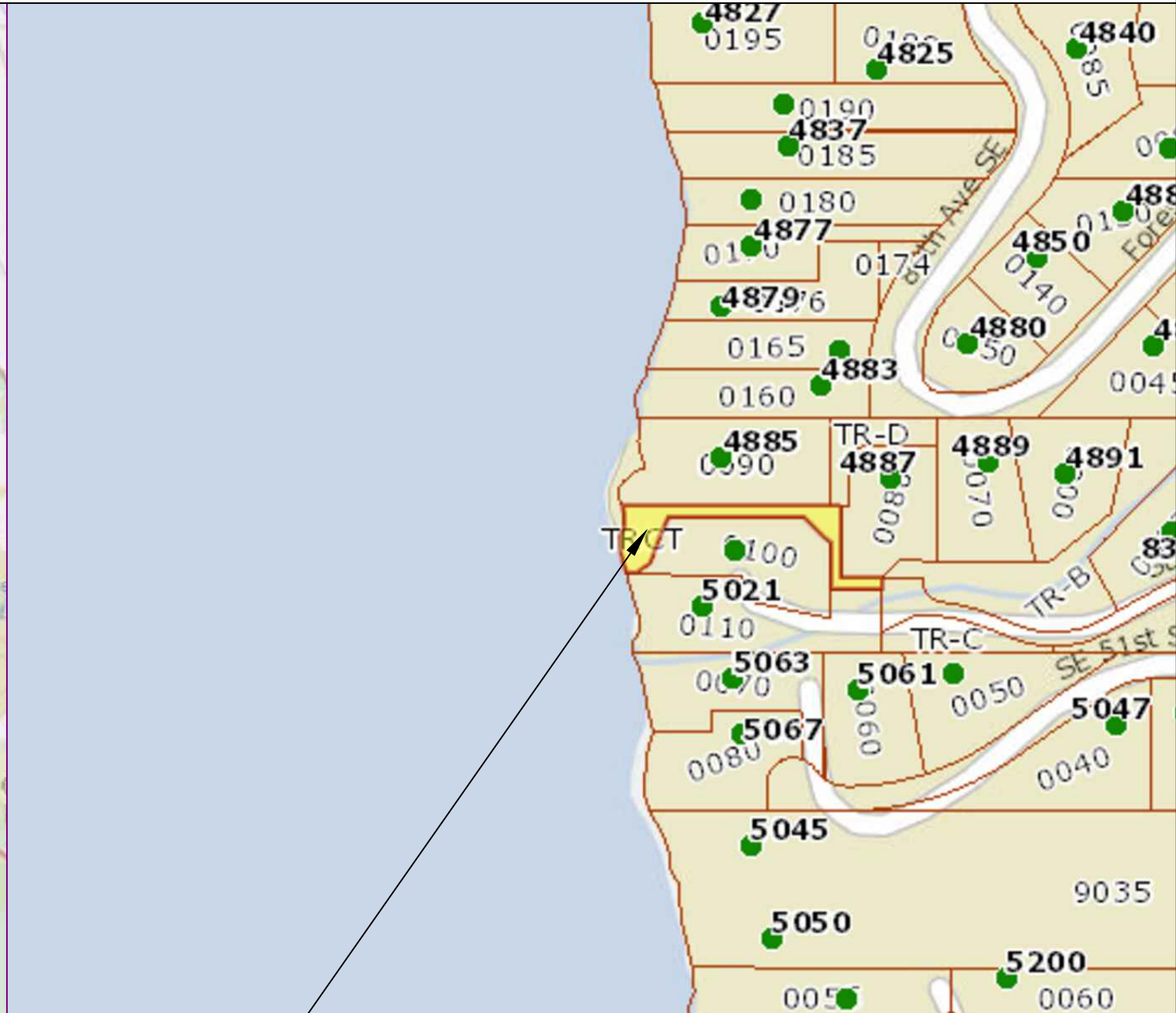
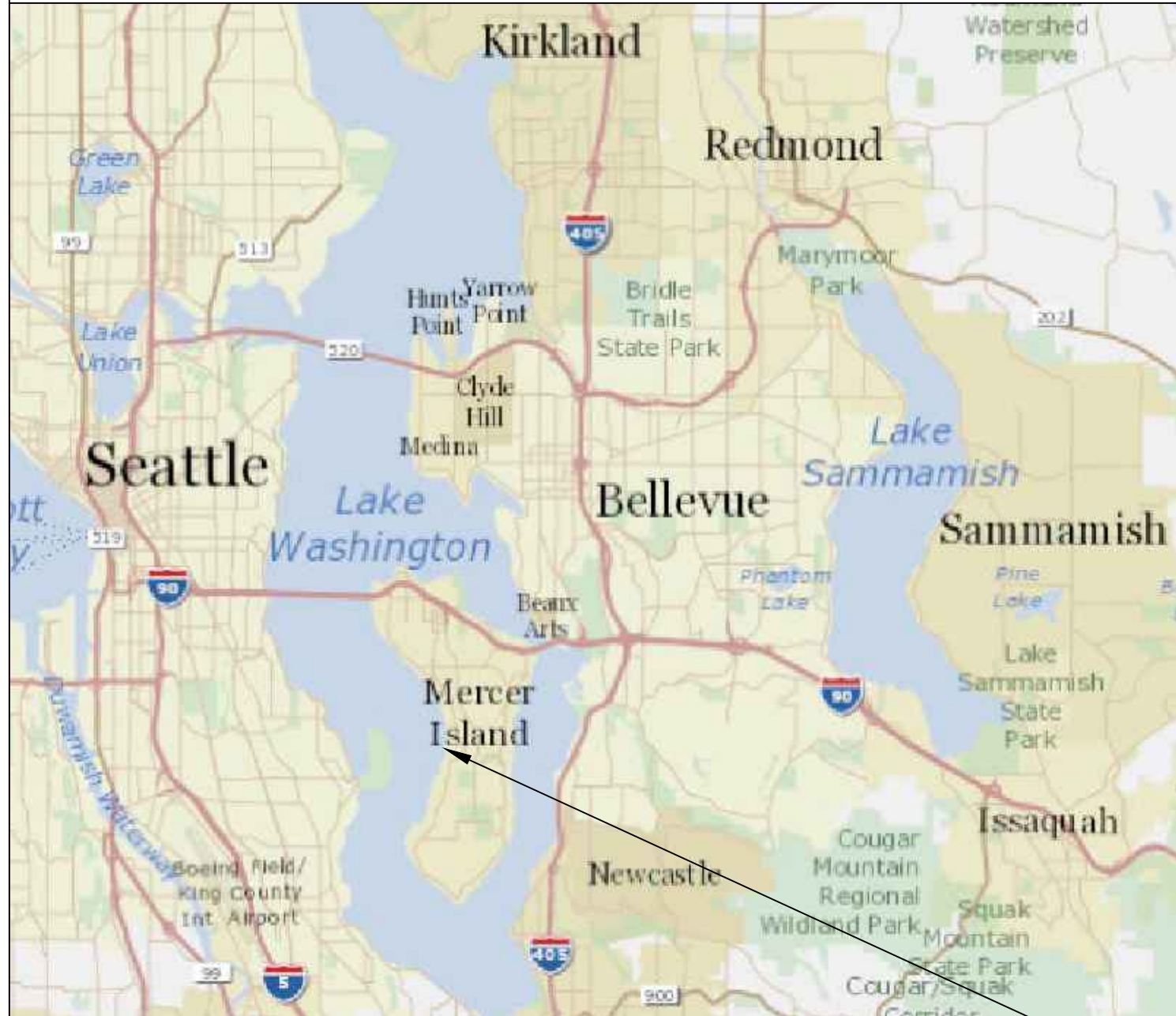
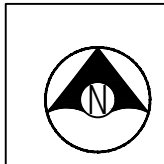


SITE PLAN



**SUBJECT
PROPERTY**

Pin: 933270-0020
 Legal Description: WEYBURN
 Plat Block:
 Plat Lot: 2
 LAT: 47.55803 LONG: -122.22759



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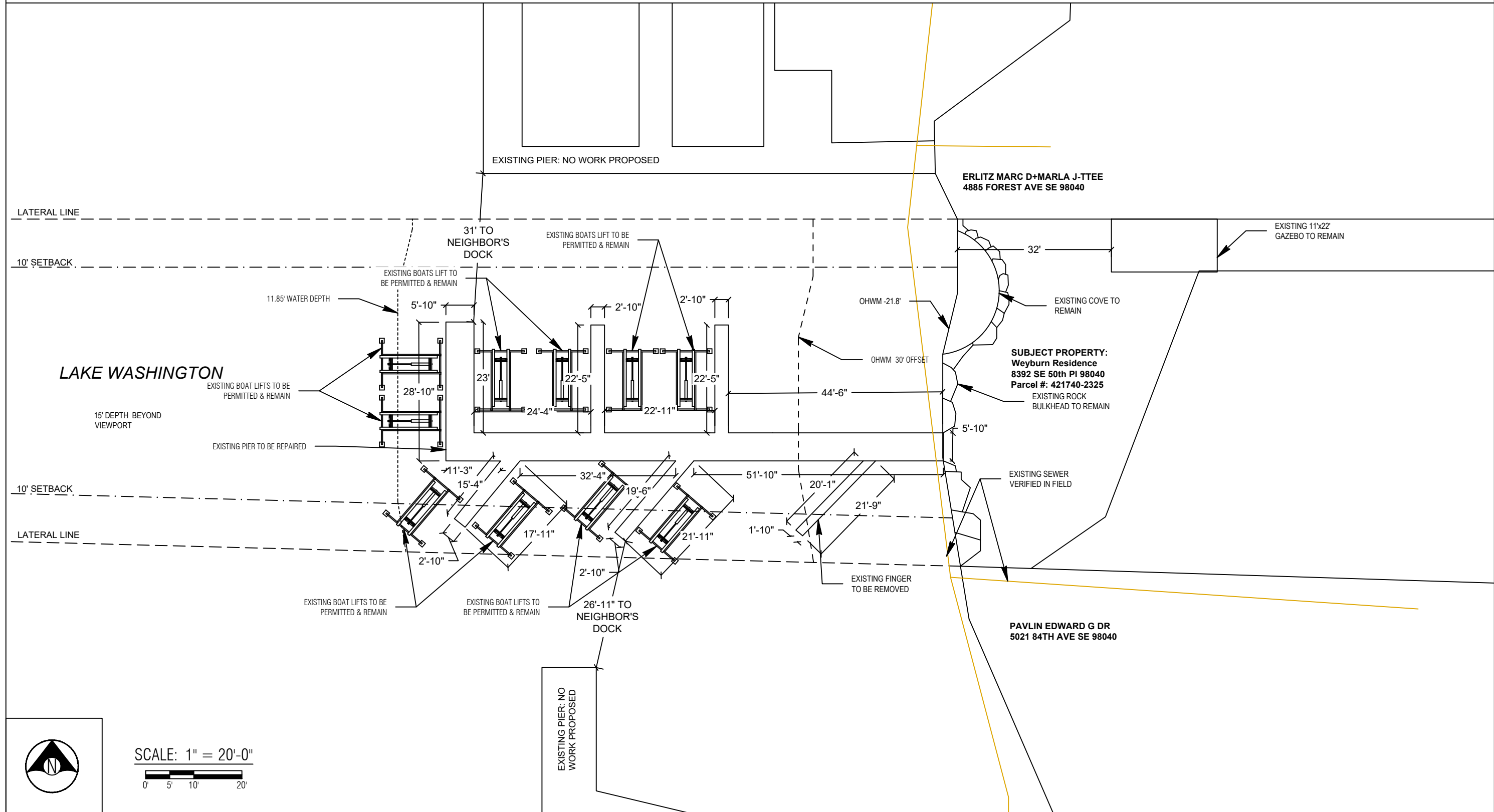
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 Applicant: Weyburn HOA
 8392 SE 50th PI
 Mercer Island, WA 98040
 Datum: CORPS OF ENGINEERS 1919
 NE Quarter Of Section 24, Township 24, Range 04
 Adjacent Owners:
 ERLITZ MARC D+MARLA J+TTEE
 4885 FOREST AVE SE 98040
 PAVLIN EDWARD G DR
 5021 84TH AVE SE 98040
 Last Updated: 4/26/2022 10:15 AM Dray
 Created: 11/08/21

**SHEET
A1.0**

EXISTING CONDITIONS

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



SCALE: 1" = 20'-0"
 0' 5' 10' 20'



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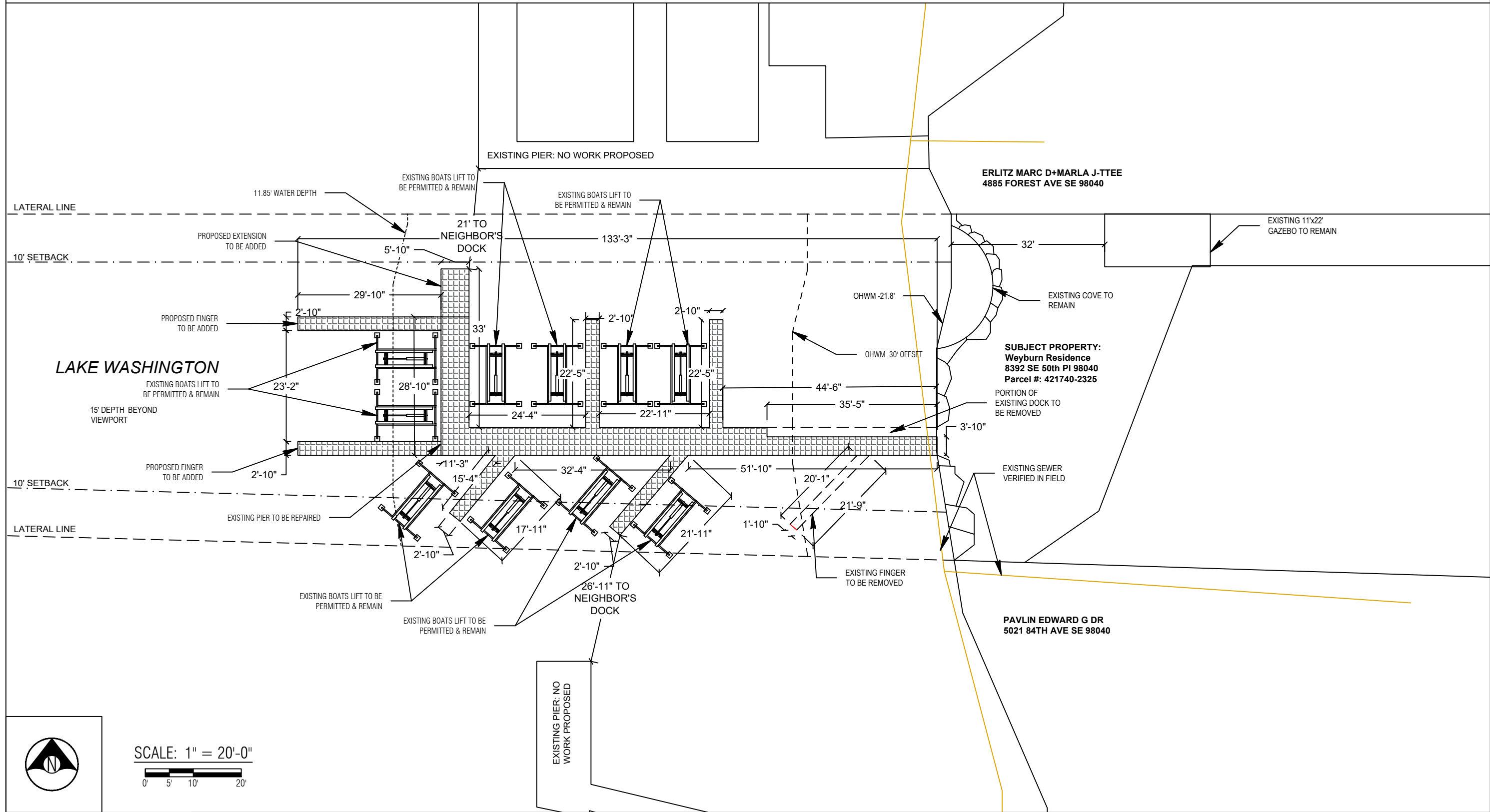
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PROPOSED CONDITIONS



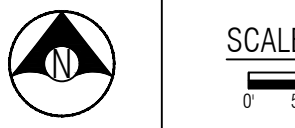
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PIER DETAILS - EXISTING/PROPOSED

LEGEND

- (28) EXISTING PILES - TO BE REPAIRED
- (11) PROPOSED STEEL PILES - TO BE ADDED
- ⊗ (6) EXISTING PILES - TO BE REMOVED
- (3) EXISTING MOORING PILES - TO BE REMOVED

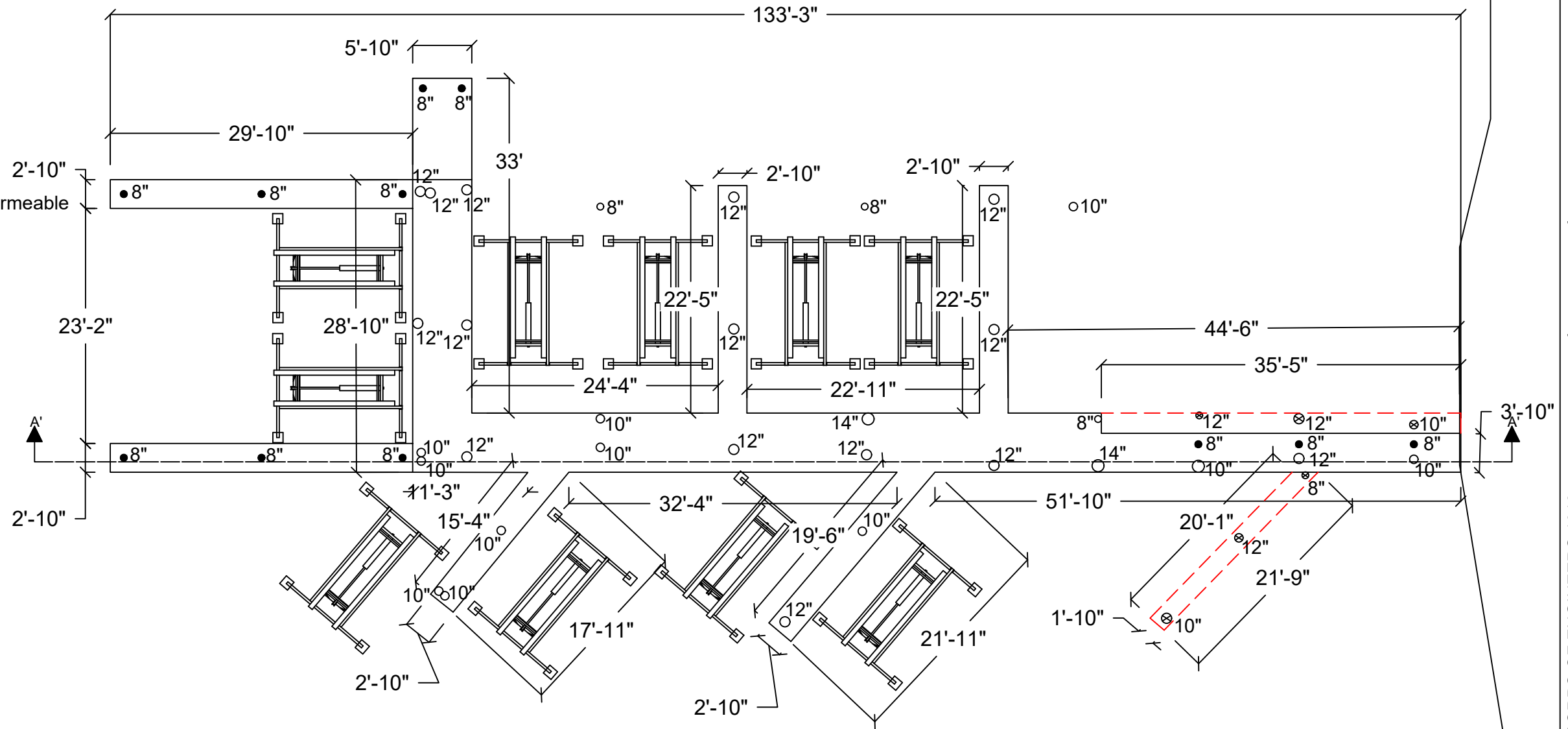
Area: 928 sqft (original dock total)

Area: 109 sqft (total area to be removed)

Area: 226 sqft (total area to be added)

Area: 1045 sqft (new grated decking)

**Grated decking material is 43% light permeable



PLAN VIEW



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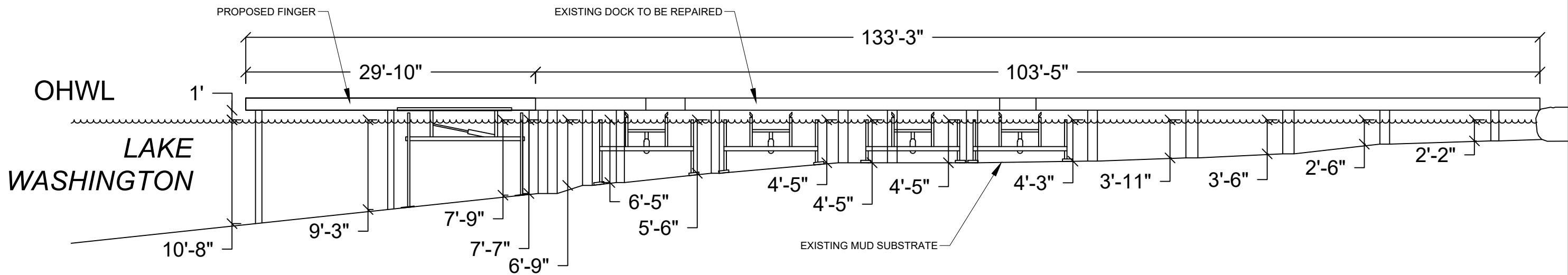
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PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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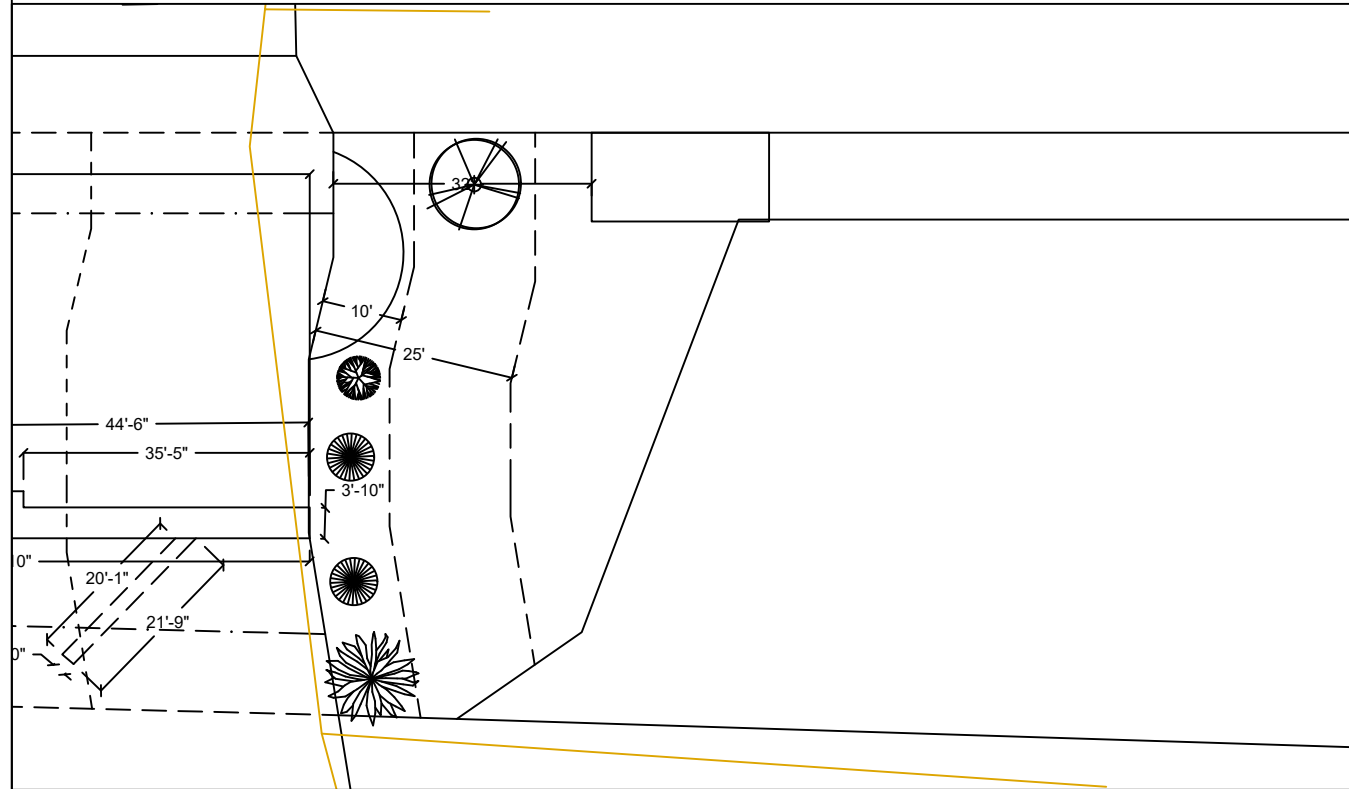
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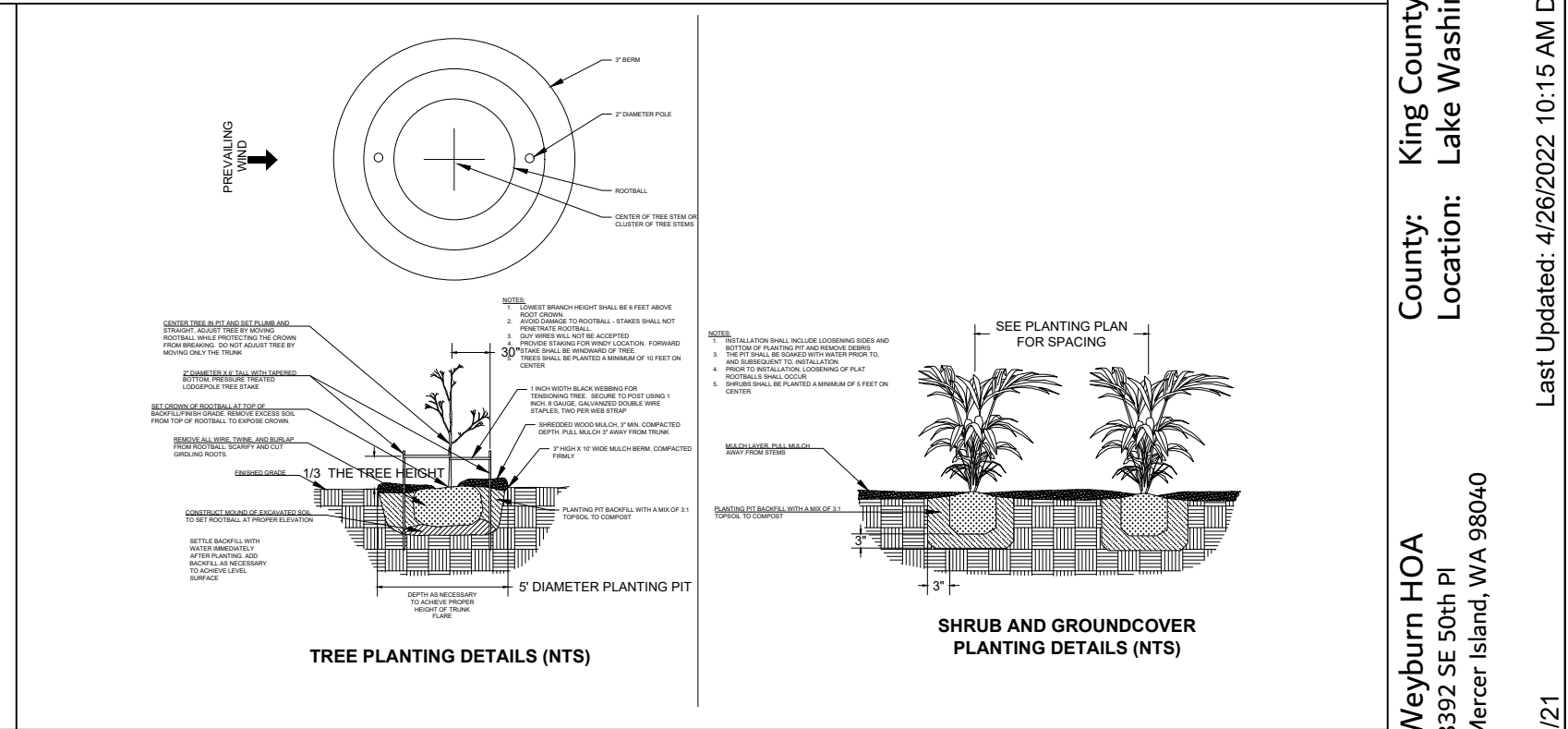
Created: 11/08/21

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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 picatta</i>	Western Redcedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	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.

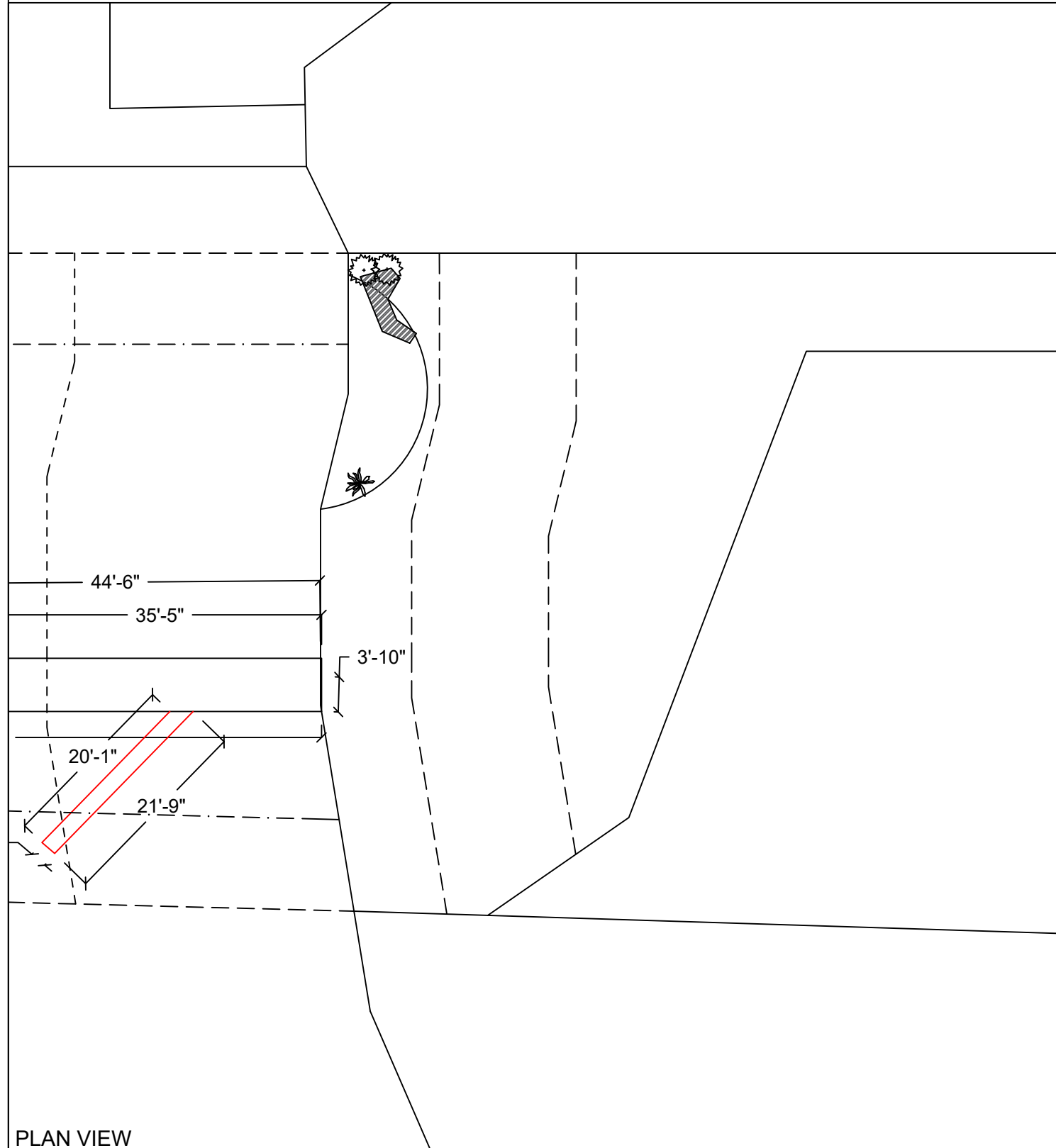


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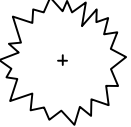

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EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Photinia serratifolia</i>	Chinese photinia	1	~4'x5'
	<i>Cortaderia selloana</i>	Pampas grass	2	~5ft
	<i>Hedera helix</i>	English ivy	N/A	small

EXISTING PLANTS TABLE

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GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts:

- * SL10014ARW - 146" x 191"

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
- * Repair piles are done as a sleeve/strap method
- * Piles are driven using the vibro method

DOCK: being repaired/replaced

- * _100_ % of Decking
- * _100_ % of stringers
- * _100_ % of caps

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.

Currently in review.

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

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.

Plan set is under review with CORPS and WDFW and documentation will be provided once approved.

Last permit issued for property: SHL9112-018, SHL9010-001 3/26/1991

Dock established/constructed: 10/30/1990



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DETAILS - REPAIR

S1 DO NOT USE DETAIL

S2 DO NOT USE DETAIL

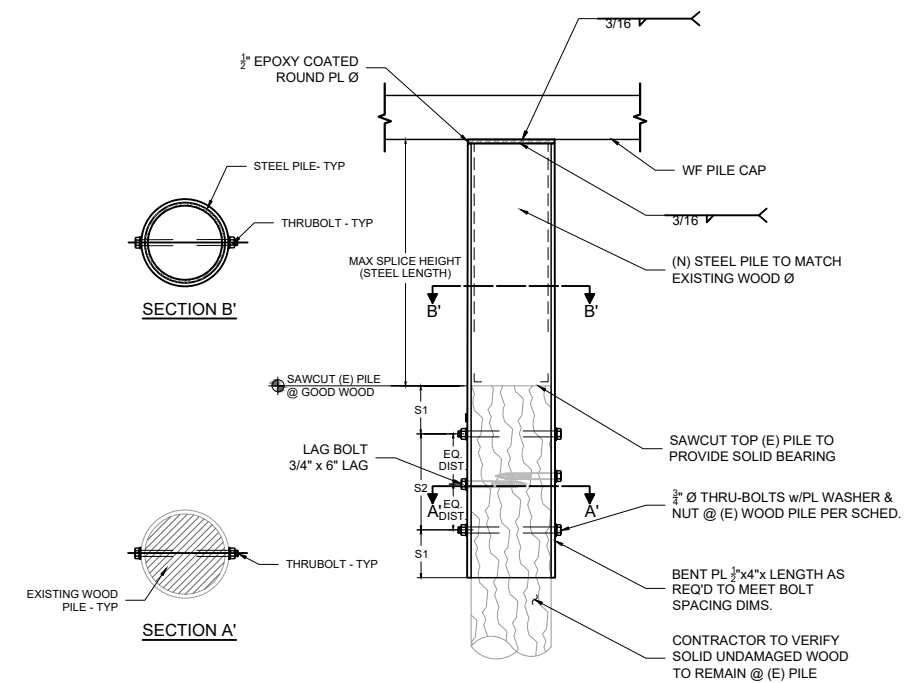
S3 DO NOT USE DETAIL

S4 DO NOT USE DETAIL

S5 SPLICE PILE REPAIR - TYP
SCALE: 1/2" = 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
 - 2) MINIMUM BOLT SPACING = 3"
 - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



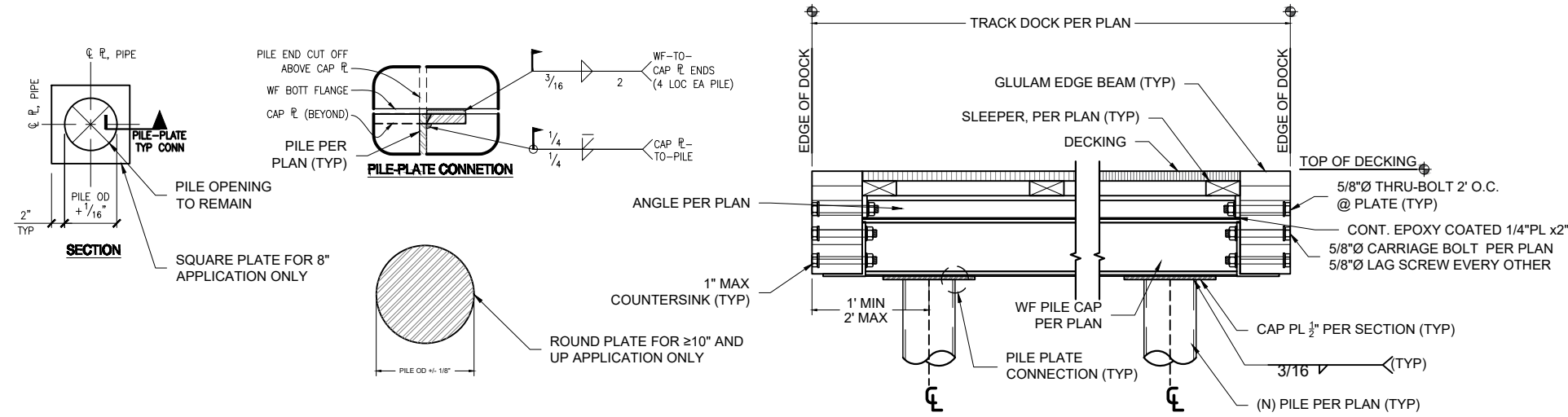
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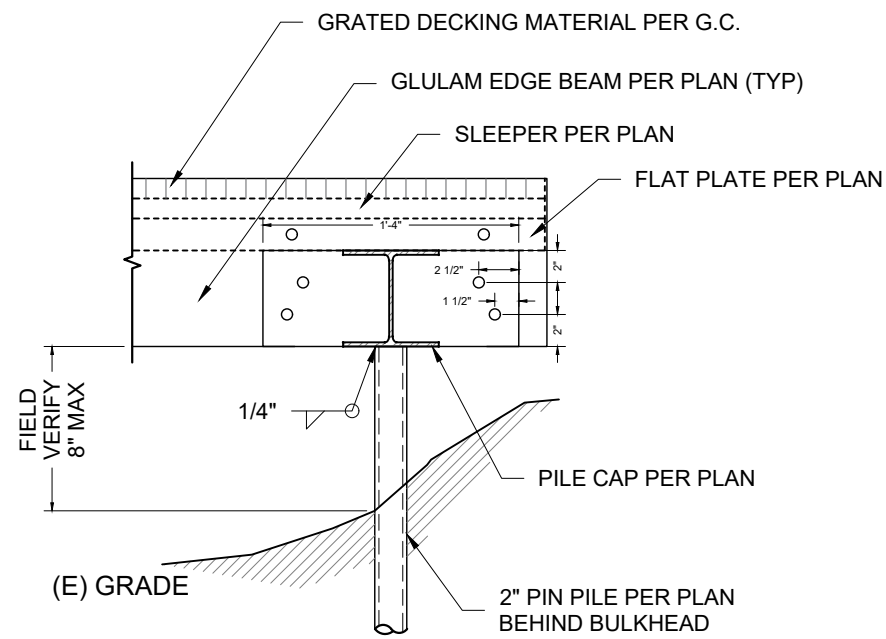
**SHEET
A10.0**

DETAILS - TRACK

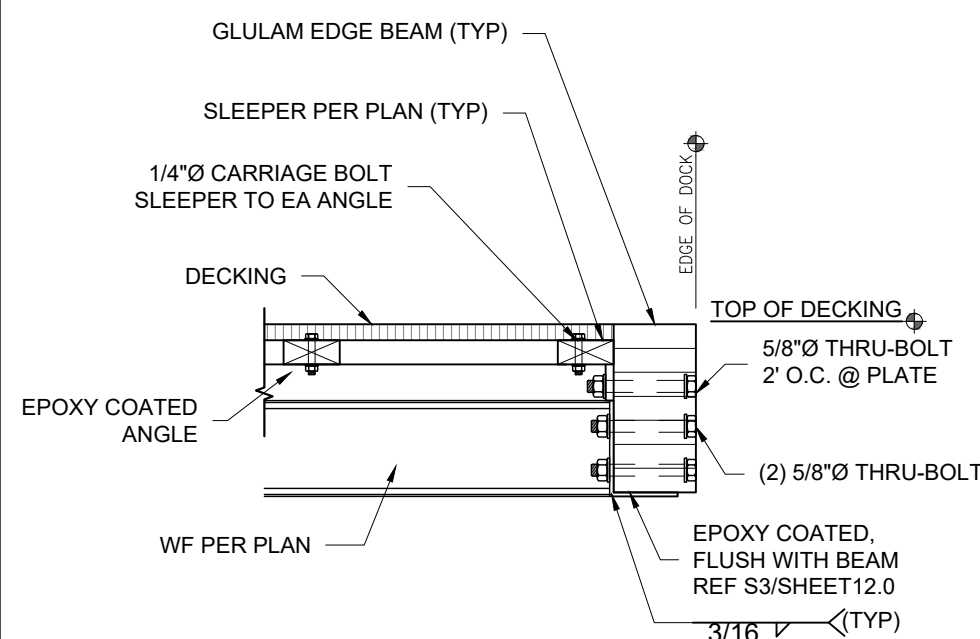


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'

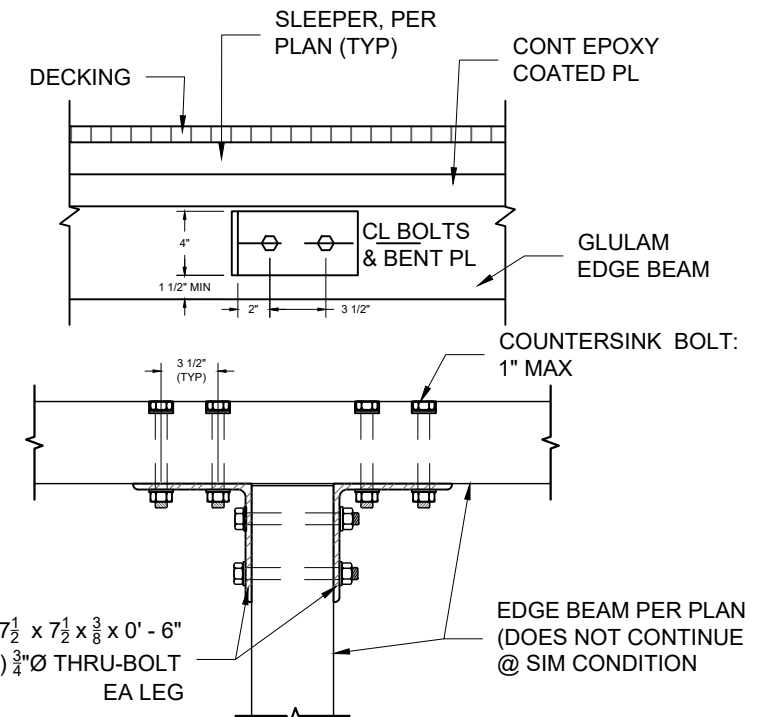
S3 DO NOT USE DETAIL



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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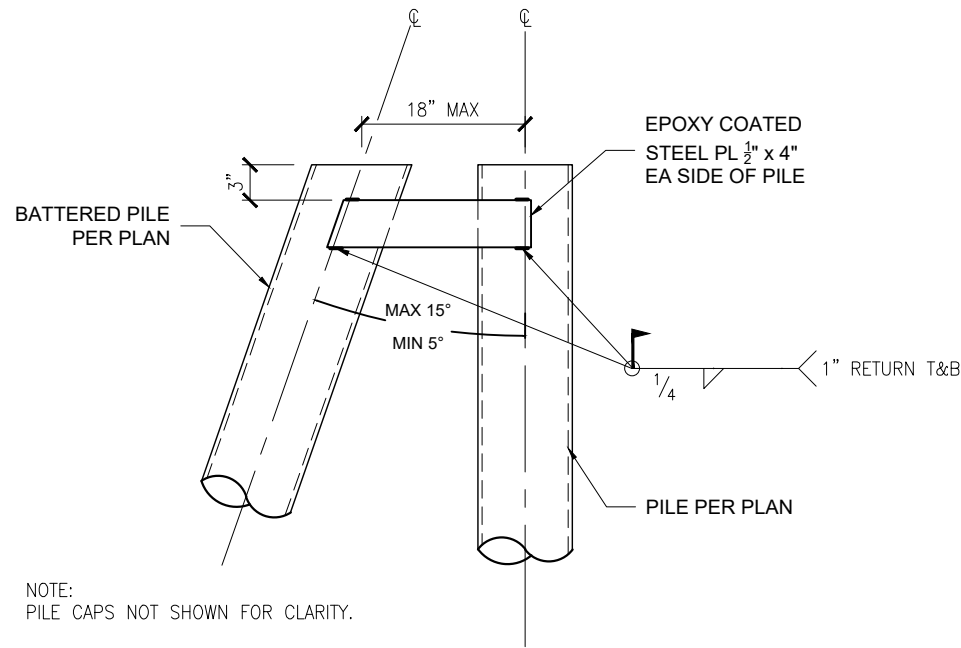
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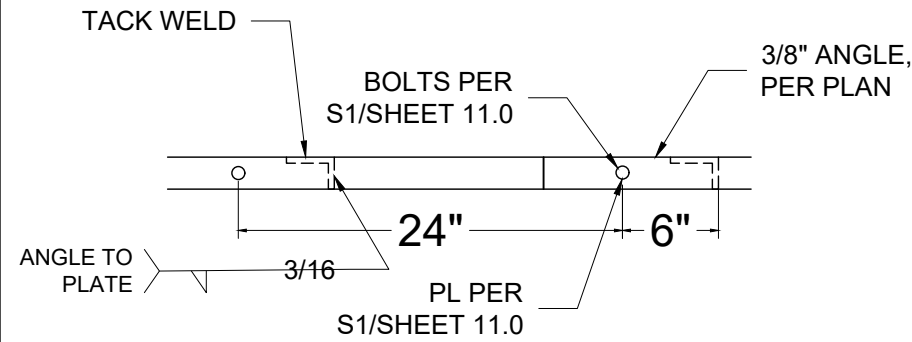
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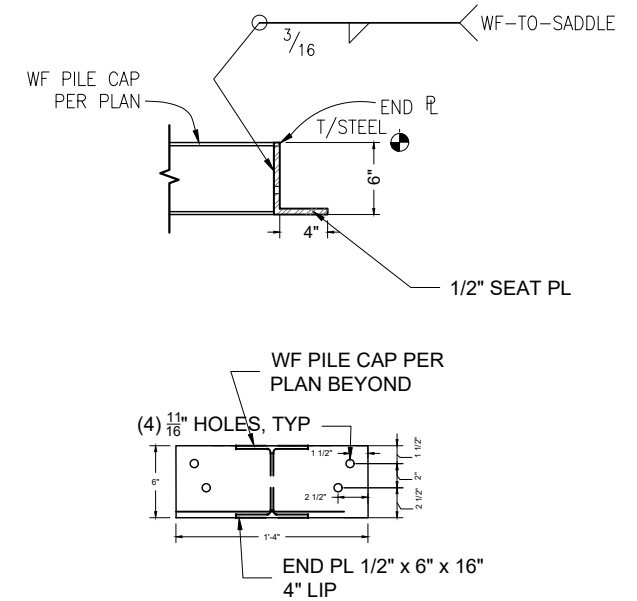


NOTE:
PILE CAPS NOT SHOWN FOR CLARITY.

S1 BRACE PILES - TYP
SCALE: 3/4" - 1"



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



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

S4 DO NOT USE DETAIL

S5 DO NOT USE DETAIL
SCALE: 1" - 1"

S6 DO NOT USE DETAIL
SCALE: 1" - 1"



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