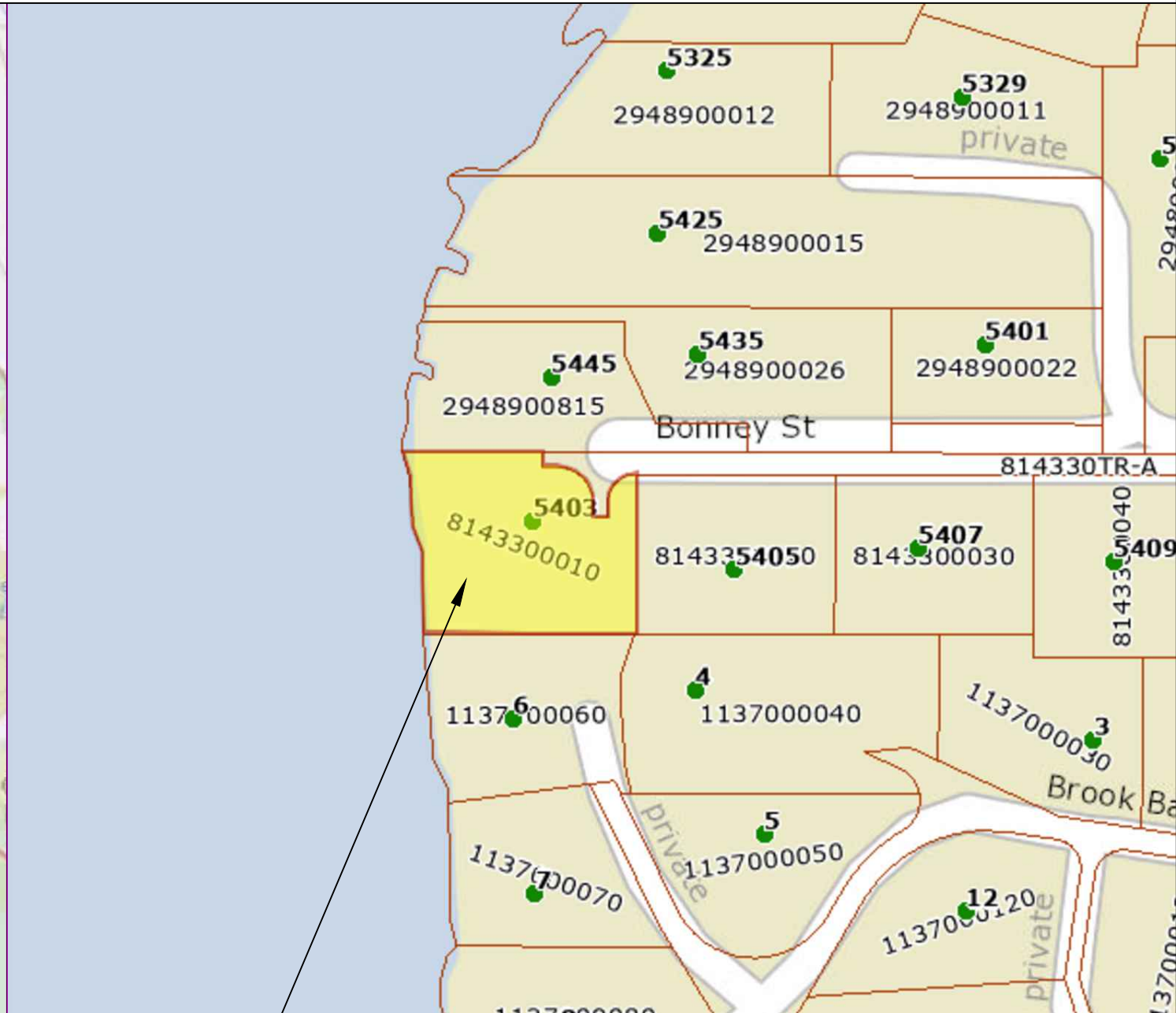
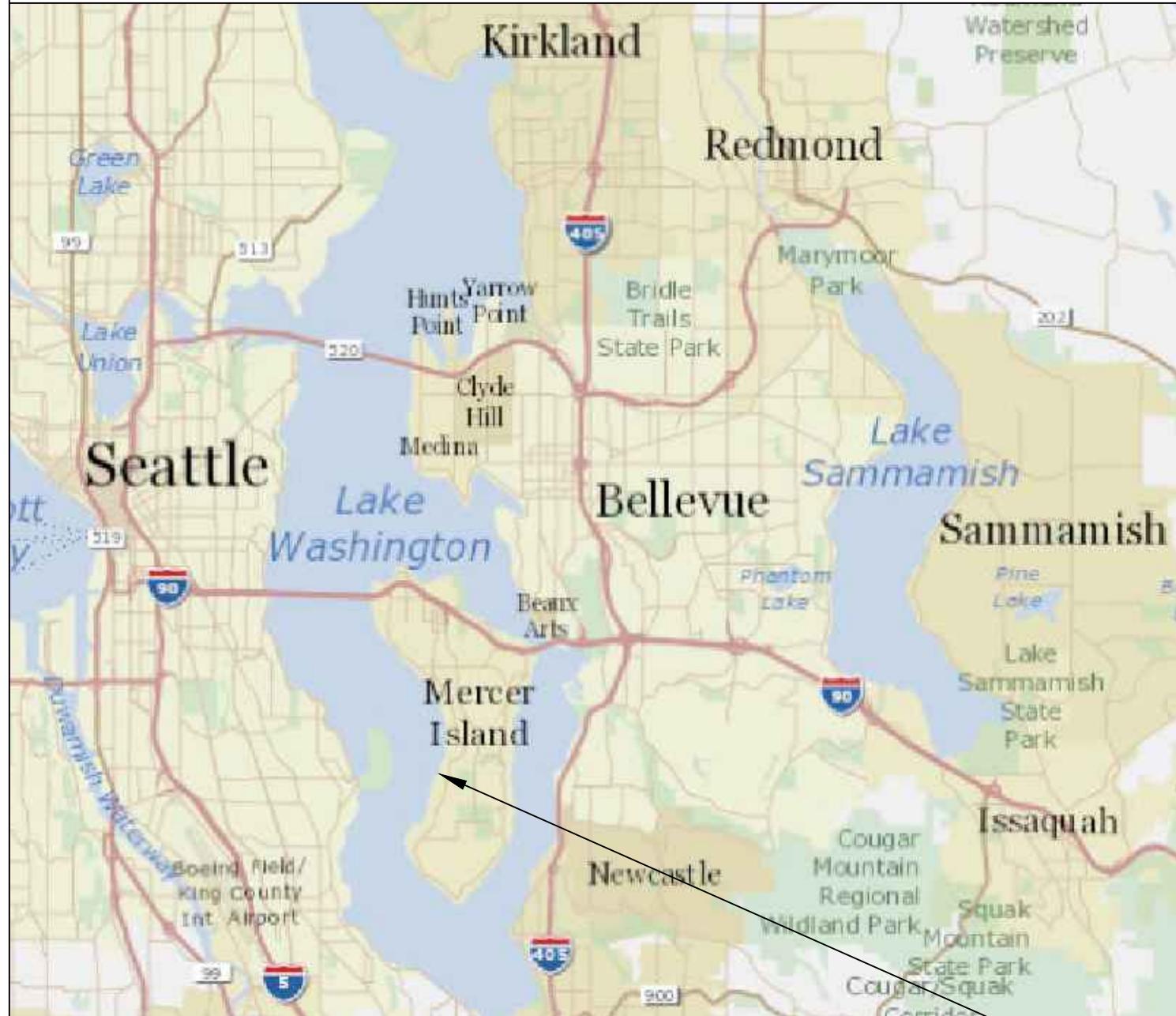


SITE PLAN

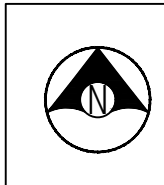


Pin: 814330-0010
 Legal Description: SUN WEST ESTATES TGW UND INT IN TR A & SHLND S ADJ

Plat Block:
 Plat Lot: 1

PARCEL DOCK
 LAT: 47.55374 LAT: 47.55372500
 LONG: -122.23267 LONG: -122.23295000

**SUBJECT
 PROPERTY**



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 repair the existing concrete pad.

Contractor: Seaborn Pile Driving Company
 1080 W Ewing St
 Seattle, WA 98119

Applicant: Plambeck Residence
 5403 W Mercer Way
 Mercer Island, WA 98040

County: King County
 Location: Lake Washington

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

Adjacent Owners:
 FRANKLIN JONATHAN
 6 BROOK BAY RD 98040

SAYERS JANET L
 5445 W MERCER WAY 98040

Created: 08/29/23
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GENERAL NOTES:

CODE REFERENCES: Mercer Island

We are applying for the permit to be reviewed under the:

19.13.050(a): Standards Landward of the OWHM

A - 25 feet from the OWHM and all required setbacks of the development code, except (1) light rail transit facilities and (2) shore access structures less than 30 inches above the existing or finished grade, whichever is lower. If a wetland is adjacent to the shoreline, measure the shoreline setback from the wetland's boundary

concrete pad is a legal nonconforming structure that may continue

B - Shall be the same as height limits specified in the development code but shall not exceed a height of 35 feet above average building elevation, except light rail transit facilities

height limit will not exceed 35 feet above average building elevation

C - 10%: between 0 and 25 feet from OWHM

hardscape is legally non-conforming and may continue

E - All semi-private, commercial and noncommercial recreational tracts and areas shall have minimum land area: 200 square feet per family, but not less than 600 square feet, exclusive of driveways or parking areas. Screening of the boundaries with abutting properties

property is over 200 square feet

19.13.020(a)

Legal nonconforming uses and structures may continue. Overwater uses and structures, and uses and structures 25 feet landward from the OWHM, which were legally created may be maintained, repaired, renovated, remodeled and completely replaced to the extent that nonconformance with the standards and regulations of this chapter is not increased.

SEPA Exempt under WAC 197-11-800(3) Repair, remodeling and maintenance activities

Shoreline Exempt WAC 173-27-040(2)(b) Normal maintenance or repair

Normal Repair - to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment.

HARDSCAPE INFORMATION:

Existing Hardscape permitted under 2106-044 (no change to configuration or coverage)



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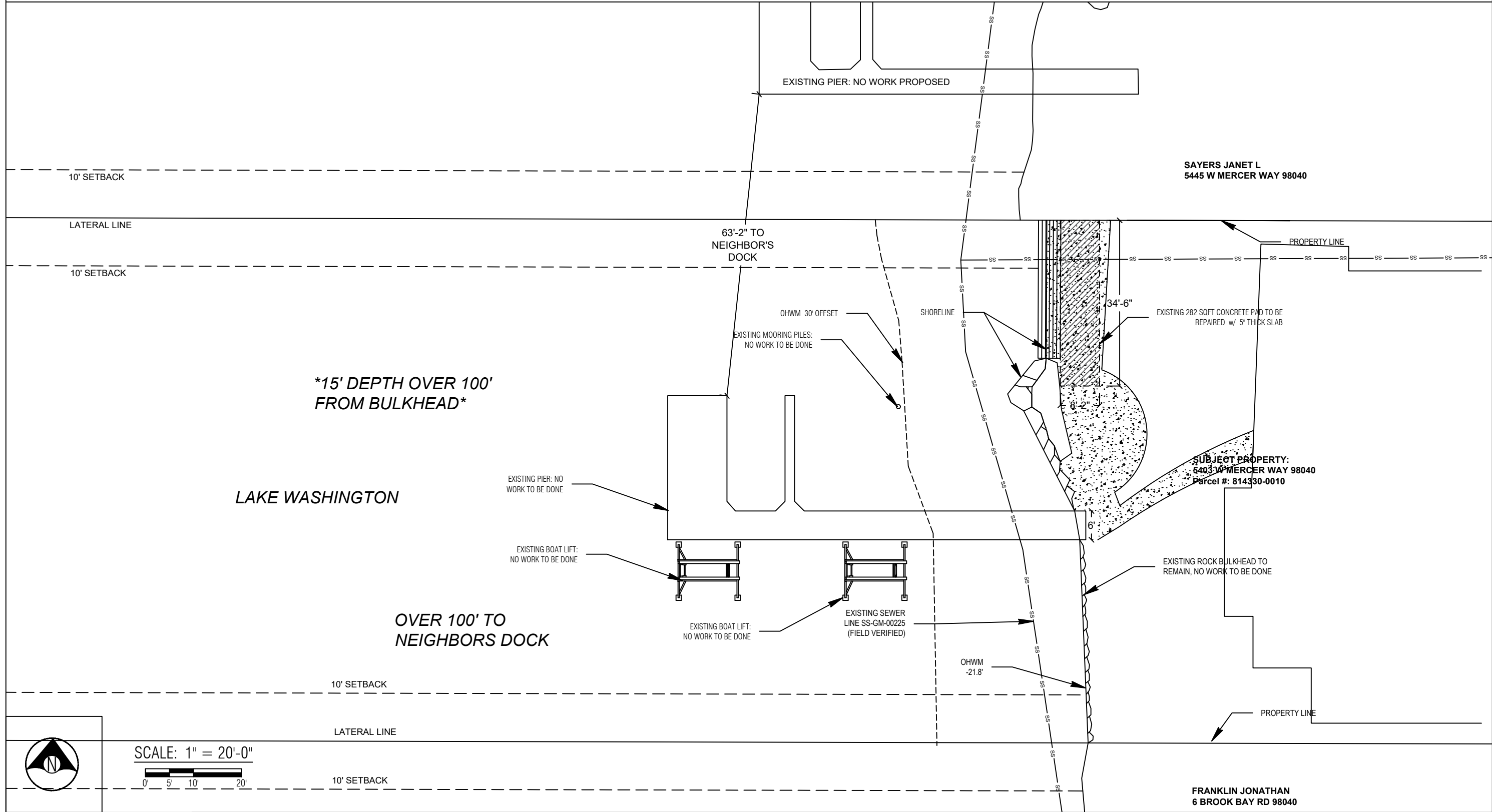
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EXISTING/PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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Subject Property:
 5403 W MERCER WAY 98040
 Parcel #: 814330-0010

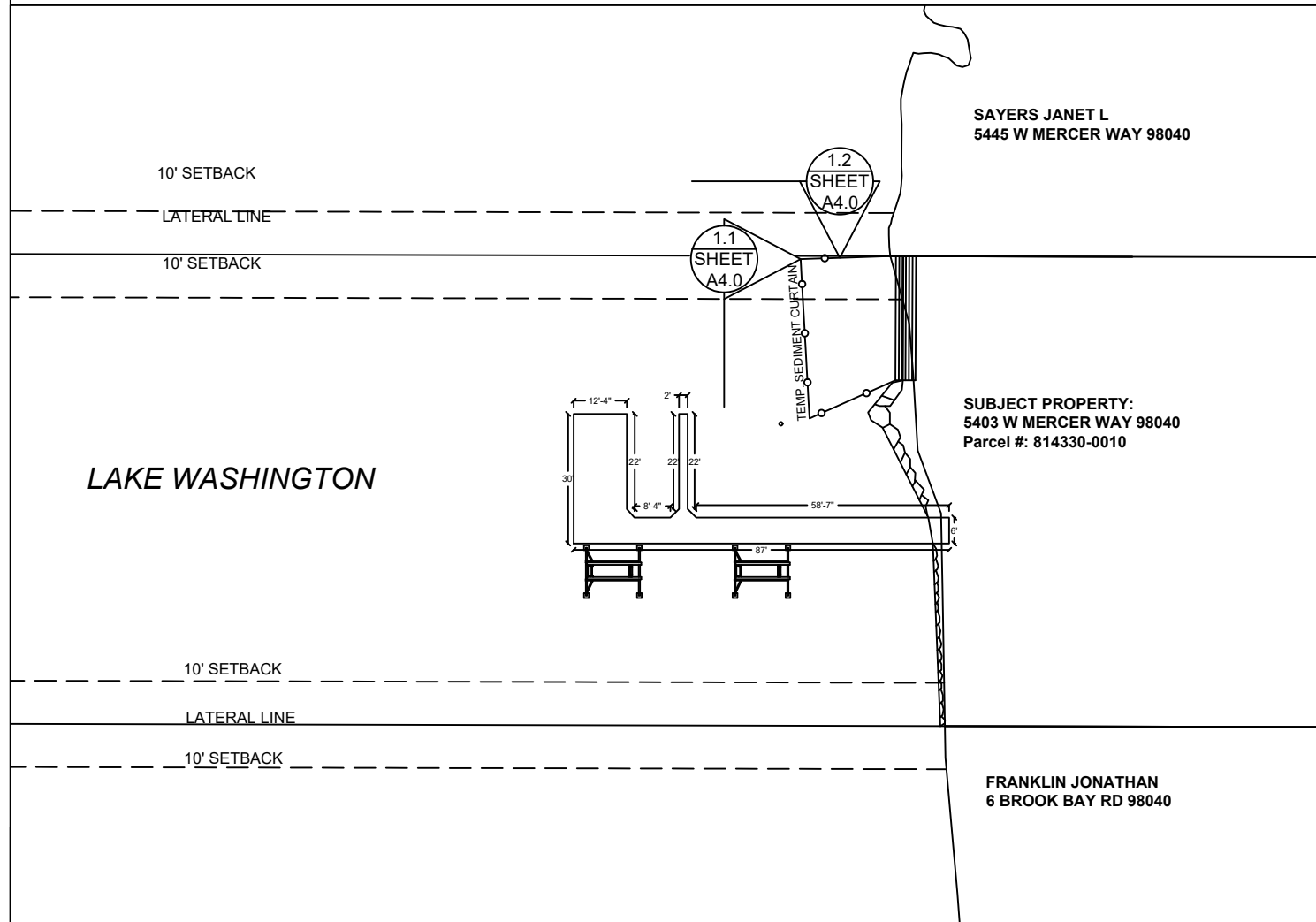
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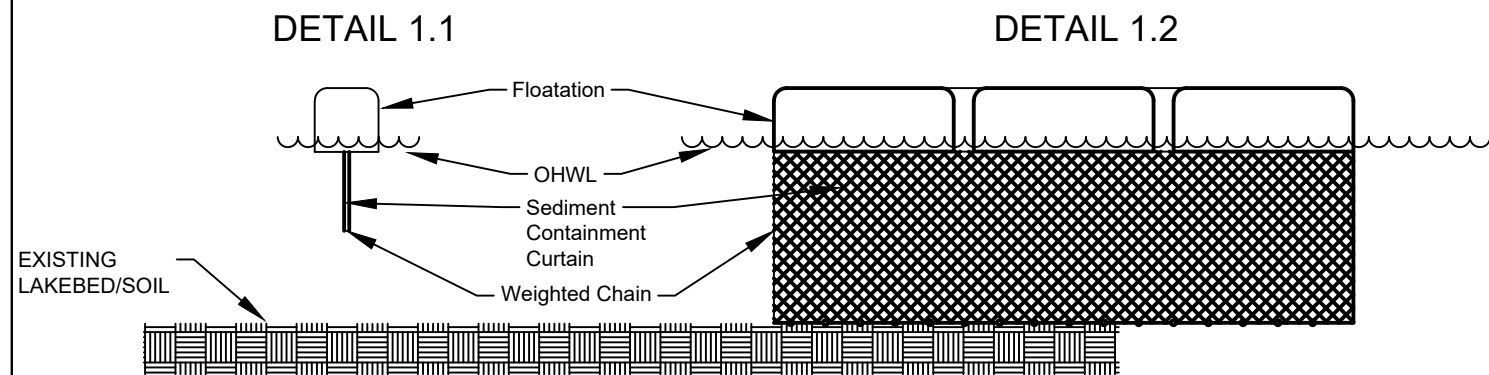
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BMP INFORMATION



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.
- 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 & 1.2



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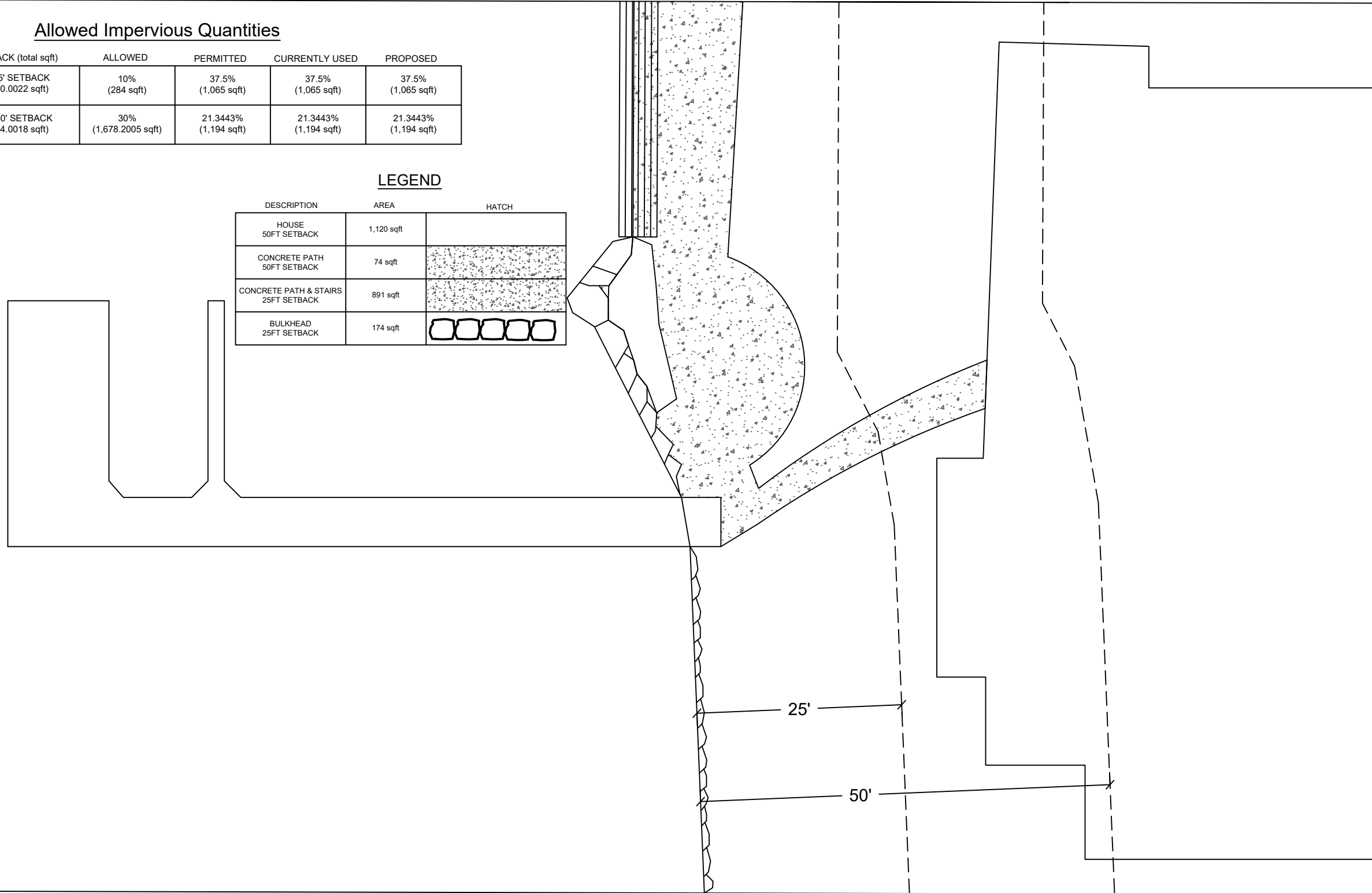
HARDSCAPE - EXISTING/PROPOSED

Allowed Impervious Quantities

SETBACK (total sqft)	ALLOWED	PERMITTED	CURRENTLY USED	PROPOSED
0' - 25' SETBACK (2,840.0022 sqft)	10% (284 sqft)	37.5% (1,065 sqft)	37.5% (1,065 sqft)	37.5% (1,065 sqft)
25' - 50' SETBACK (5,594.0018 sqft)	30% (1,678.2005 sqft)	21.3443% (1,194 sqft)	21.3443% (1,194 sqft)	21.3443% (1,194 sqft)

LEGEND

DESCRIPTION	AREA	HATCH
HOUSE 50FT SETBACK	1,120 sqft	
CONCRETE PATH 50FT SETBACK	74 sqft	
CONCRETE PATH & STAIRS 25FT SETBACK	891 sqft	
BULKHEAD 25FT SETBACK	174 sqft	



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