 LAT: 47.57942  
 LONG: -122.24857

Dock:  
 LAT: 47.579261  
 LONG: -122.248858



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 Seattle, WA 98119

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 www.seabornpiledriving.com

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County: King County  
 Location: Lake Washington

Applicant: McMillan Residence  
 3425 67th Ave SE  
 Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
 SW Quarter Of Section 12, Township 24, Range 04

Adjacent Owners:  
 AHRENS EDWARD D  
 3285 67TH AVE SE 98040

BEHAR RONALD+JAY-CO-TTEES  
 3428 67TH AVE SE 98040

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1.0**

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# GENERAL NOTES:

MATERIALS SPEC LIST:

**Boat Lifts:** Aluminum w/ Canopy

- \* Existing Lift - 118" x 144"
- \* 236 sqft Canopy - 118" x 288"

**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:**

- \* Repair piles are done as a sleeve method
- \* All Pile tops exposed will have a conical cap placed on top

**WAC:**

- \* WAC 1. SEPA Compliance: WAC 197-11-800(3) Repair and Maintenance activities, SHL Exemption: 173-27-40(b) Normal Maintenance and Repair

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;

**The project is in review by CORPs and WDFW.**

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

**The area, width or length will not be increased.**

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 of the structure will not be increased.**

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 will not change.**

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;

**Piles shall not be treated with any of these materials. Pile sizing is in nominal diameter.**

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 paints will be leach resistant and cured prior to installation.**

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;

**Construction date will be within established work windows.**

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; The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 30 of 34

**Disturbance to vegetation will be minimized and all plantings will meet requirements.**

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:

**Project will repair fewer than 50% of structural members.**

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;

**Project will repair fewer than 50% of structural members.**

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

**Project will repair fewer than 50% of structural members.**

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;

**Project will repair fewer than 50% of structural members.**

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

**Decking material will meet light transmittance requirements.**

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.

**Replacement decking to exceed light transmittance requirements.**

Last permit issued for property: BLDG1807-285 07-30-2019

Dock established/constructed: 69-270 06-15-1967



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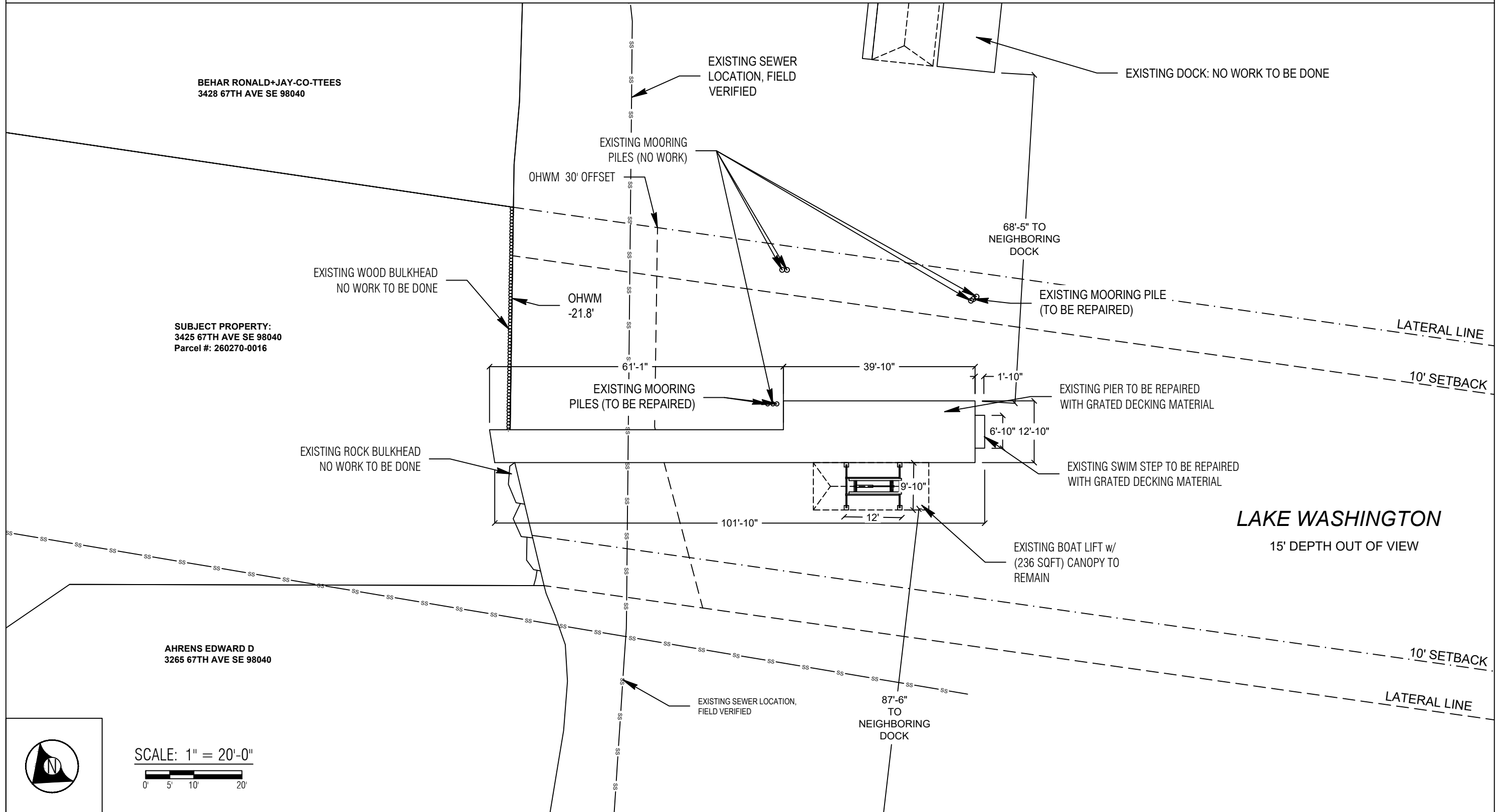
<p><b>County:</b> King County</p> <p><b>Location:</b> Lake Washington</p>	<p><b>Applicant:</b> McMillan Residence</p> <p>3425 67th Ave SE Mercer Island, WA 98040</p>	<p><b>Datum:</b> CORPS OF ENGINEERS 1919 SW Quarter Of Section 12, Township 24, Range 04</p> <p><b>Adjacent Owners:</b> AHRNS EDWARD D 3285 67TH AVE SE 98040</p> <p>BEHAR RONALD+JAY-CO-TTEES 3428 67TH AVE SE 98040</p>
<p><b>SHEET 2.0</b></p>		
<p>NWS-2023-XXX PAGE 2 OF 10</p>		

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# EXISTING CONDITIONS

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



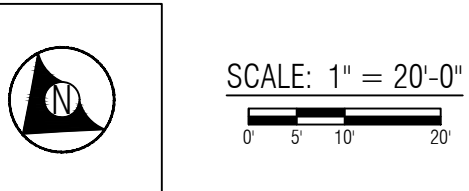
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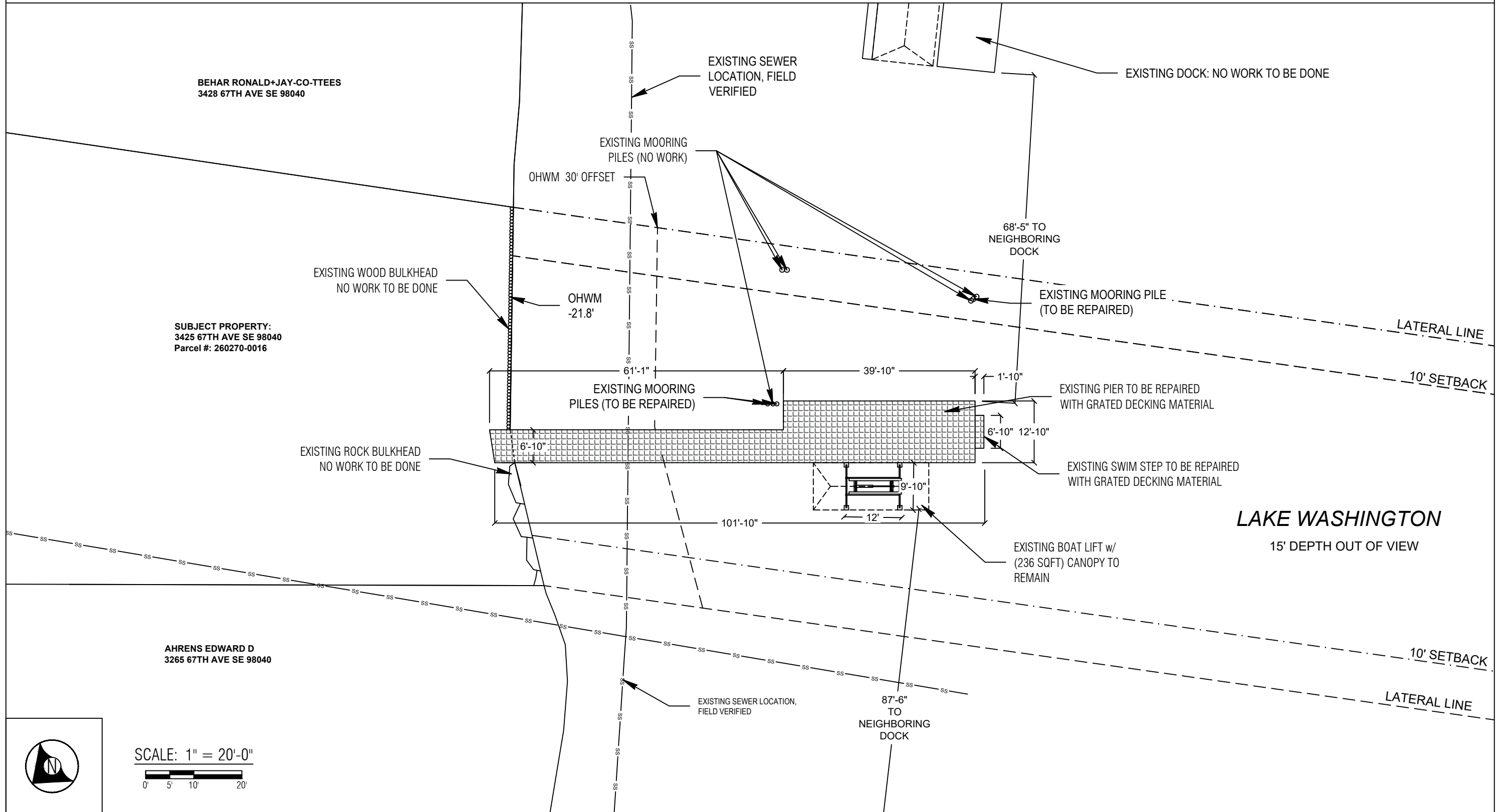
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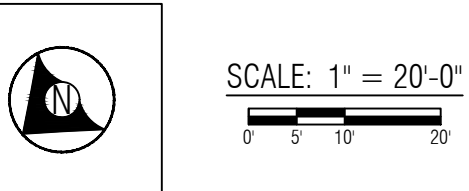
**SHEET  
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# PROPOSED CONDITIONS

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



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# PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

## LEGEND

- (11) EXISTING PILES - TO BE REPAIRED
- (16) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 908 sqft  
Existing Pier total: 937 sqft

Existing Canopy: 236 sqft

New Pier Overwater: 908 sqft  
New Pier total: 937 sqft

\*\*Grated decking is 43% open area

## EXISTING

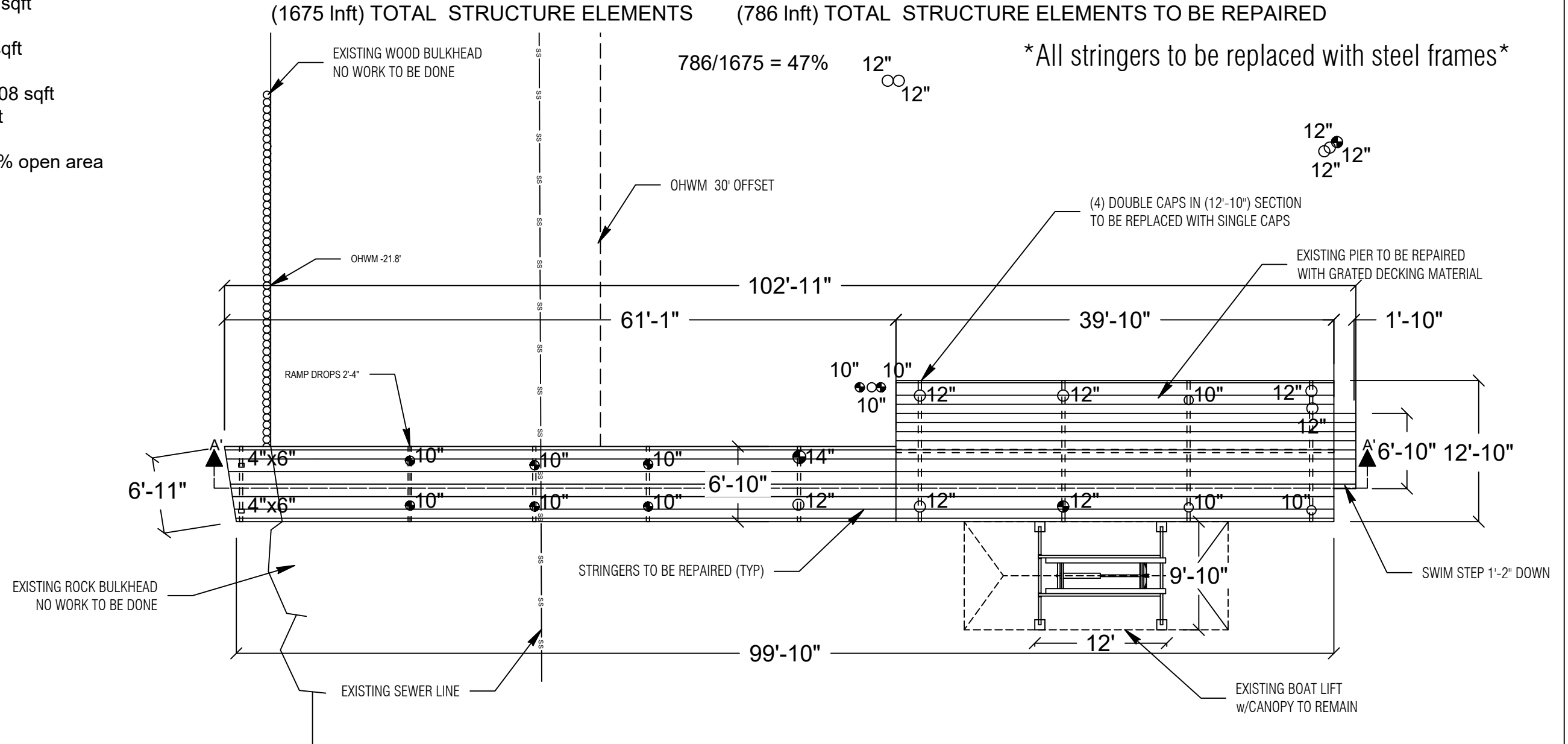
- (173 Inft) EXISTING CAPS
- (303 Inft) EXISTING PILES
- (966 Inft) EXISTING STRINGERS
- (233 Inft) EXISTING EDGE BEAMS

## TO BE REPAIRED

- (107 Inft) EXISTING CAPS TO BE REPAIRED
- (32 Inft) EXISTING PILES TO BE REPAIRED
- (414 Inft) EXISTING STRINGERS TO BE REPAIRED
- (233 Inft) EXISTING EDGE BEAM TO BE REPAIRED

(1675 Inft) TOTAL STRUCTURE ELEMENTS

(786 Inft) TOTAL STRUCTURE ELEMENTS TO BE REPAIRED



PLAN VIEW



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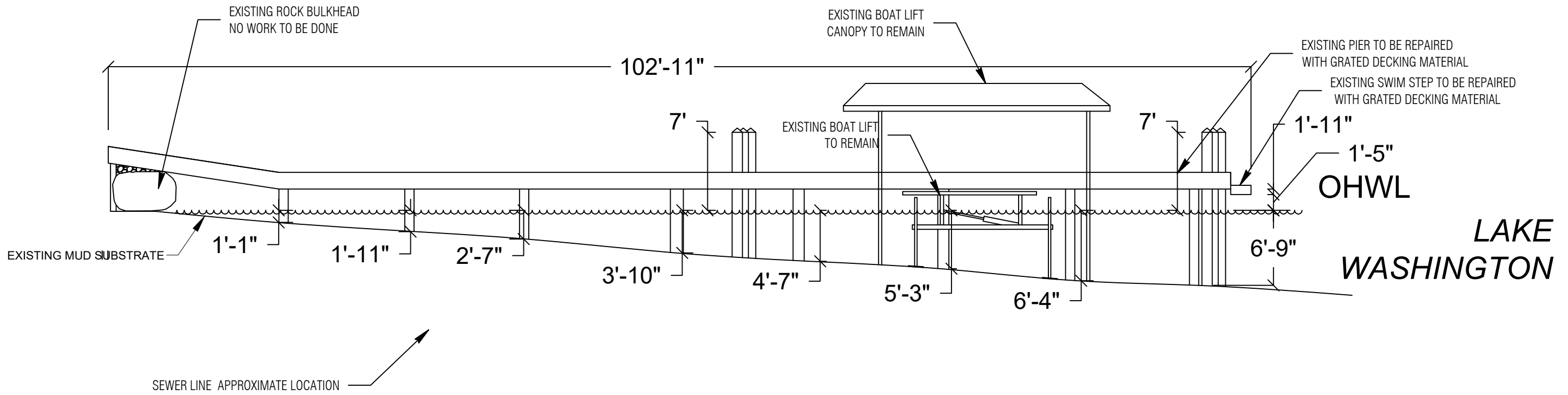
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# PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



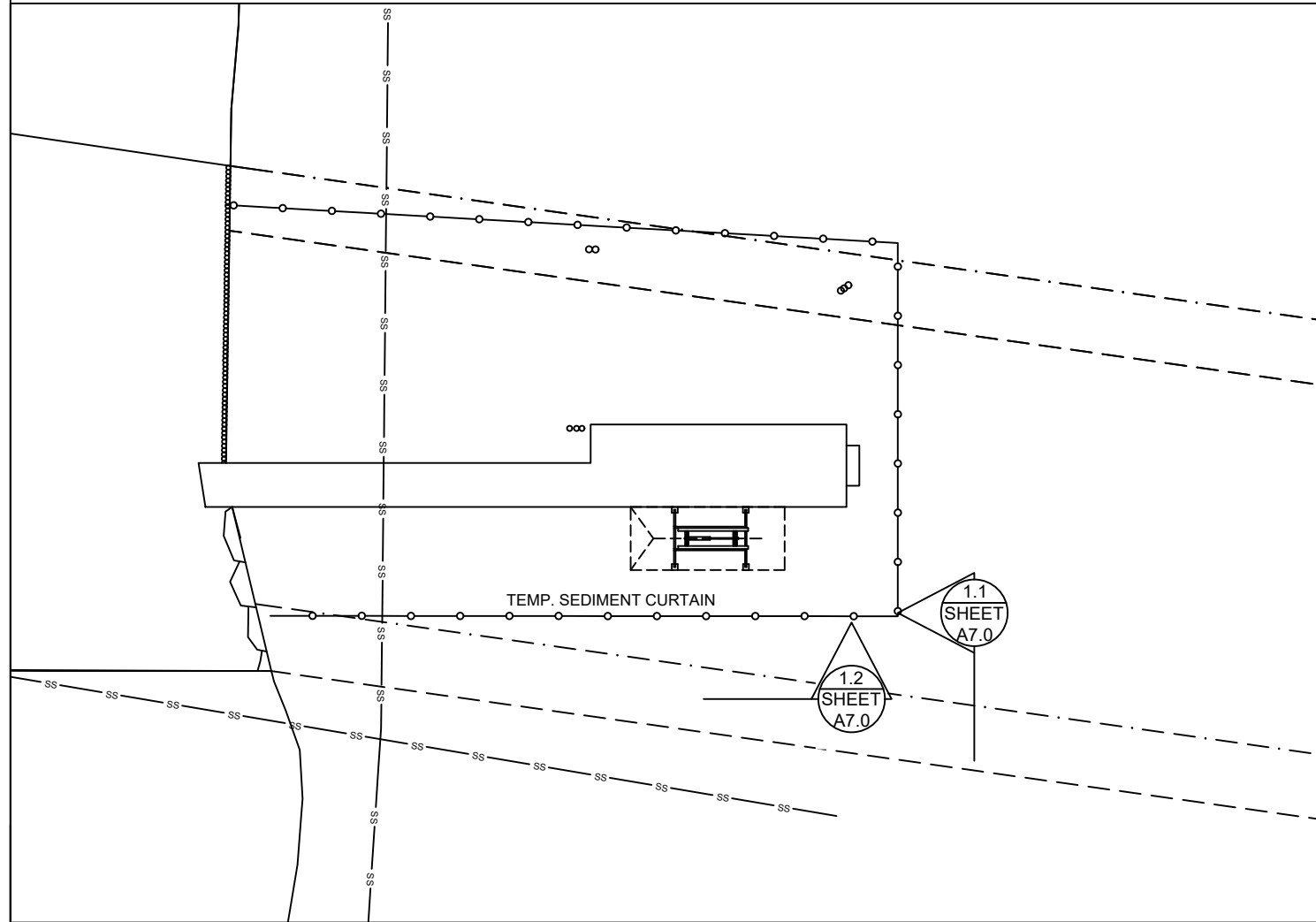
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# BMP INFORMATION

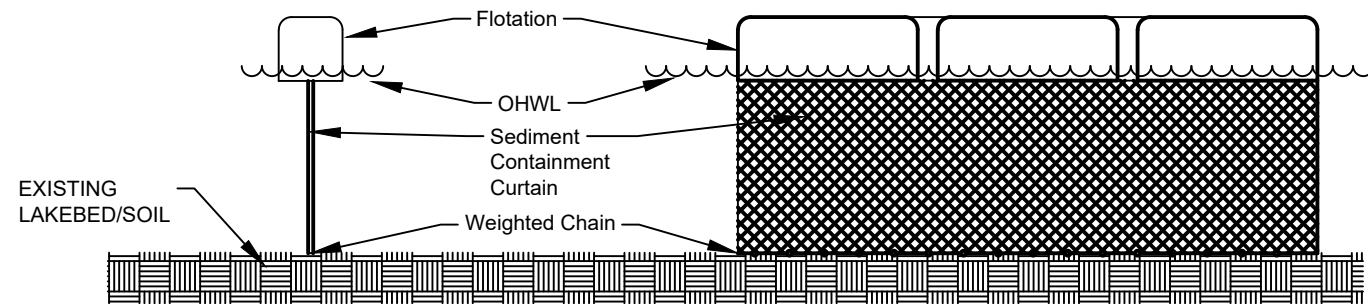


## BMP NOTES:

- 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 cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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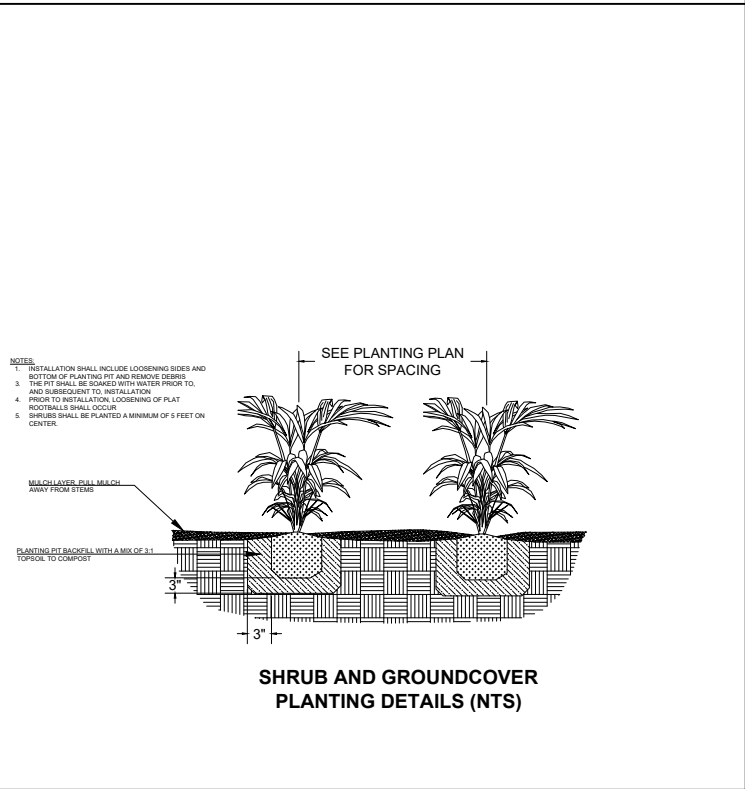
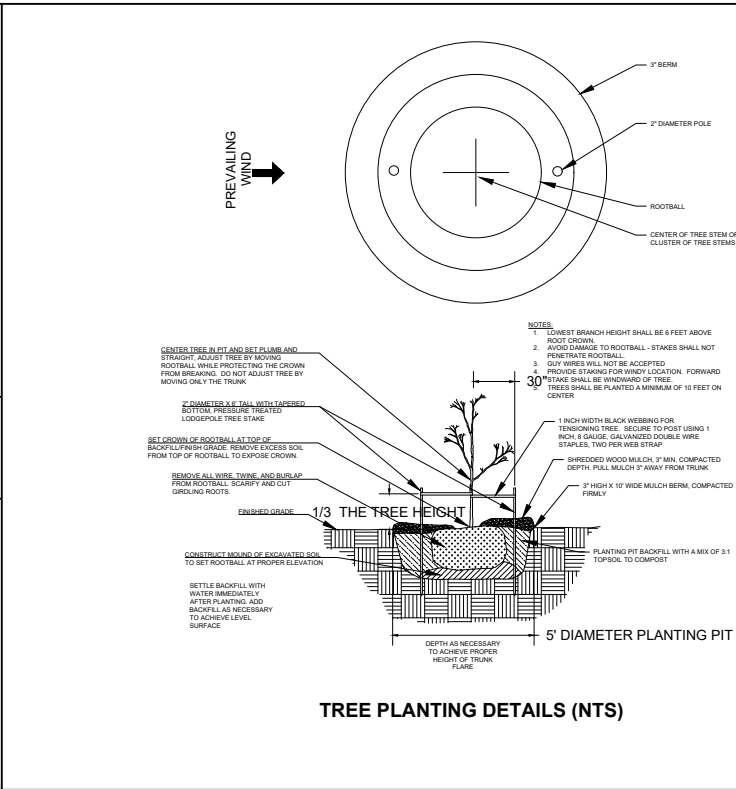
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**SHEET**  
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# MITIGATION PLAN



**Notes:**

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, 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 mitigation proposed due to full shoreline.

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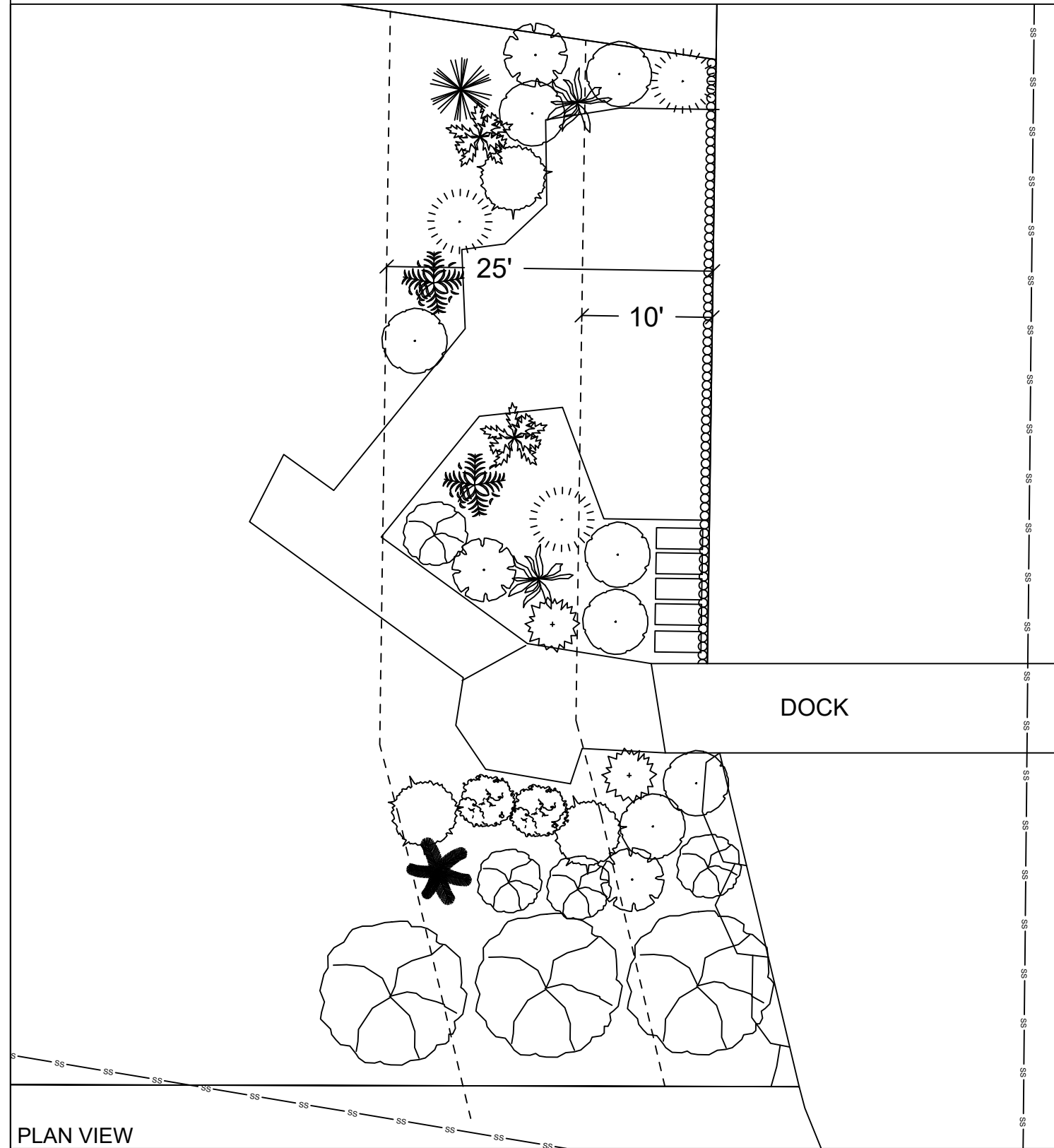
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# EXISTING PLANT PLAN



PLAN VIEW

## EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Acer Palmatum</i>	Japanese Maple	6	1'x1'x1'
	<i>Pieris japonica</i>	Japanese Andromeda	2	~2ft
	<i>Juniperus horizontalis</i>	Creeping Juniper	2	~ 1ft
	<i>Pinus mugo</i>	Mugo Pine	2	~3ft x 6ft
	<i>Chamaecyparis thyoides</i>	Southern White Cedar	N/A	N/A
	<i>Spiraea japonica</i>	Japanese Meadow Sweet	2	~4ftx2ftx1ft
	<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea	1	~4ft
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	2	~3ftx8ft
	<i>Rhododendron simsii</i>	Indian Azalea	3	~2ftx2ftx2ft
	<i>Euphorbia esula</i>	Leafy Spurge	2	~1ftx1ftx1ft
	<i>Iris sibirica</i>	Siberian Iris	1	N/A
	<i>Euphorbia characias</i>	Mediterranean Spurge	2	N/A

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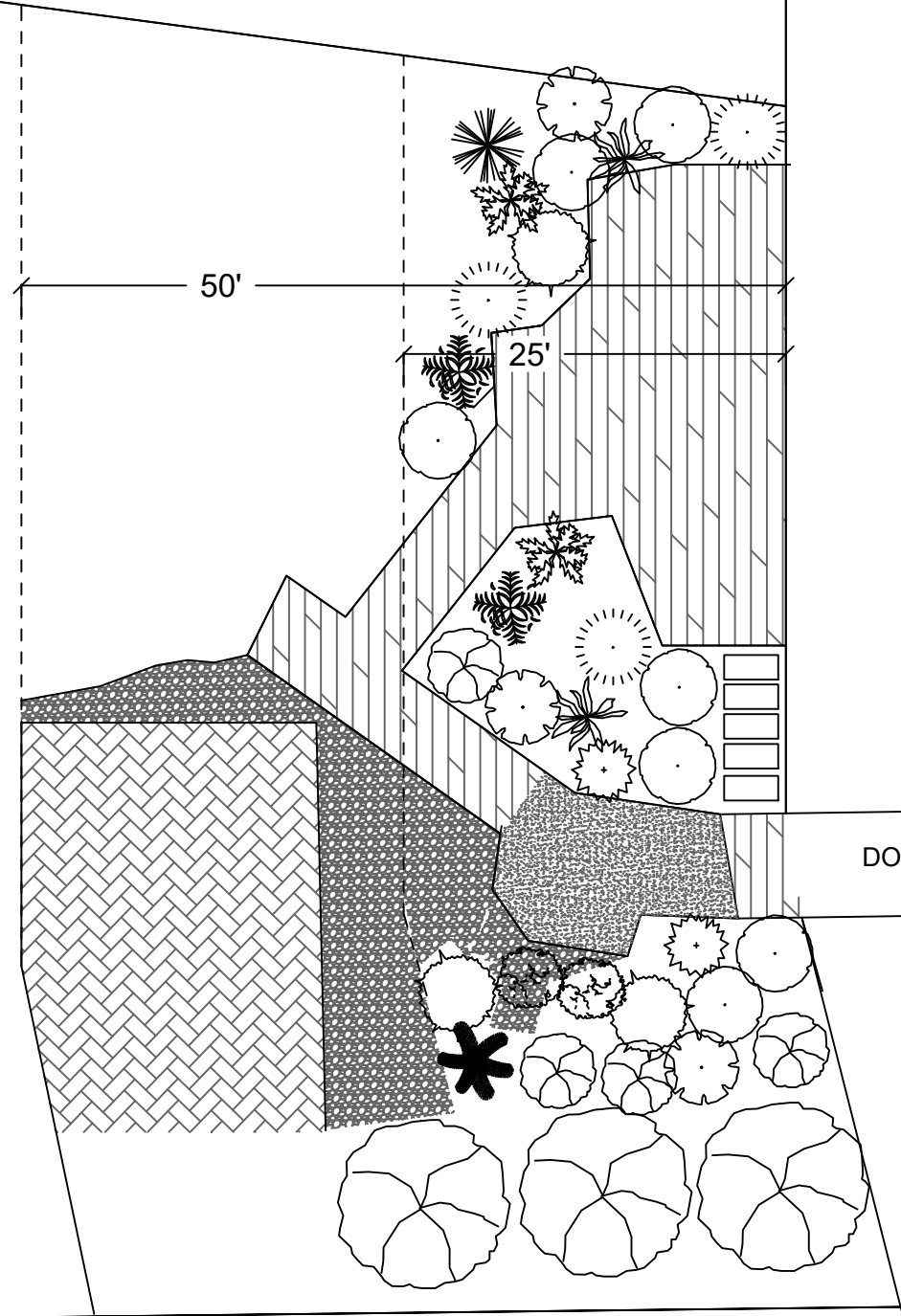
# HARDSCAPE CALCULATION DRAWING

## Allowed Impervious Quantities

SETBACK (total sqft)	ALLOWED	Legally Non-Conforming	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (2073.7337 sqft)	10% (207.37337 sqft)	44.9431% (932 sqft)	44.9431% (932 sqft)	0% (0 sqft)	44.9431% (932 sqft)
25' - 50' SETBACK (2134.4192 sqft)	30% (640.32576sqft)	37.8088% (807 sqft)	37.8088% (807 sqft)	0% (0 sqft)	37.8088% (807 sqft)

## LEGEND

DESCRIPTION	AREA	HATCH
DECKING 25FT SETBACK	683 sqft	
GRAVEL 25FT SETBACK	91 sqft	
CONCRETE WALKWAY 25FT SETBACK	130 sqft	
STONE WALKWAY 25FT SETBACK	28 sqft	
GRAVEL 50FT SETBACK	217 sqft	
PATIO 50FT SETBACK	513 sqft	
DECKING 50FT SETBACK	77 sqft	



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