



EXEMPTION FROM SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

To: **Kelsey Meyer**
1080 West Ewing Building B
Seattle, WA 98119

Re: **THC LLC Residence 96 Cascade Key**

File Number: **21-104458-WE**

SEPA Determination: **Determination of Non-Significance**

A DNS was issued under *WAC 197-11-340(2)* and is subject to a 14-day comment period from September 2, 2021

The proposal to undertake the following development:

Repair (38) existing piles, replacing existing dock decking with thru-flow grated decking material and install (1) dual jet ski lift.

•

Within the shoreline **Choose a shoreline environment.** environment of **Lake Washington** and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

- **Development is considered normal repair and maintenance (LUC 20.25E.170.C.2)**

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program (LUC 20.25E)

Date: **September 2, 2021**

Signed: *Drew Folsom, Land Use Planner*

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: DOE, 3190 160th Avenue SE, Bellevue, WA 98008-5452
Dept. of Fish and Wildlife, Ezekiel Rohloff, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	THC LLC Residence
LOCATION:	96 Cascade Key
FILE NUMBERS:	21-104458-WE
PROPONENT:	Kelsey Meyer
DESCRIPTION OF PROPOSAL:	
Repair (38) existing piles, replacing existing dock decking with thru-flow grated decking material and install (1) dual jet ski lift.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on September 16, 2021

DATE ISSUED: 9/2/2021

APPEAL DATE: 9/16/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: *Reilly Pittman, Acting Planning Manager* **for**
Elizabeth Stead, Environmental Coordinator
Development Services Department

Date: September 2, 2021



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable TLH LLC
2. Name of applicant Kelsey Meyer - Seaborn Pile Driving Co.
3. Contact person Kelsey Meyer - Seaborn Pile Driving Co. Phone (206)-236-1700
4. Contact person address 1080 W Ewing St. Bldg B Seattle, WA 98119
5. Date this checklist was prepared 2/22/2021
6. Agency requesting the checklist Bellevue

D.Folsom 8/19/2021

D.Folsom 4/22/2021

7. Proposed timing or schedule (including phasing, if applicable)

Upon Receipt of all applicable permits and open work window

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

None

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

No Net Loss of Ecological Function Report For the Project

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Unknown

11. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue Shoreline Substantial Development permit w/SEPA Review, City of Bellevue Building Permit, US Army CORPS of Engineering Federal permits, and the WA. State dep. of Fish and Wildlife Hydraulic Project Approval.

D.Folsom 8/19/2021
D.Folsom 4/22/2021

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose to repair (38) existing piles, replacing existing dock decking with thruflow grated decking material and install (1) dual jetski lift.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

96 CASCADE KY, Bellevue, WA 98006
NE Quarter Of Section 17, Township 24, Range 05
Pin: 607280-0110
Plat Block: N/A Plat Lot: 22
LAT: 47.57141 LONG: -122.19369

Environmental Elements

Earth

1. General description of the site:

☒ Flat

☐ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? less than 5%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and Gravel

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

None

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _____

None, as the decking would be Thruflow grated material

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

N/A

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust smoke from construction equipment

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Run equipment only as needed

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is adjacent to Lake Washington

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

We propose to repair (38) existing piles, replacing existing dock decking with thruflow grated decking material and install (1) dual jetski lift.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

D.Folsom 4/22/2021

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- b. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

N/A

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

no vegetation removed

3. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered plant species are on or near the site

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Please see associated native planting and vegetation plan

5. List all noxious weeds and invasive species known to be on or near the site.

None present along the shoreline adjacent to the work site

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, ☐other _____

Mammals: ☒deer, ☐bear, ☒elk, ☒beaver, ☐other _____

Fish: ☒bass, ☒salmon, ☒trout, ☒herring, ☒shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered plant species are on or near the site

3. Is the site part of a migration route? If so, explain.

Eagle - Songbird
Potential for Steelhead salmon, bull trout and Chinook salmon to be in the adjacent waters in Lake Washington

4. Proposed measures to preserve or enhance wildlife, if any.

Mitigation including a vegetation plan, and construction activities during approved fish friendly work windows.

5. List any invasive animal species known to be on or near the site.

Unknown

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

Unknown

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- d. Describe special emergency services that might be required.

None

- e. Proposed measures to reduce or control environmental health hazards, if any.

N/A

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Noise from construction equipment

- c. Proposed measures to reduce or control noise impacts, if any.

Operate equipment only as needed

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single Family

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Single Family

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? Urban Residential

7. If applicable, what is the current shoreline master program designation of the site?

Urban Residential Environment

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

To ensure local, state and federal compliance, the project will include a shoreline substantial Development permit and SEPA review by the city of Bellevue. a HPA (Hydraulic Project Approval) permit from Washington State Department of Fish and Wildlife and federal section 10 (work in navigable waters) permit from the US Army CORPS if Engineers

D.Folsom 4/22/2021

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

To ensure local, state and federal compliance, the project will include a shoreline substantial Development permit and SEPA review by the city of Bellevue. a HPA (Hydraulic Project Approval) permit from Washington State Department of Fish and Wildlife and federal section 10 (work in navigable waters) permit from the US Army CORPS if Engineers

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Less than 60" above OHWL

2. What views in the immediate vicinity would be altered or obstructed?

None

D.Folsom 4/22/2021

D.Folsom 8/19/2021

3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Single family swimming and boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

D.Folsom 4/22/20

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

Unknown

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of the Washington Information System for Architectural & Archaeological Records Data published by the Washington State Department of Archaeological & Historical Preservation

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Cascade Key and I-405

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is a bus route on Coal Creek Pkwy SE.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☐ natural gas
- ☒ water
- ☐ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other


2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed as part of this project.

D.Folsom 4/22/2021

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Name of signee Kelsey Meyer

Position and Agency/Organization Permit Manager @ Seaborn Pile Driving

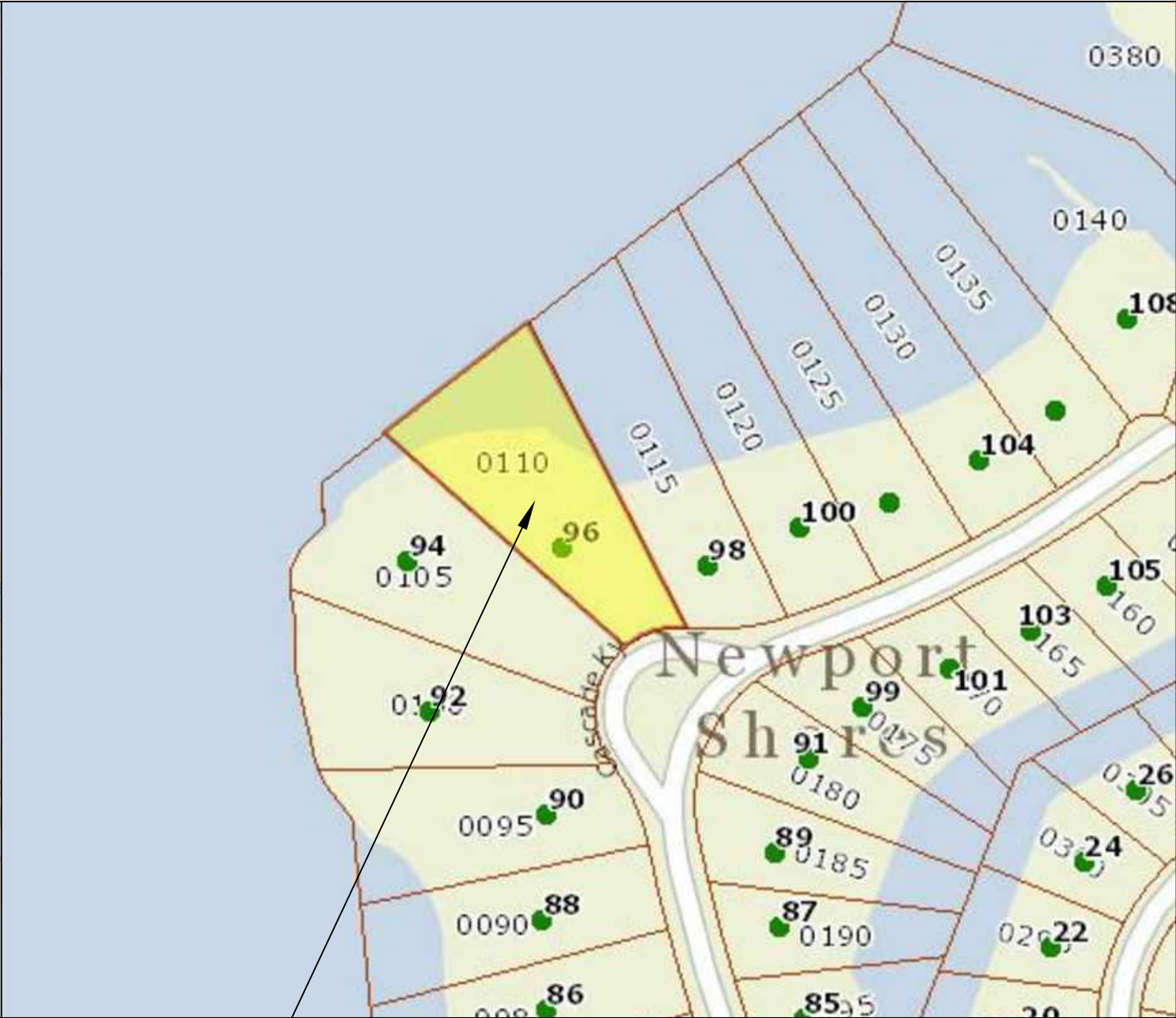
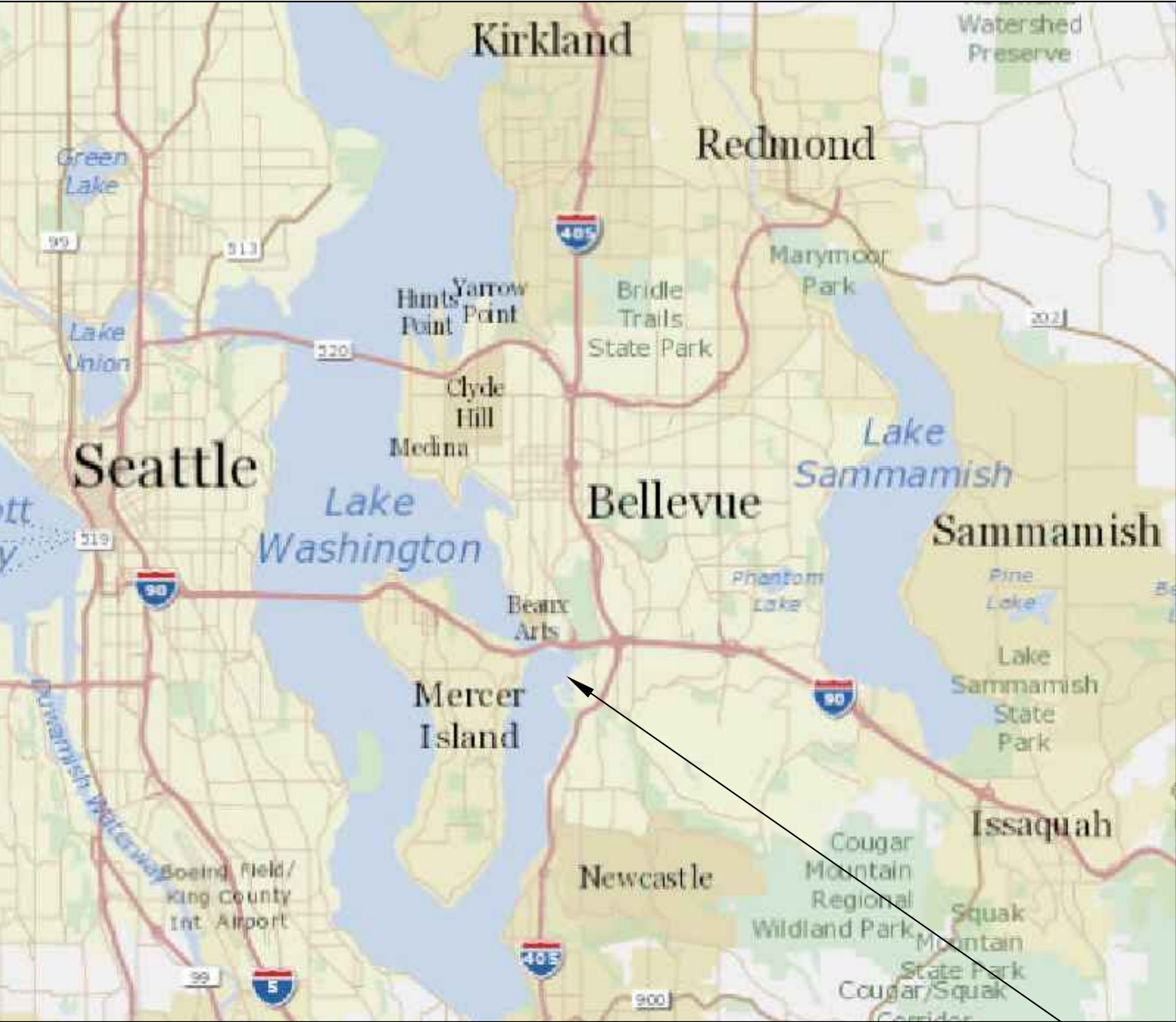
Date Submitted 3/2/2021

D.Folsom 8/19/2021

D.Folsom 8/19/2021

D.Folsom 4/22/2021

SITE PLAN



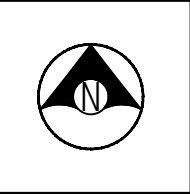
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Legal Description: NEWPORT REVISED DIV # 1

Plat Block: Plat Lot: 22

LAT: 47.57141 LONG: -122.19369

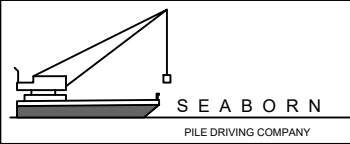
SUBJECT
PROPERTY



Prepared By:

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
www.seabornpiledriving.com



Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to repair (38) existing piles, replacing existing dock decking with thruflow grated decking material and install (1) dual jetski lift.

Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 17, Township 24, Range 05

Adjacent Owners:
KING MICHAEL A+PAMELA B
94 CASCADE KY 98006

RICHARDSON MICHAEL A+MICHEL
98 CASCADE KY 98006

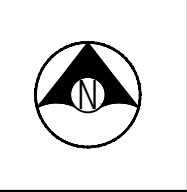
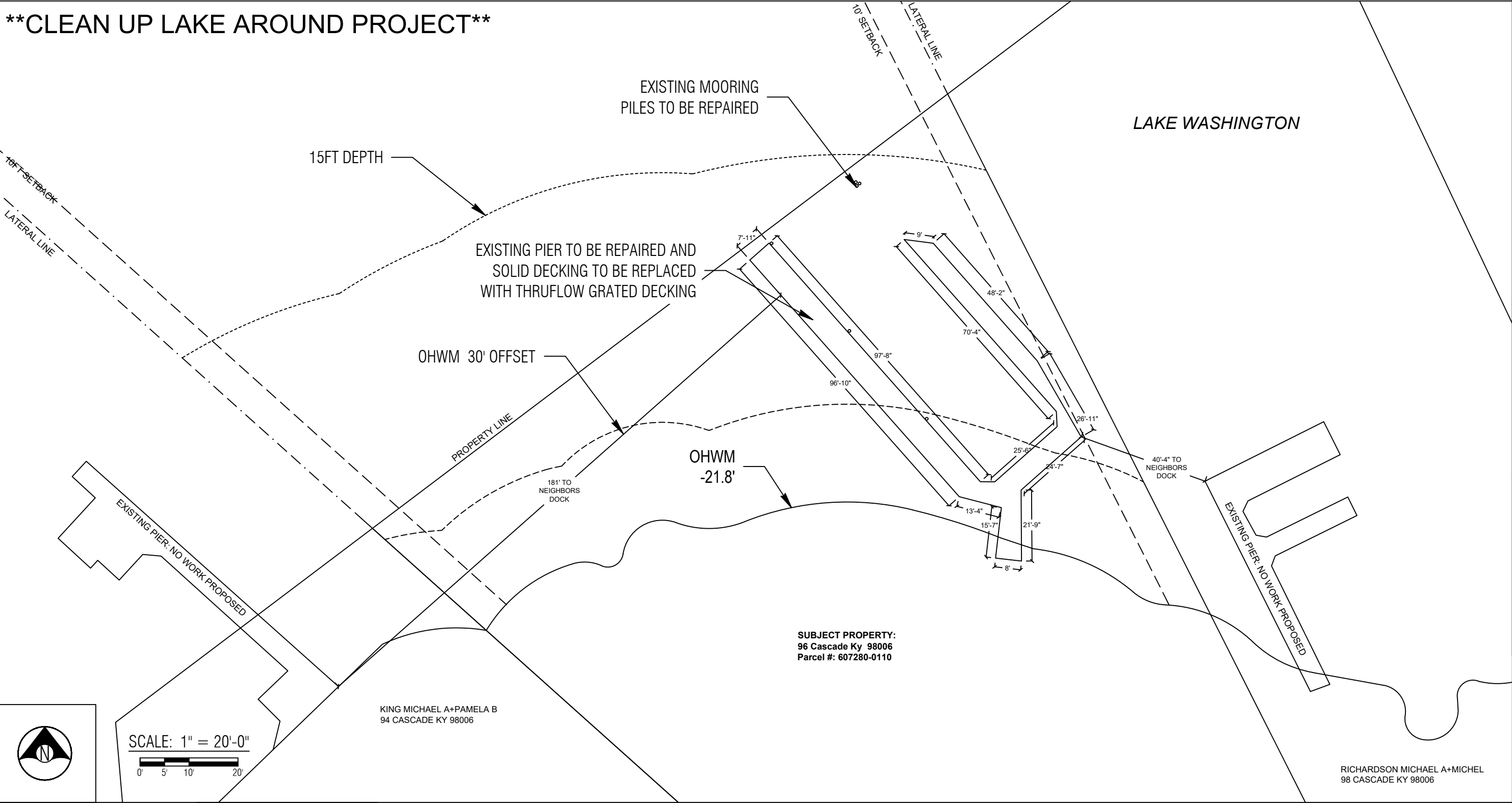
Applicant: TLH LLC
96 CASCADE KY
Bellevue, WA 98006
County: King County
Location: Lake Washington

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

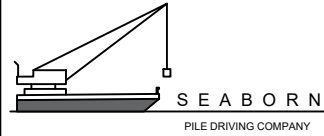
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EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



SCALE: 1" = 20'-0"



Prepared By:
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119
Office: 206-236-1700
permits@seabornpiledriving.com
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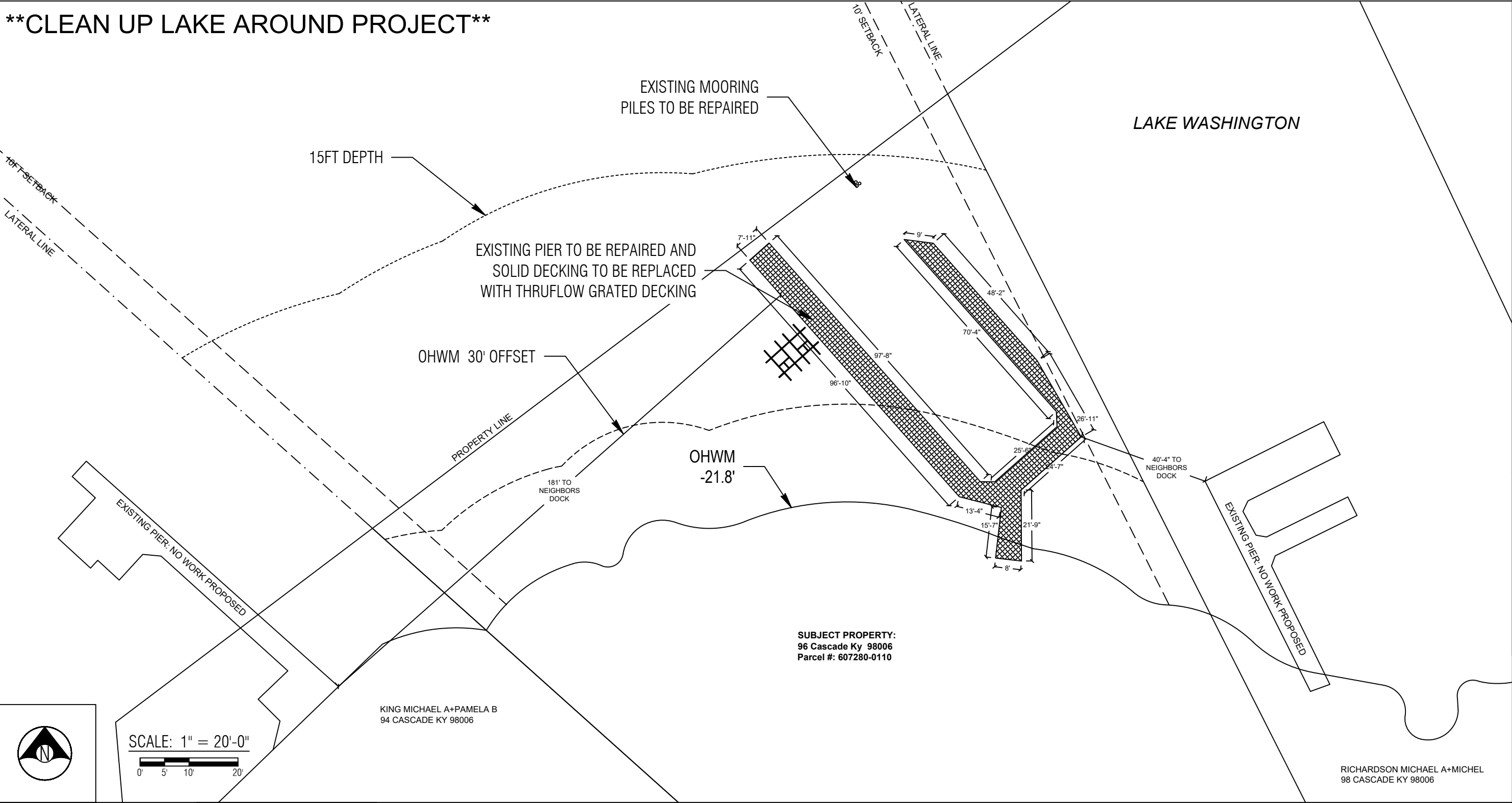
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SHEET A2.0	Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 17, Township 24, Range 05		Applicant: TLH LLC 96 CASCADE KY Bellevue, WA 98006 County: King County Location: Lake Washington		Contractor: Seaborn Pile Driving Company 1080 W Ewing St Seattle, WA 98119	
	Adjacent Owners: KING MICHAEL A+PAMELA B 94 CASCADE KY 98006		Richardson Michael A+Michel 98 CASCADE KY 98006		Created: 2/18/2021	
	NWS-2020-XXX PAGE 2 OF 11		Last Updated: 2/18/2021 12:54 PM Kelse			

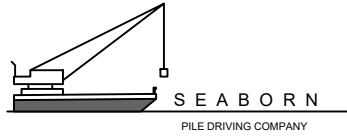
PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



Prepared By:
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
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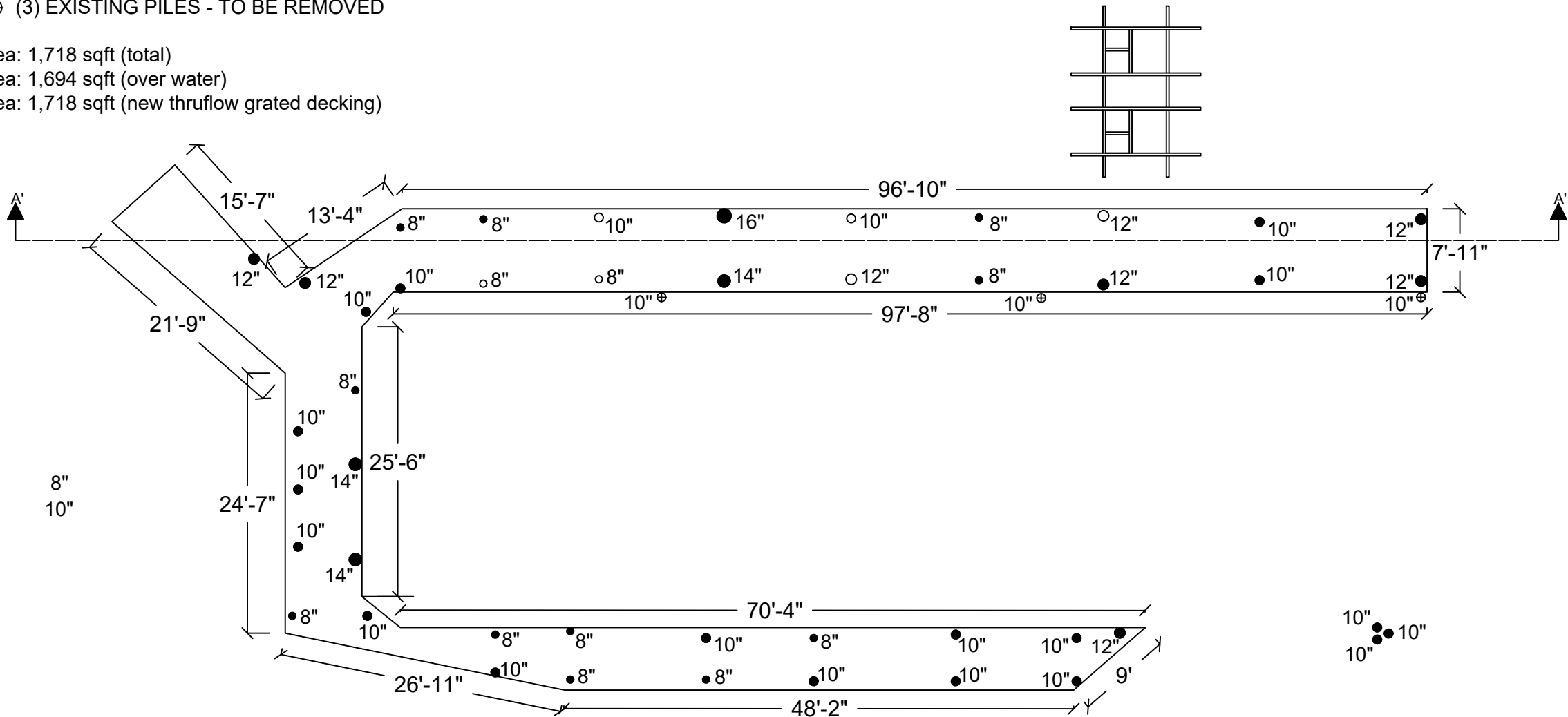
SHEET A3.0	Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 17, Township 24, Range 05		Applicant: TLH LLC 96 CASCADE KY Bellevue, WA 98006 County: King County Location: Lake Washington		Contractor: Seaborn Pile Driving Company 1080 W Ewing St Seattle, WA 98119	
	Adjacent Owners: KING MICHAEL A+PAMELA B 94 CASCADE KY 98006		RICHARDSON MICHAEL A+MICHEL 98 CASCADE KY 98006		Created: 2/18/2021	
	NWS-2020-XXX PAGE 3 OF 11		Last Updated: 2/18/2021 12:54 PM Kelse			

PIER DETAILS

LEGEND

- (38) EXISTING PILES - TO BE REPAIRED
- (6) EXISTING PILES - NO WORK TO BE DONE
- ⊕ (3) EXISTING PILES - TO BE REMOVED

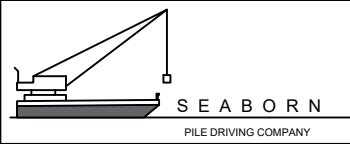
Area: 1,718 sqft (total)
Area: 1,694 sqft (over water)
Area: 1,718 sqft (new thruflow grated decking)



PLAN VIEW

Prepared By:
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
www.seabornpiledriving.com



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1080 W Ewing St
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Applicant: TLH LLC
96 CASCADE KY
Bellevue, WA 98006
County: King County
Location: Lake Washington

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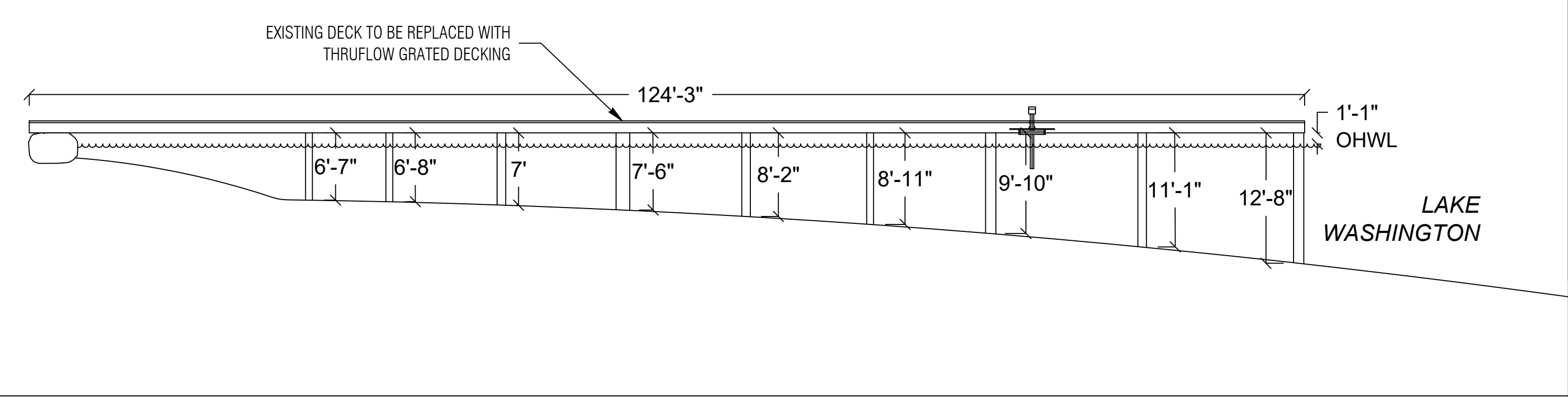
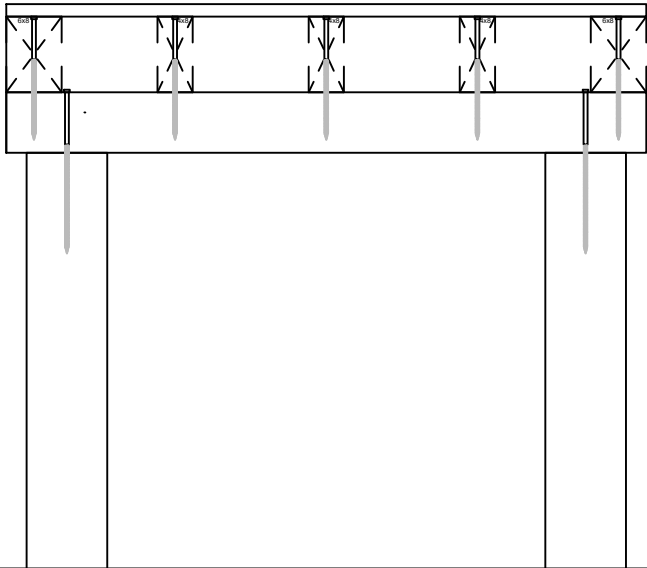
Datum: CORPS OF ENGINEERS 1919
NE Quarter Of Section 17, Township 24, Range 05

Adjacent Owners:
KING MICHAEL A+PAMELA B
94 CASCADE KY 98006
RICHARDSON MICHAEL A+MICHEL
98 CASCADE KY 98006

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PIER DETAILS

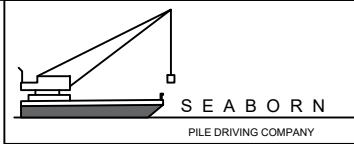
SECTION VIEW: B-B



SECTION VIEW: A-A

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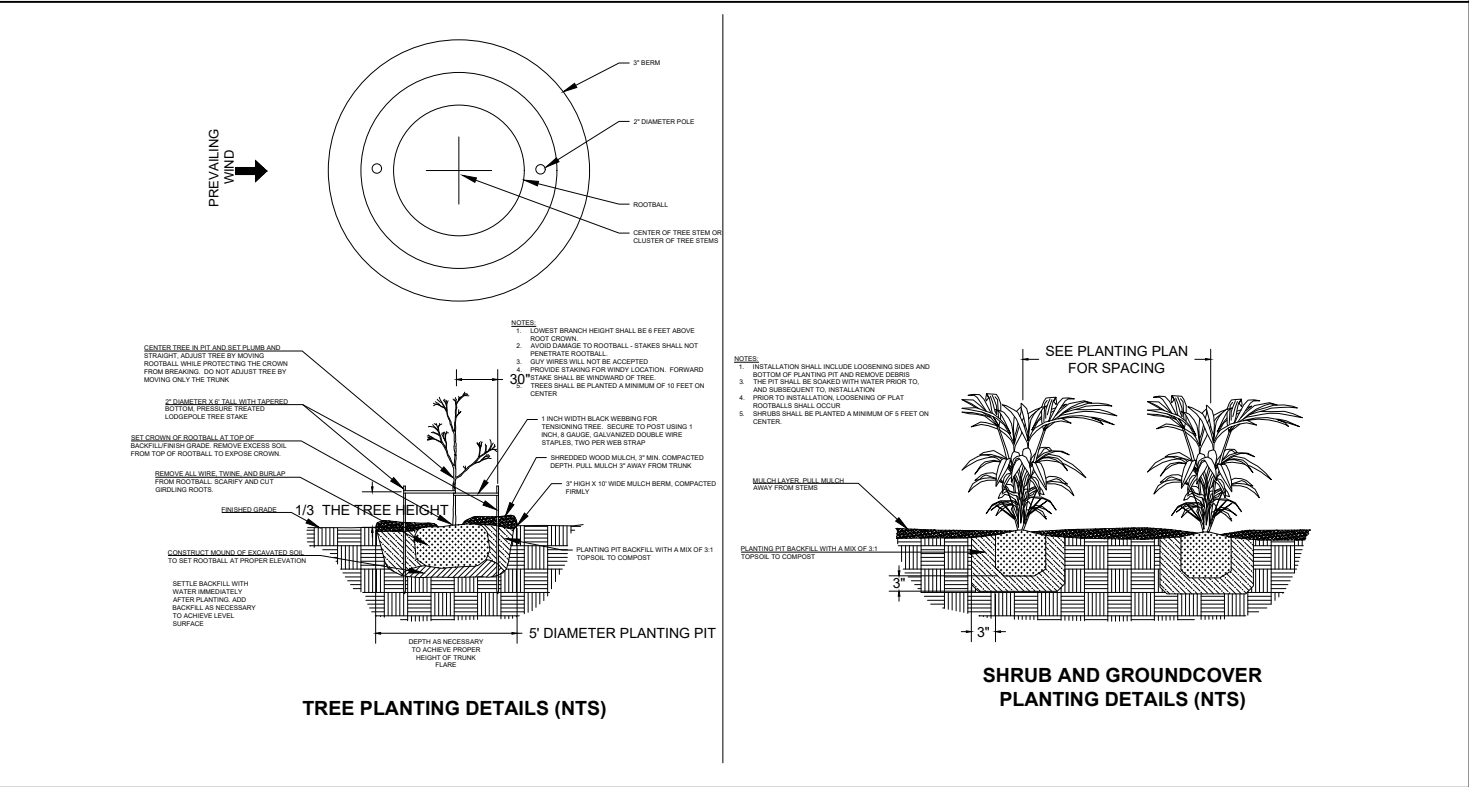
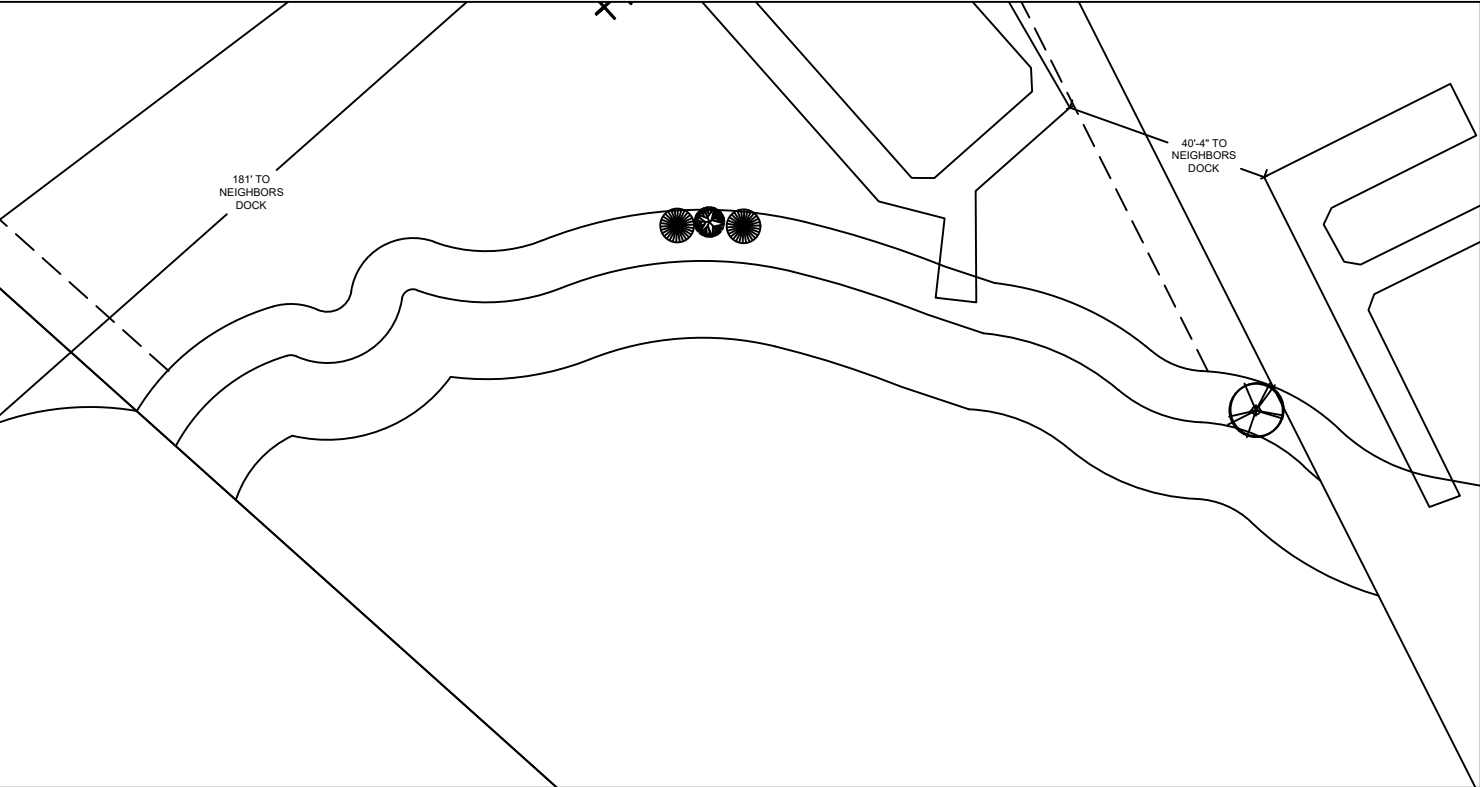


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Applicant: TLH LLC 96 CASCADE KY Bellevue, WA 98006	County: King County Location: Lake Washington
Created: 2/18/2021	
Last Updated: 2/18/2021 12:54 PM Kelse	
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Adjacent Owners: KING MICHAEL A+PAMELA B 94 CASCADE KY 98006	
RICHARDSON MICHAEL A+MICHEL 98 CASCADE KY 98006	
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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
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	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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Bellevue, WA 98006

County: King County
Location: Lake Washington

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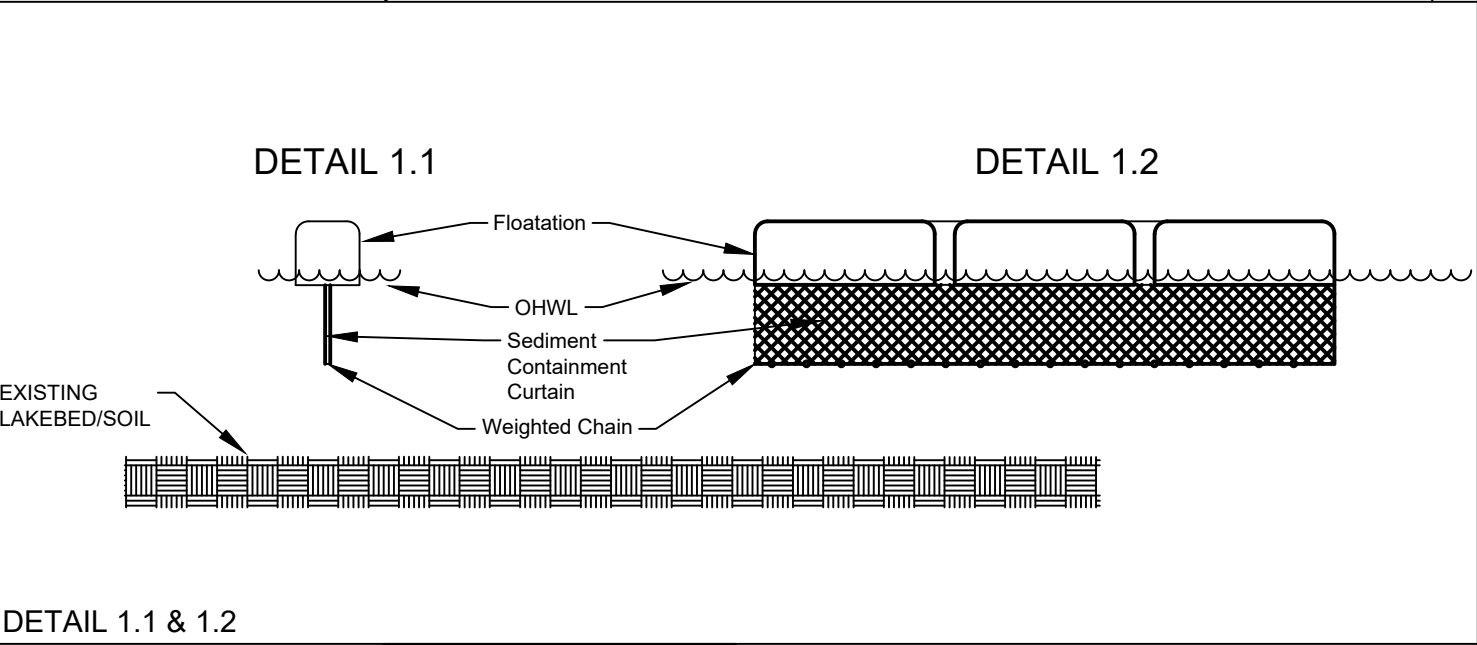
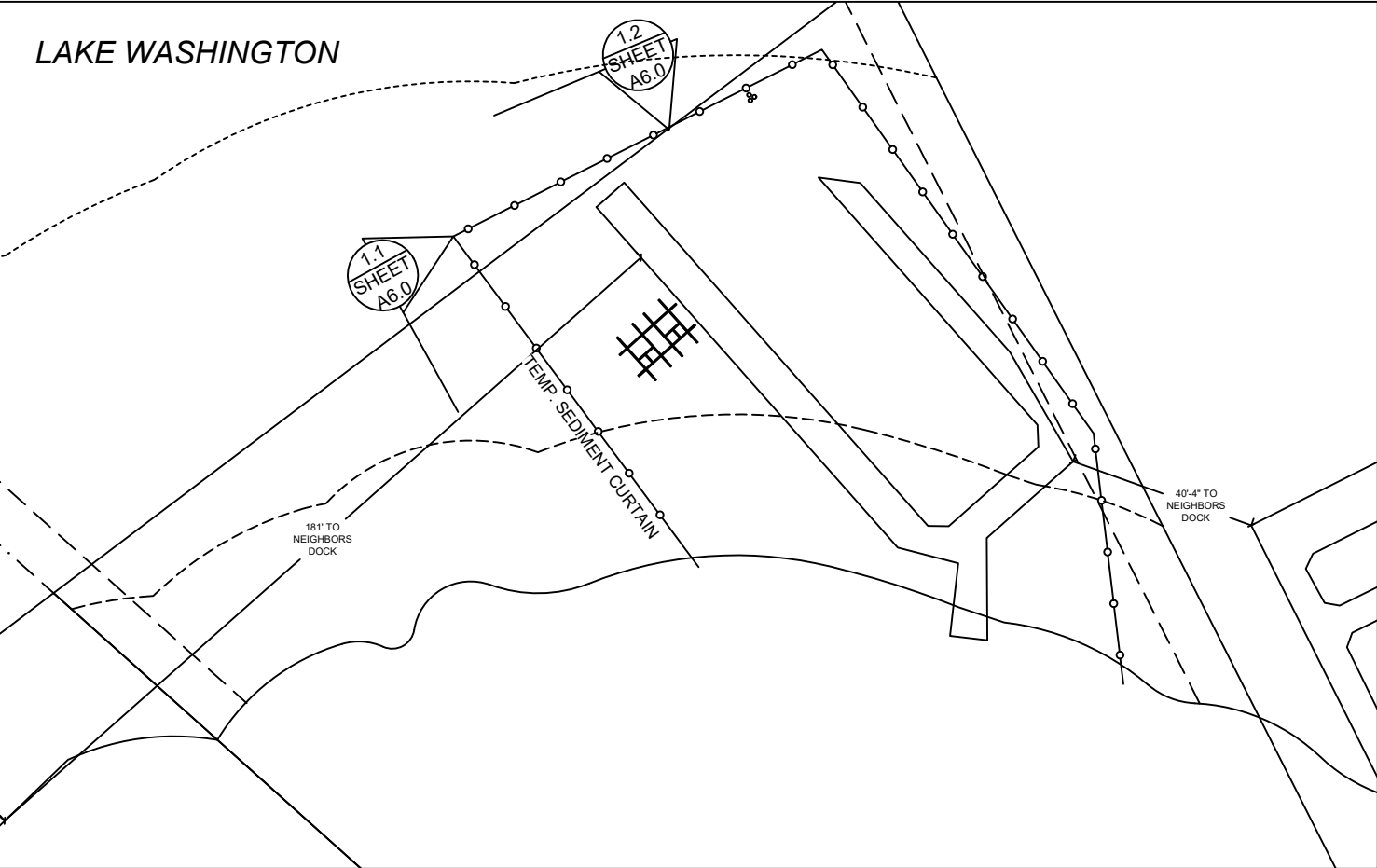
Adjacent Owners:
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BMP INFORMATION



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.

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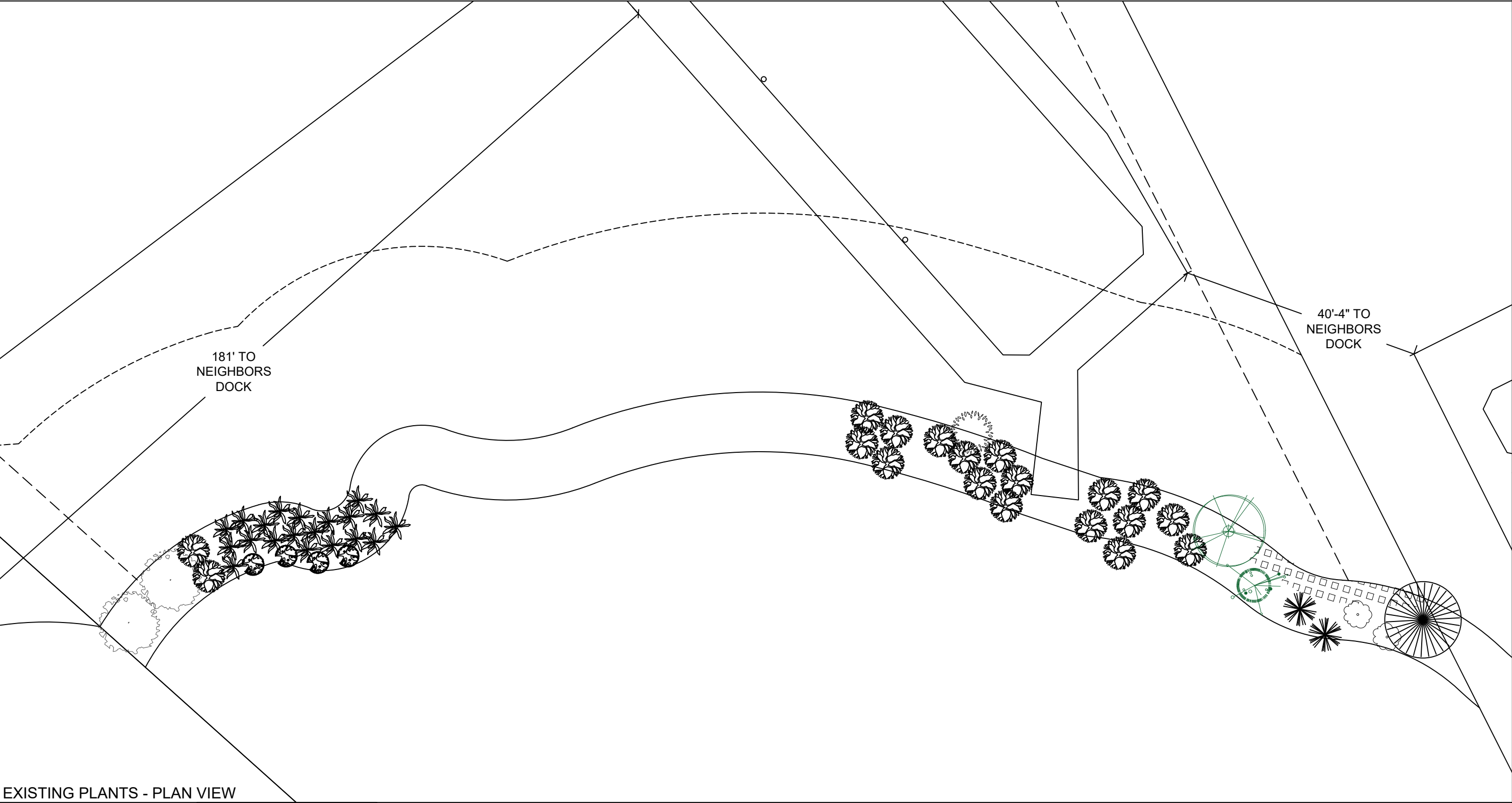
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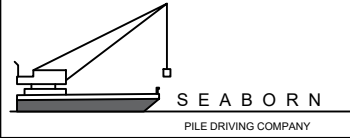
EXISTING PLANT PLAN



EXISTING PLANTS - PLAN VIEW

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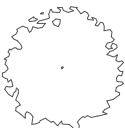
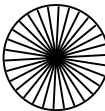
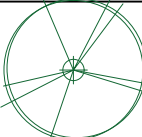



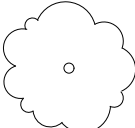
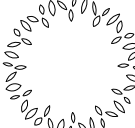
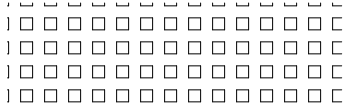
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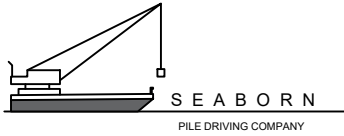
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EXISTING PLANT PLAN

EXISTING PLANTING SPECIES/QUANTITIES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Sequoiadendron giganteum	Giant Sequoia	2	70' +
	Thuja occidentalis	Northern White Cedar	1	~35ft
	Pinus sylvestris	Scots Pine	1	~ 25ft
	Fatsia japonica	Paper plant	1	~15ft
	Lagerstroemia indica	Crepe myrtle	2	~8ft
	Hydrangea macrophylla	Hydrangeas	19	~8ft
	Euonymus alatus	Burning Bush	2	~10ft
	Athyrium Filix-Femina	Lady Fern	1	~3ftx5ft
	Hedera Helix	Common Ivy	N/A	~8ftx3ftx5ft

EXISTING PLANTING SPECIES/QUANTITIES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Vaccinium uliginosum	Bog blueberry	20	~2ftx2ftx2ft
	Helleborus niger	Christmas rose	2	~2ftx2ftx2ft

EXISTING PLANTS - TABLE

<div>Prepared By: Seaborn Pile Driving 1080 W Ewing St Seattle, WA 98119 Office: 206-236-1700 permits@seabornpiledriving.com www.seabornpiledriving.com</div>		Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.	<div>SHEET A8.1</div>
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