



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

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	Lo Pier Repair
<b>LOCATION:</b>	106 Cascade Key
<b>FILE NUMBERS:</b>	22-103877-WG
<b>PROPONENT:</b>	Madison Johnson, Seaborn Pile Driving Company, 1080 West Ewing Street, Building B, Seattle, WA 98119, 206-360-1700, permits@seabornpiledriving.com
<b>DESCRIPTION OF PROPOSAL:</b>  <b>Shoreline Substantial Development Permit to repair 16 piles, replace 4 piles, and replace existing decking with grated decking. The proposal exceeds the exemption valuation limits of LUC 20.25E.170.B.8. The work is associated with a single-family house located on a residentially zoned and developed property. The proposal also includes the installation of native planting along the shoreline.</b>	

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 after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

**DATE ISSUED:** 3/23/2023

**APPEAL DATE:** 4/6/2023

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

*Reilly Pittman*

**Issued By:** Planning Manager **for** **Date:** March 23, 2023

Elizabeth Stead, Environmental Coordinator  
Development Services Department



City of Bellevue  
Development Services Department  
Land Use Staff Report

Date of Receipt by Ecology:

**SHORELINE MANAGEMENT ACT  
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

<b>File Number:</b>	22-103877-WG
<b>Proposal Name:</b>	Lo Pier Repair
<b>Proposal Address and Location:</b>	106 Cascade Key
<b>Water Body:</b>	Lake Washington
<b>Shoreline Environment Designation:</b>	Shoreline Residential
<b>Proposal Description:</b>	Land Use review of a Shoreline Substantial Development Permit to repair 16 piles, replace 4 piles, and replace existing decking with grated decking. The proposal exceeds the exemption valuation limits of LUC 20.25E.170.B.8. The work is associated with a single-family house located on a residentially zoned and developed property. The proposal also includes the installation of native planting along the shoreline.
<b>Applicant:</b> <input type="checkbox"/> Applicant owns property	Madison Johnson, Seaborn Pile Driving Company, 1080 West Ewing Street, Building B, Seattle, WA 98119, 206-360-1700, <a href="mailto:permits@seabornpiledriving.com">permits@seabornpiledriving.com</a>
<b>Applicant Representative:</b>	Madison Johnson, Seaborn Pile Driving Company, 1080 West Ewing Street, Building B, Seattle, WA 98119, 206-360-1700, <a href="mailto:permits@seabornpiledriving.com">permits@seabornpiledriving.com</a>
<b>Application Date:</b>	March 17, 2022
<b>Notice of Application Date:</b>	May 5, 2022
<b>Notice of Decision Date:</b>	March 23, 2022

**SEPA Determination:**

**Determination of Non-Significance**

**SEPA Appeal Deadline:**

**April 6, 2023**

***Reilly Pittman***

***Planning Manager*** \_\_\_\_\_

Elizabeth Stead, Environmental Coordinator

Development Services Department

**Decision on SSDP:**

**Approval with Conditions**

Elizabeth Stead, Interim Co-Director

Development Services Department

***Reilly Pittman***

By: ***Planning Manager*** \_\_\_\_\_

Drew Folsom, Land Use Planner

**The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.**

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

## CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning, Land Use, Shoreline Environment and Functions.....	Pg 4-6
III.	Consistency with Land Use Code Requirements.....	Pg 6-7
IV.	Public Notice & Comment.....	Pg 7
V.	Summary of Technical Review.....	Pg 8
VI.	State Environmental Policy Act.....	Pg 8
VII.	Decision Criteria.....	Pg 9-10
VIII.	Conclusion and Decision.....	Pg 10
IX.	Conditions of Approval.....	Pg 10-11

### Attachments to this Decision

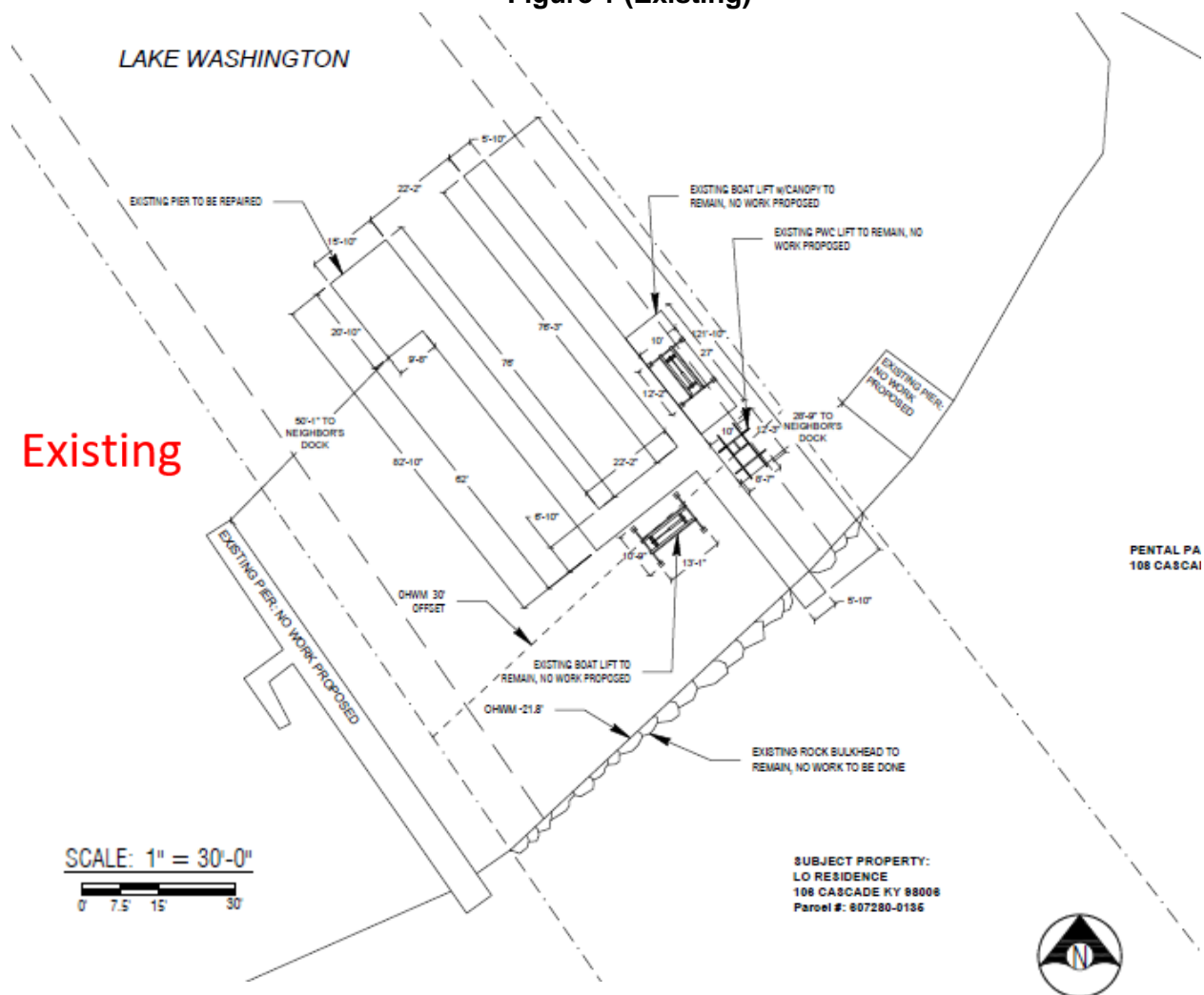
Project Plans  
SEPA Determination of Non-Significance

See project file for all submitted documents and forms.

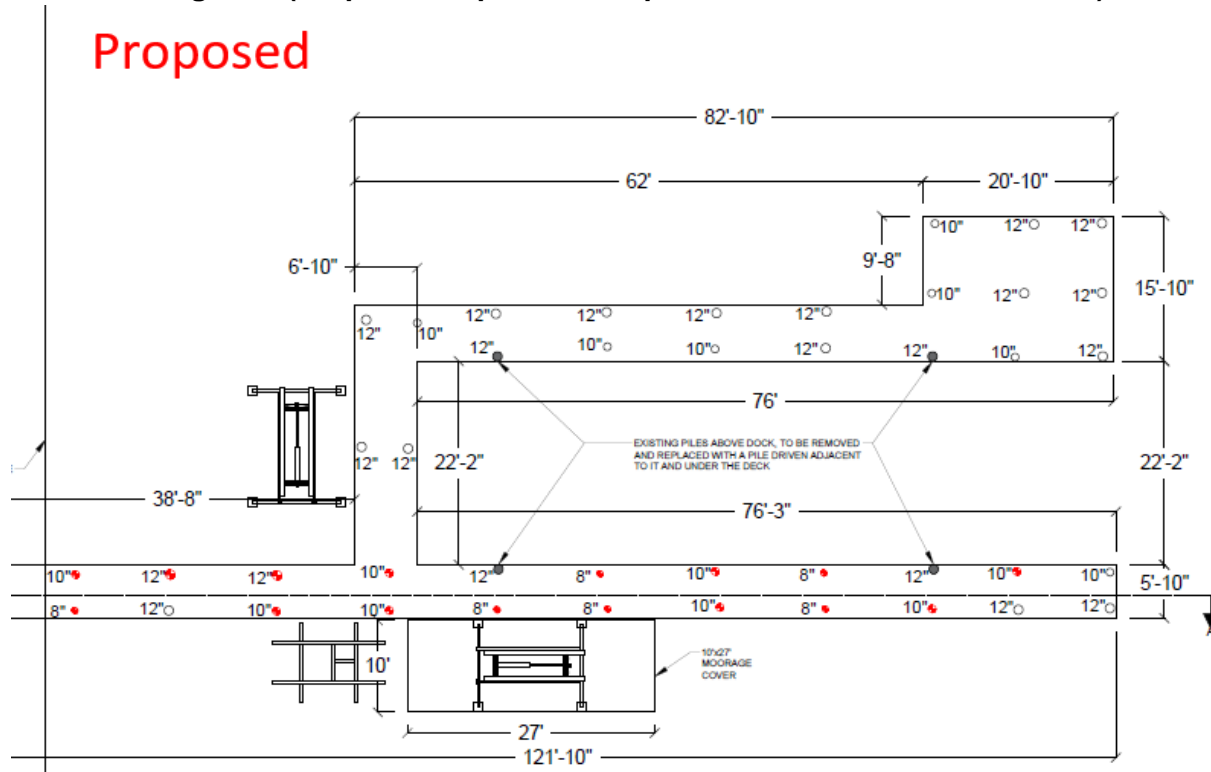
### Proposal Description

The proposal is to repair (16) piles, replace (4) piles, and repair the existing dock with grated decking material. A Shoreline Substantial Development is required because the proposed dock exceeds the exemption valuation limits of LUC 20.25E.170.B.8. The project is associated with a single-family house located on a residentially zoned and developed property. No expansion of the dock or new lifts are proposed. The proposal also includes the installation of native planting along the shoreline. See Attachment 1 for project plans and Figures 1 and 2 below **for the existing dock, proposed dock, and repaired and replaced piles.**

**Figure 1 (Existing)**



**Figure 2 (Proposed Repair – No expansion or modification of dock.)**



## I. Site Description, Zoning, Land Use Context, and Shoreline Environment and Functions

### A. Site Description

The site is located on Lake Washington and has a shoreline environment designation of SR, Shoreline Residential. The project site is located at 106 Cascade Key in the Factoria subarea. The site is developed with a single-family residence, which is setback approximately 50-60 feet from the rockery bulkhead fronting the lakeshore and the ordinary high-water mark (OHWM) of the lake. The rear yard facing the lake is landscaped with lawn, impervious walkways and patios, and native and ornamental landscaping.

The existing h-shaped dock has an overwater coverage of approximately 1,562 SF. The dock will be grated and converted from impervious to pervious surface. The dock length extends 121 feet, 10 inches from the OHWM. The dock walkways are 5 feet, 10 inches, and 6 feet 10 inches in width. No change in configuration or expansion of the dock is proposed.

There is one covered and one uncovered existing boat lift, and one ski lift. The lifts will remain in their current location and condition, no new work is proposed. **See Figure 3 for existing site conditions.**

**Figure 3**



**B. Zoning and Land Use Context**

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are also zoned R-2.5 and developed with single-family residences and docks. The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

**C. Shoreline Environment and Functions**

The site is in the Shoreline Residential shoreline environment designation. Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and

exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

## **II. Consistency with Land Use Code Requirements**

### **A. Zoning District Dimensional Requirements:**

No upland structures are proposed that are subject to zoning requirements.

### **B. Shoreline Overlay District LUC 20.25E.065:**

The property has frontage along Lake Washington and is within the Shoreline Overlay District which regulates areas within 200 feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met.

#### **i. General Requirements Applicable to all Residential Docks**

- a. Dock Materials.** Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.
- b. Dock Lighting.** Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing

**light emissions to spill outside of the dock surface.**

**Finding:** The proposal will comply with dock material requirements and all new piles are proposed to be steel. No lighting is proposed. The Best Management Practices on the submitted plans comply with the dock material requirements. **See Conditions of Approval regarding building permit submittal in Section X of this report.**

**ii. Consistency with LUC 20.25E.065.H.5**

**Repair and Replacement of Existing Residential Docks.** Existing legally established residential docks may be repaired or replaced in the existing configuration and footprint; provided, that the following requirements are met:

- a. **Materials used for dock repairs shall meet the requirements established in subsection H.3.a of this section;**
- b. **Any decking that is replaced shall be grated to allow for light transmission;**
- c. **Any piles that are replaced shall be the minimum diameter and at the maximum spacing feasible to support the dock configuration; and**
- d. **Projects that replace 75 percent or more of the support piles in the near shore area within a 5-year period shall meet the requirements applicable to reconfigured residential docks contained in LUC Chart 20.25E.065.H.4 of this section.**

**Finding:** The proposal will comply with dock material requirements, replaced Decking will be grated, and the new steel piles are the minimum diameter and maximum spacing to support the dock. The proposal will replace less than 10 percent of the existing piles.

**See Conditions of Approval regarding building permit submittal in Section IX of this report.**

**III. Public Notice and Comment**

Application Date:	March 17, 2022
Public Notice Date:	May 5, 2022
30-Day Comment Period End:	June 5, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on May 5, 2022. It was mailed to property owners within 500 feet of the project site.



No comments were received at the time of writing this report.

#### **IV. Summary of Technical Reviews**

##### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application. Clearing and Grading review will be required under the future building permit.

##### **B. Utilities**

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

#### **V. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

##### **A. Earth, Air, and Water**

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction. The project includes 16 repaired piles and 4 repaired piles. The proposal is subject to applicable sediment control requirements as required by clearing and grading review.

##### **B. Animals**

Chinook salmon, bull trout, and steelhead are found in Lake Washington. The entire dock will be fully grated which will allow for increased light penetration. Fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval regarding in-water work and additional agency permitting in Section IX of this report**

##### **C. Plants**

No native plants or other vegetation would be removed for the dock extension, new boatlift, relocated boat lift, and moorage piles. The applicant has proposed shoreline planting with

native tree and shrub species (approved by the U.S. Army Corps of Engineers), which will improve plant and habitat functions compared to current site conditions.

## VI. Decision Criteria

### **LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria**

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

**1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

**Finding:** As evaluated, the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

**2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**

**Finding:** The proposal is consistent with 173-27 WAC.

**3. The proposal is consistent with the SMP;**

**Finding:** As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

**4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**

**Finding:** The proposed dock repair, extension, new boat lift, relocated boatlift, and moorage piles do not alter existing service of public facilities to the property.

**5. The proposal is consistent with the Bellevue Comprehensive Plan;**

**Finding:** Shoreline Management Goal 6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH 16, and SH-18.

**POLICY SH-16.** *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

**POLICY SH-18.** *Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions*

The proposed dock repair is consistent with this goal in that it allows residential use of the shoreline and will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

**6. The proposal complies with applicable requirements of the Bellevue City Code.**

**Finding:** As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

**VII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the dock repair, pile repair, and pile replacement at 106 Cascade Key. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

**VIII. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities – BCC Title 24	Jason Felgar, 425-452-7851
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

The following conditions are imposed under the Bellevue City Code or SEPA authority

referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.25E.160

Reviewer: Drew Folsom, Development Services Department

- 2. Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work.

Authority: Land Use Code 20.25E.065

Reviewer: Drew Folsom, Development Services Department

- 3. In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington. This project is required to meet any work window requirement.

Authority: Land Use Code 20.25E.160

Reviewer: Drew Folsom, Development Services Department



# 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 \_\_\_\_\_
2. Name of applicant \_\_\_\_\_
3. Contact person \_\_\_\_\_ Phone \_\_\_\_\_
4. Contact person address \_\_\_\_\_
5. Date this checklist was prepared \_\_\_\_\_
6. Agency requesting the checklist \_\_\_\_\_

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

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

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

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.

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

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.)

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.

## 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)? \_\_\_\_\_

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.

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

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.

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

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



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

## 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.

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

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

## 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.

- 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.

- 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.

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

- e. Does the proposal lie within a 100-year floodplain? \_\_\_\_\_  
If so, note the location on the site plan.

- 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.

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.

- 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.

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.

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

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

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

## 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?

3. List any threatened and endangered species known to be 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.

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

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

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

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

### 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.

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

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.

## 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.

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

- 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.

- 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.



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

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

2. Noise

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

- 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.

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

## 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.

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?

- 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?

3. Describe any structures on the site.

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

5. What is the current zoning classification of the site? \_\_\_\_\_

6. What is the current comprehensive plan designation of the site? \_\_\_\_\_

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

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

9. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

10. Approximately how many people would the completed project displace? \_\_\_\_\_

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

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

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

## Housing

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

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

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

## Aesthetics

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

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

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

### Light and Glare

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

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

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

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

### Recreation

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

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

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

### 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.

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.

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.

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.

## 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.

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?

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

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).

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

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?

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.

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



## 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.

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

## 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.

## 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.*

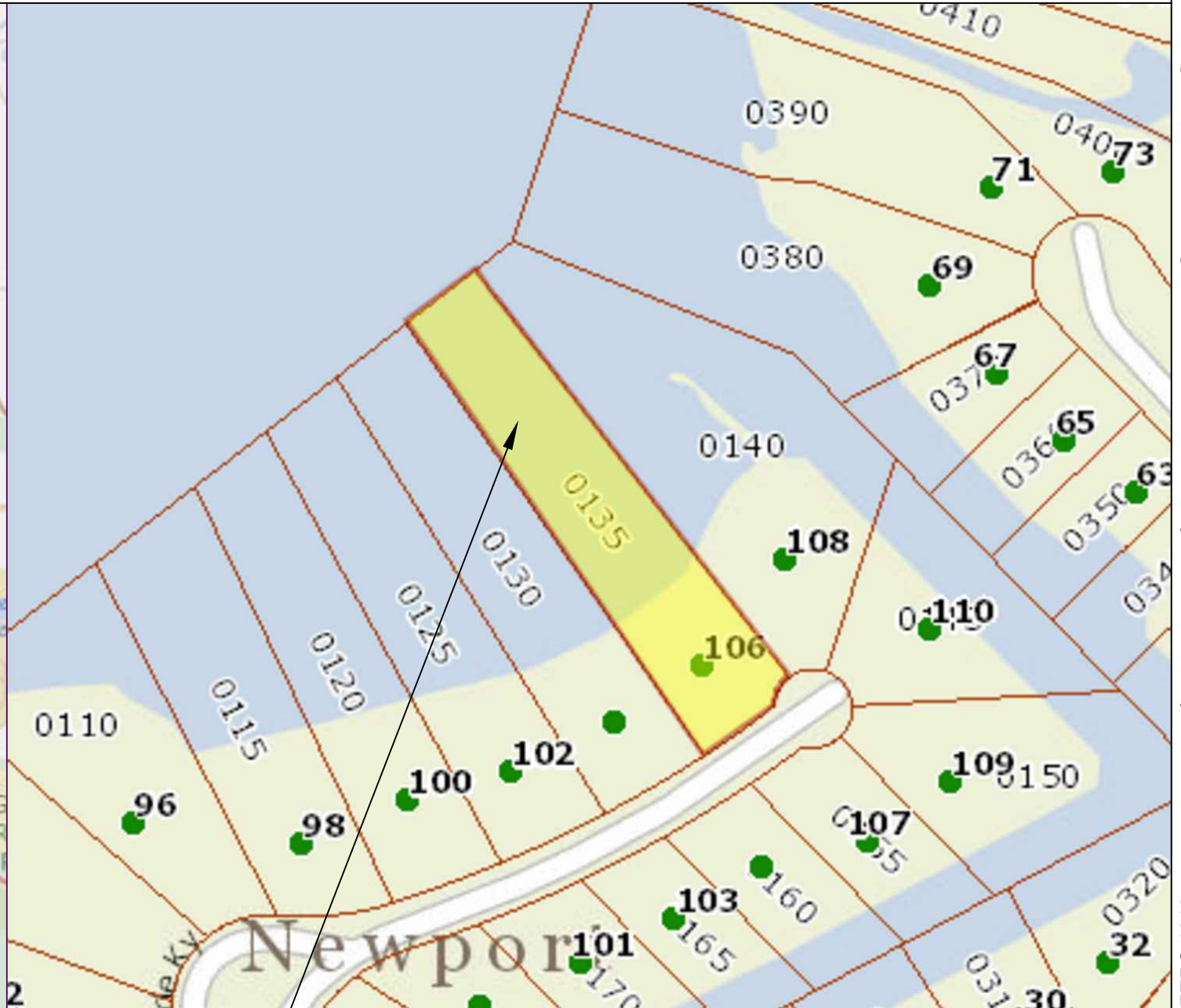
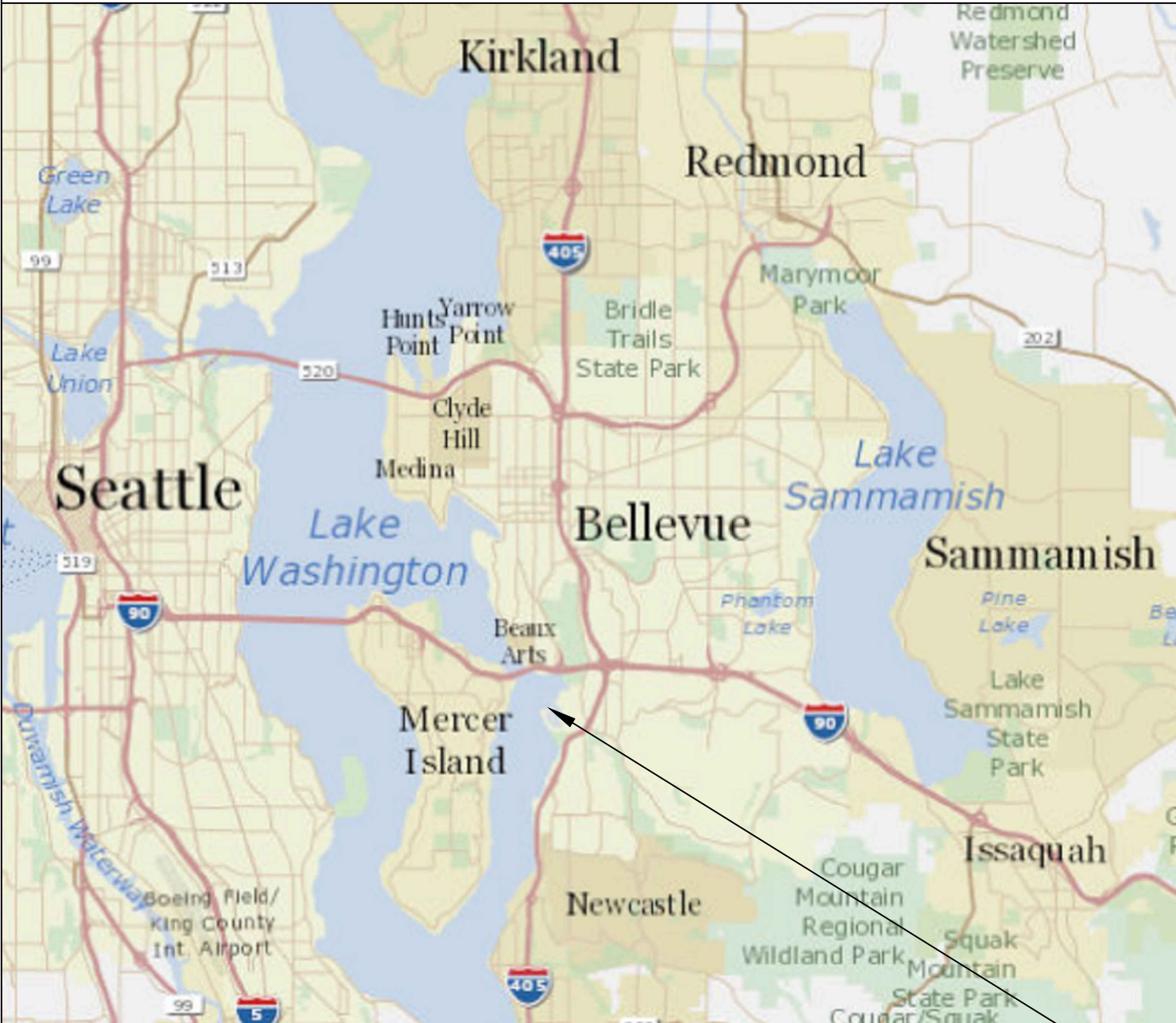
Signature \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted \_\_\_\_\_

# SITE PLAN



Pin: 607280-0135

Legal Description: NEWPORT REVISED DIV # 1

Plat Block:  
Plat Lot: 27

LAT: 47.57205 LONG: -122.19164

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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

**Applicant: Lo Residence**  
106 Cascade Key  
Bellevue, WA 98006

Last Updated: 2/11/2022 10:33 AM Dray

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

**Adjacent Owners.**  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

---

PENTAL PARMINDER S+BABITA  
108 CASCADE KY 98006

**Adjacent Owners:**  
LO DOUGLAS TACK+LEUNG ROXI  
104 CASCADE KY 98006

**SHEET  
A1.0**


NWS-2021-XXX  
PAGE 1 OF 12

## EXISTING CONDITIONS

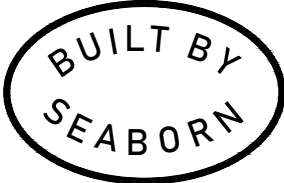
**\*\*CLEAN UP LAKE AROUND PROJECT\*\***



SCALE: 1" = 30'-0"



A horizontal scale bar with alternating black and white segments. Below the bar are tick marks and labels for 0', 7.5', 15', and 30'.



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

**Applicant: Lo Residence**  
106 Cascade Key  
Bellevue, WA 98006

Last Updated: 2/11/2022 10:55 AM Dray

Created: 01/11/22

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

**Adjacent Owners:**  
 LLO DOUGLAS TACK+LEUNG ROXIE  
 104 CASCADE KY 98006  
 PENTAL PARMINDER S+BABITA  
 108 CASCADE KY 98006

**Adjacent Owners:**  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

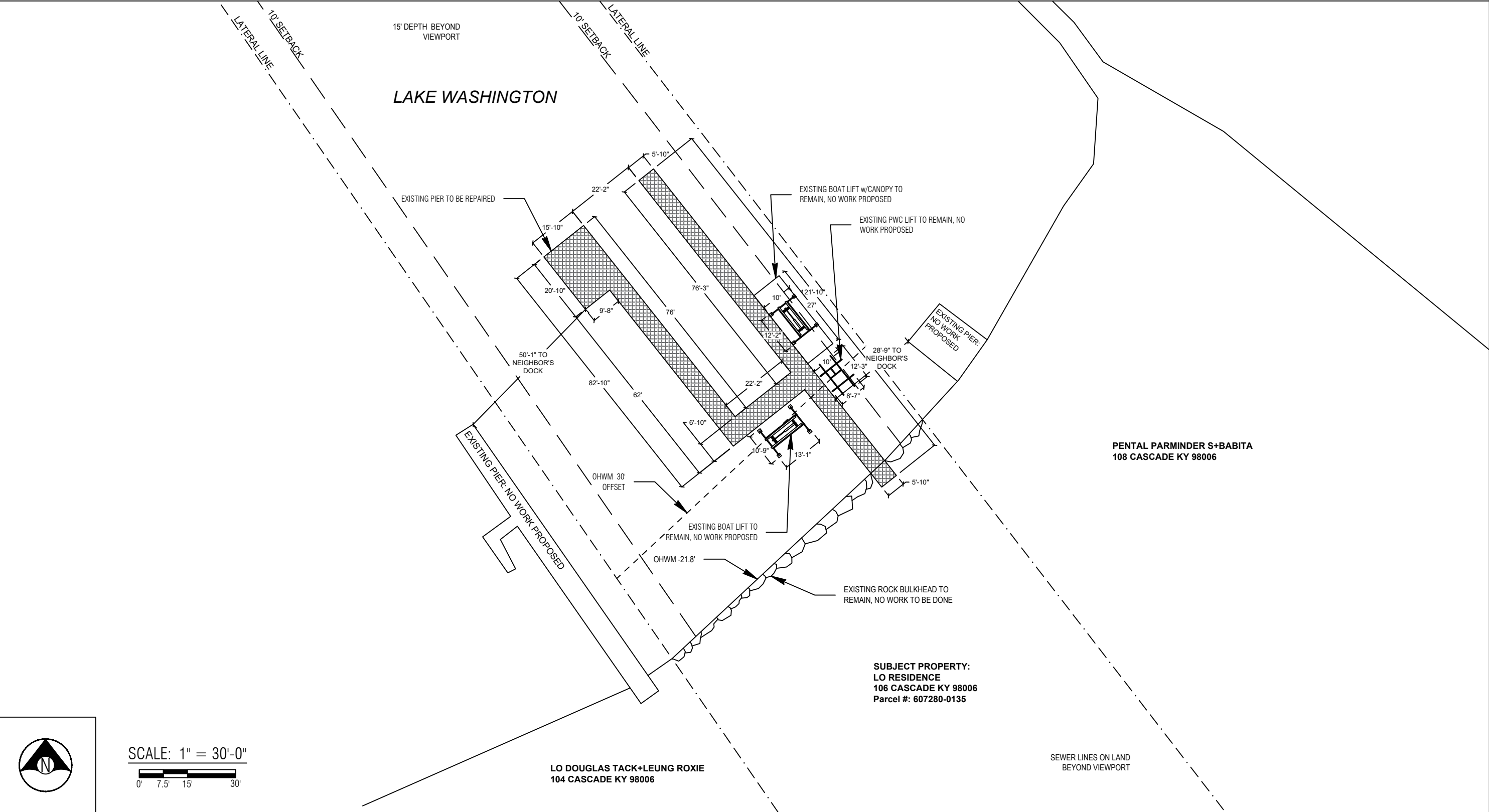
**SHEET  
A2.0**

NWS-2021-XXX  
PAGE 2 OF 12



PROPOSED CONDITIONS

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



County: King County  
Location: Lake Washington

Applicant: Lo Residence  
106 Cascade Key  
Bellevue, WA 98006

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

Adjacent Owners:  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

PENTAL PARMINDER S+BABITA  
108 CASCADE KY 98006

Created: 01/11/22

Last Updated: 2/11/2022 10:55 AM Dray

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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

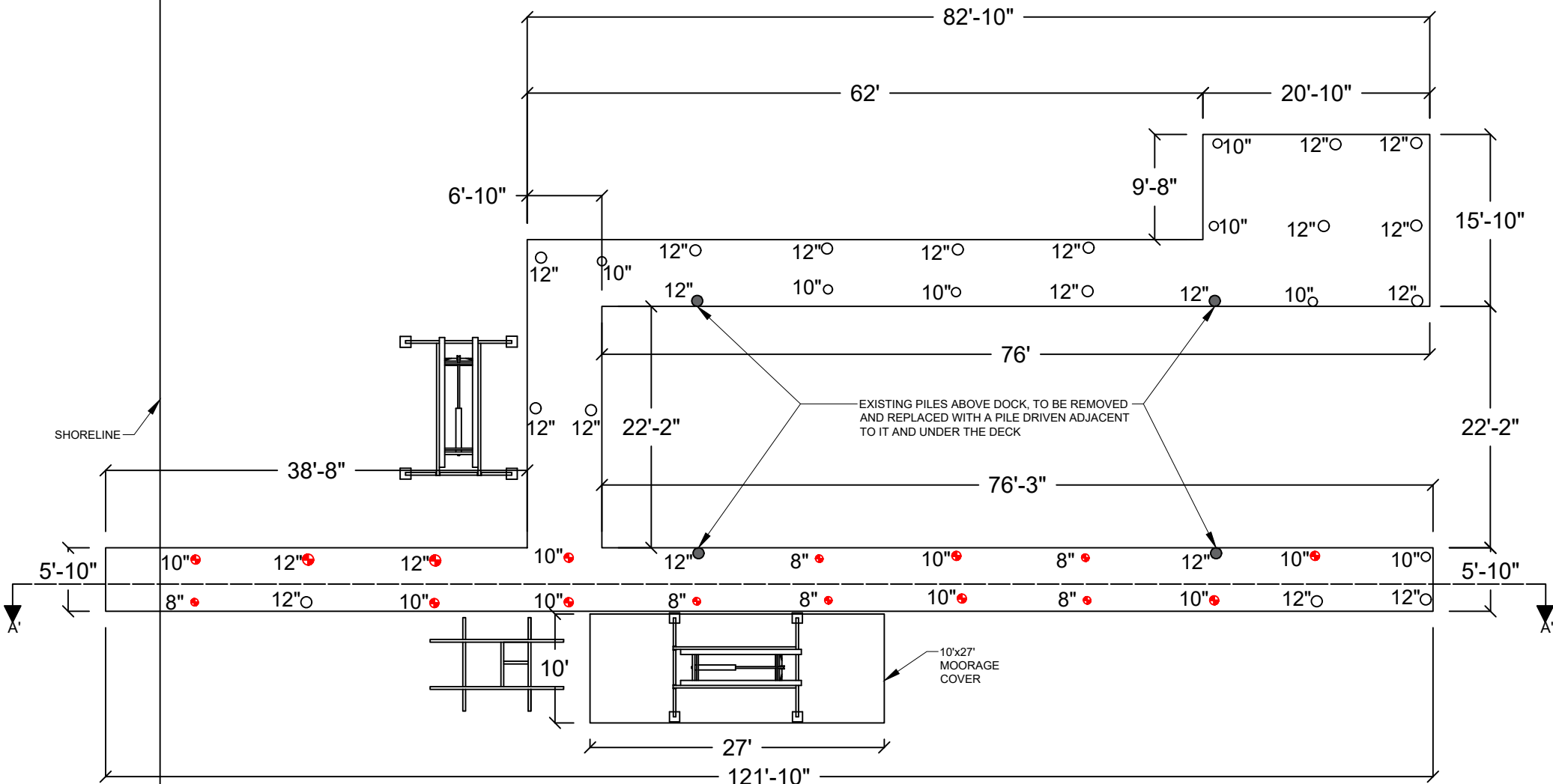
SHEET  
A3.0

PIER DETAILS - EXISTING/PROPOSED

LEGEND

- (16) EXISTING PILES - TO BE REPAIRED
- (23) EXISTING PILES - NO WORK TO BE DONE
- (4) PROPOSED 8" STEEL PILES - TO BE ADDED

Area: 1,531 sqft (over water)  
Area: 1,560 sqft (new grated decking)  
  
\*\*Grated decking material is 43% light permeable



PLAN VIEW



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

Applicant: Lo Residence  
106 Cascade Key  
Bellevue, WA 98006

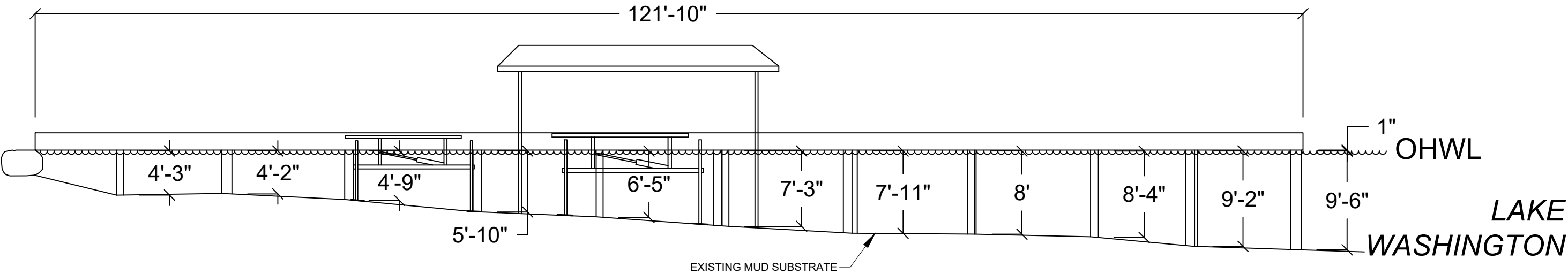
Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 17, Township 24, Range 05

Adjacent Owners:  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

Created: 01/11/22

Last Updated: 2/11/2022 10:55 AM Dray

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



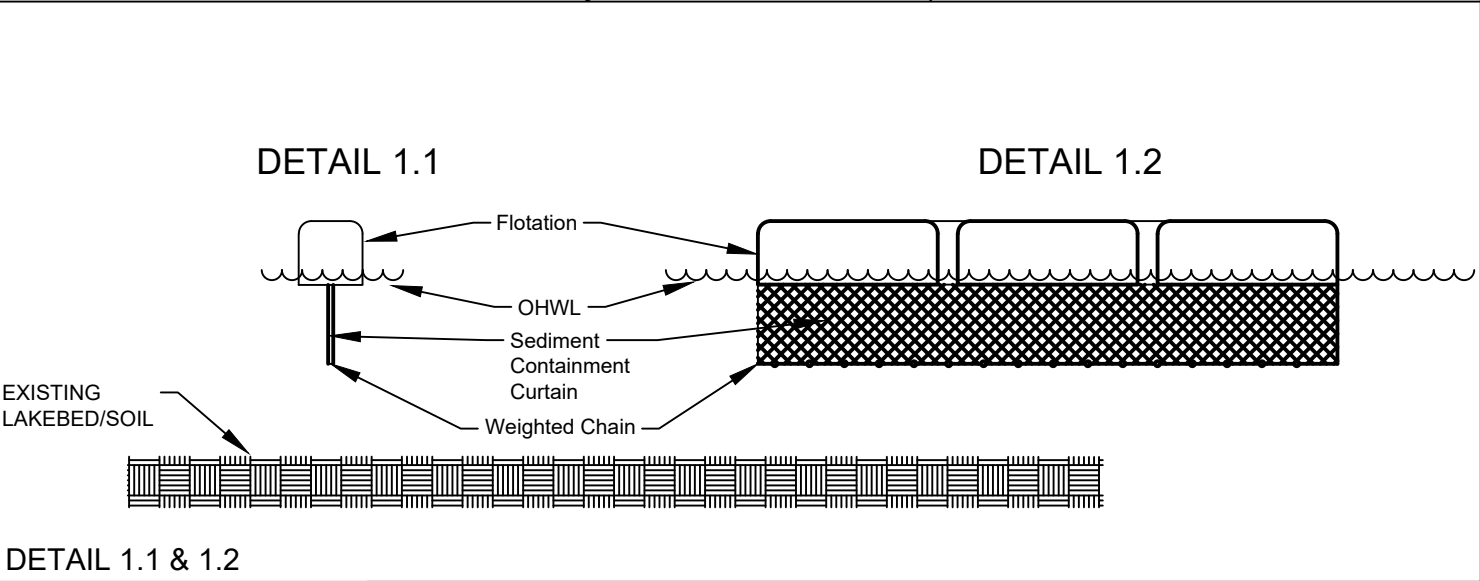
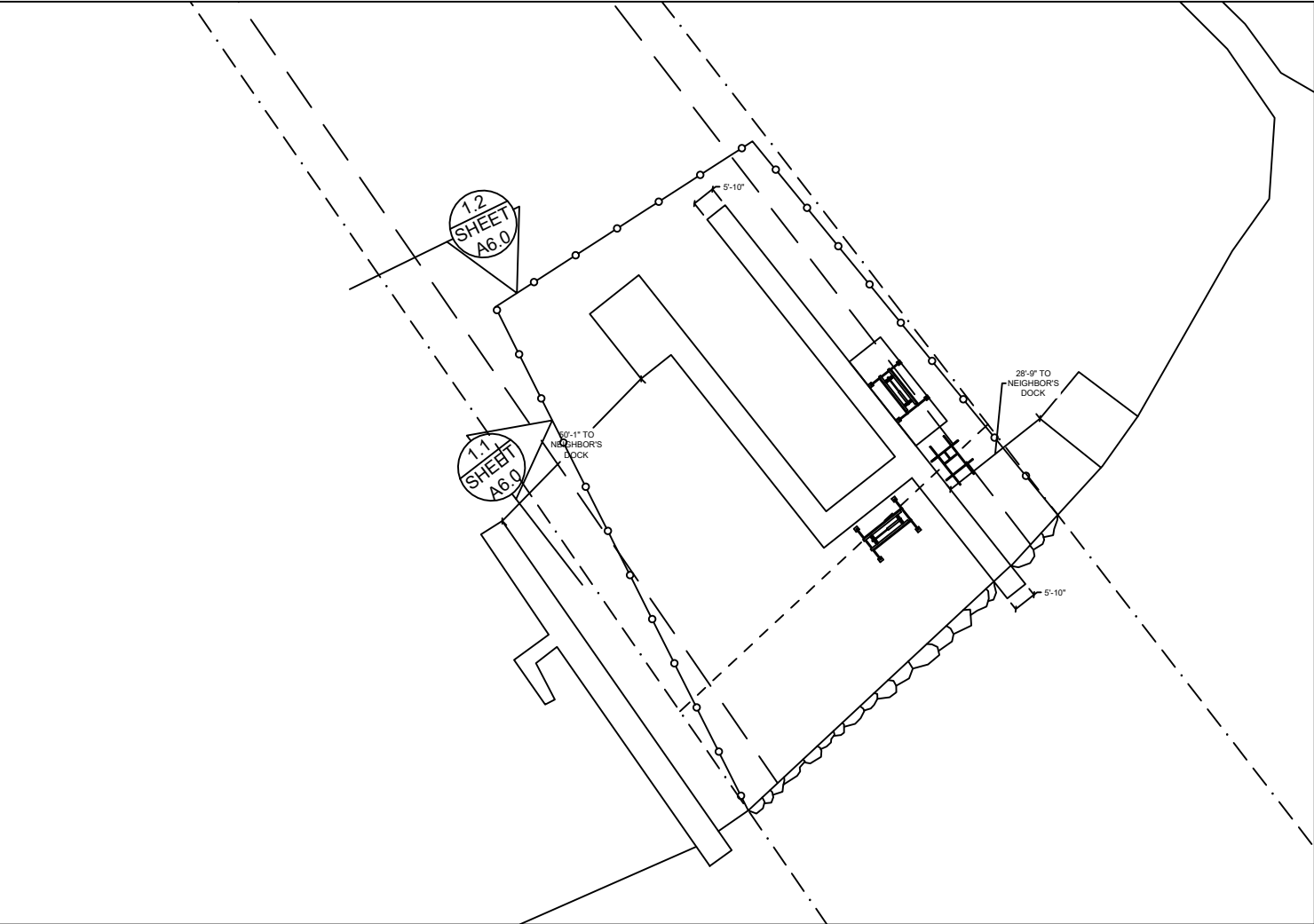
Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

Scope of Work: We propose to repair (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

County: King County Location: Lake Washington	
Applicant: Lo Residence 106 Cascade Key Bellevue, WA 98006	
Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 17, Township 24, Range 05	Created: 01/11/22
Adjacent Owners: LO DOUGLAS TACK+LEUNG ROXIE 104 CASCADE KY 98006	PENTAL PARMINDER S+BABITA 108 CASCADE KY 98006
Last Updated: 2/11/2022 10:55 AM Dray	

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 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.
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 booms.
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.

**Applicant:** Lo Residence  
106 Cascade Key  
Bellevue, WA 98006

**County:** King County  
**Location:** Lake Washington

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

**Adjacent Owners:**  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

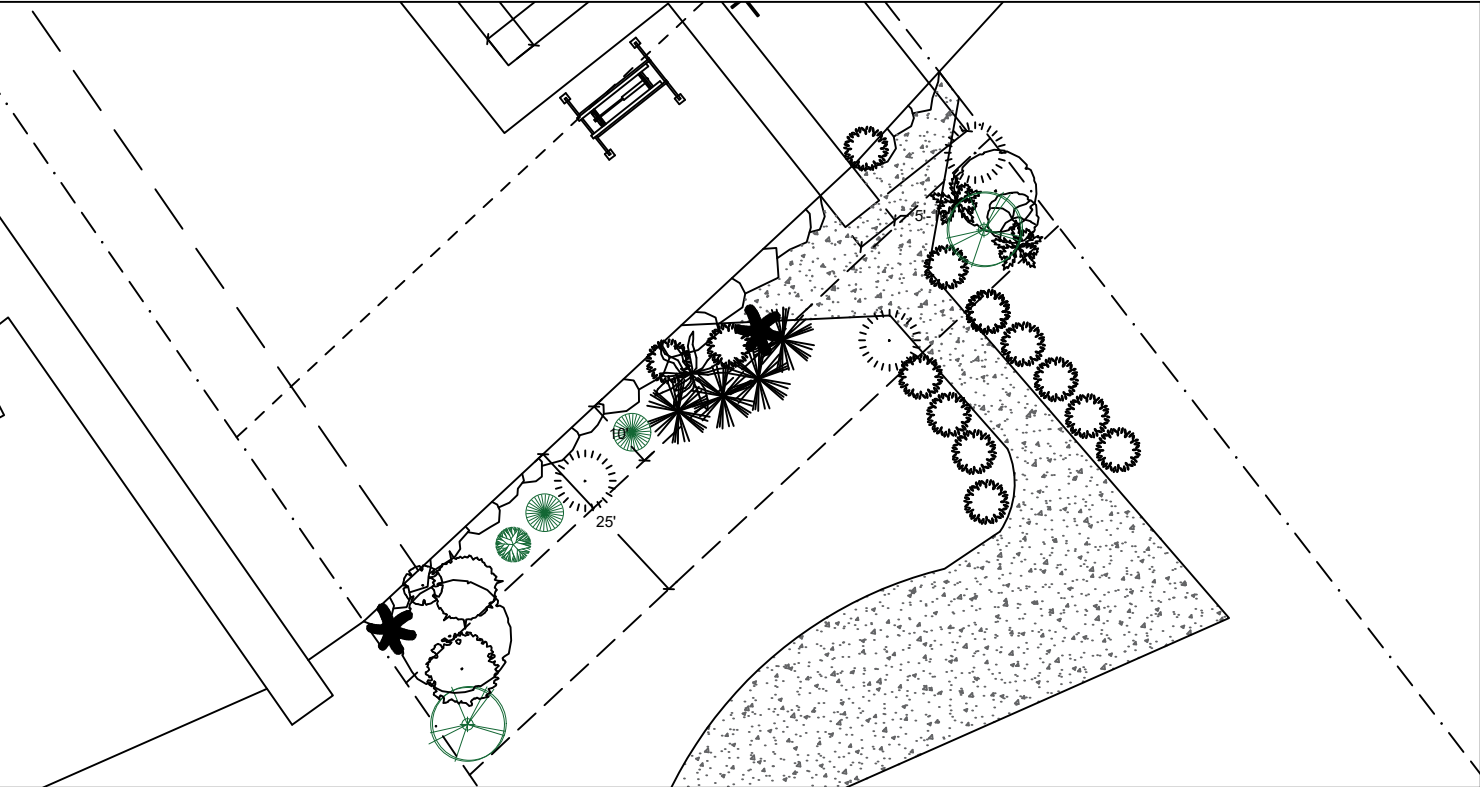
PENTAL PARMINDER S+BABITA  
108 CASCADE KY 98006

**Created:** 01/11/22

**Last Updated:** 2/11/2022 10:55 AM Dray

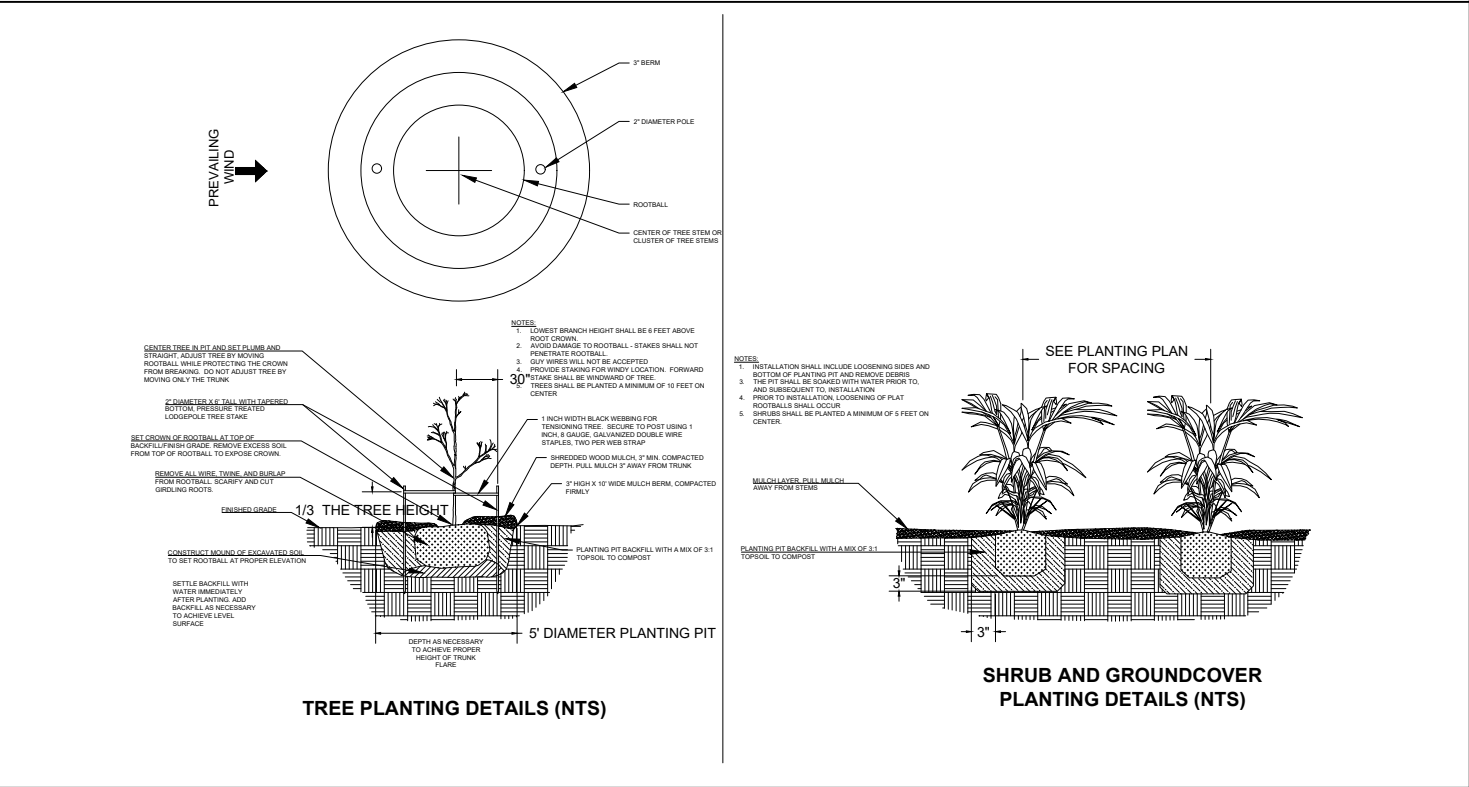


MITIGATION PLAN



**Notes:**

- 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.
- 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.
- 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.
- 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
	Thuja picatta	Western Redcedar	2	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.



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

**County:** King County

**Location:** Lake Washington

**Applicant:** Lo Residence

106 Cascade Key  
Bellevue, WA 98006

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

**Adjacent Owners:**  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

**Created:** 01/11/22

**County:** King County

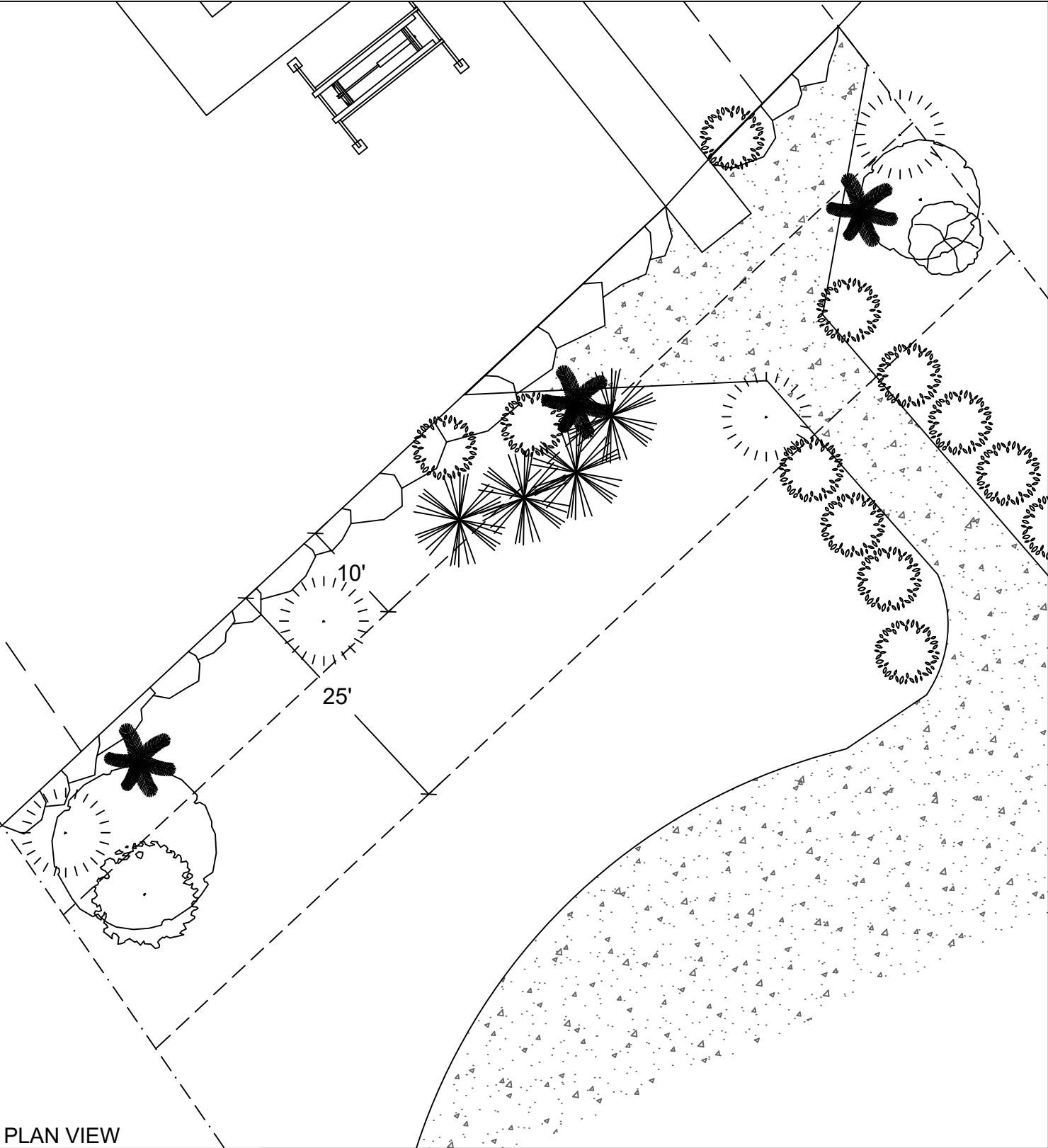
**Location:** Lake Washington

**SHEET**

**A7.0**


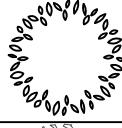
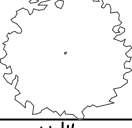
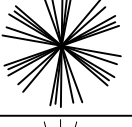
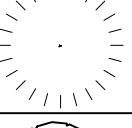


NWS-2021-XXX  
PAGE 7 OF 12

EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Hydrangea macrophylla	Big leaf hydrangea	3	~5ft
	Juniperus Communis	Common Juniper	4	~4ft
	Buxus sempervirens	English Boxwood	1	~4ft
	Rumex acetosella	Garden sorrel	4	~5ft
	Calamagrostis x acutiflora	Feather Reed Grass	3	~4ft
	Laurus nobilis	Bay laurel	2	~10ft
	Pinus contorta	Shore Pine	1	~10ft

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

Adjacent Owners:  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

Applicant: Lo Residence  
106 Cascade Key  
Bellevue, WA 98006

County: King County  
Location: Lake Washington

Created: 01/11/22

Last Updated: 2/11/2022 10:55 AM Dray



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

SHEET  
A8.0

GENERAL NOTES:			County: King County Location: Lake Washington	
<u>MATERIALS SPEC LIST:</u>  <b>Boat Lifts:</b> <ul style="list-style-type: none"><li>* SL10014ARW - 146" x 191"</li><li>* SL8012ARW - 146" x 167"</li><li>* SL2008AR2D2 - 104" x 132"</li></ul> <b>Decking Material:</b> FRPP - Fiberglass reinforced polypropylene Light permeable percentage: <ul style="list-style-type: none"><li>* Surface - 43%</li><li>* 18" Dock Height - 61%</li></ul> <b>PILES:</b> <ul style="list-style-type: none"><li>* All new piles are epoxy coated steel piles *size varies, see plan set</li><li>* Repair piles are done as a sleeve/strap method</li><li>* Piles are driven using the vibro method</li></ul> <b>DOCK:</b> being repaired/replaced <ul style="list-style-type: none"><li>* _100_ % of Decking</li><li>* _100_ % of stringers</li><li>* _100_ % of caps</li></ul>		<u>CODE REFERENCES: BELLEVUE</u>  <b>We are applying for the permit to be reviewed under the:</b> <b>"20.25E.065(H)(5)"</b>   Last permit issued for property: Dock established/constructed: date		
<div><div><div><div><div><div>Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 17, Township 24, Range 05</div><div>Adjacent Owners: LO DOUGLAS TACK+LEUNG ROXIE 104 CASCADE KY 98006</div></div></div><div><div>Applicant: Lo Residence 106 Cascade Key Bellevue, WA 98006</div><div>Created: 01/11/22 Last Updated: 2/11/2022 10:55 AM Dray</div></div></div></div></div>				
<div><div><div><div><div><div>BUILT BY SEABORN ESTD 1941</div></div><div>Seaborn Pile Driving 1080 W Ewing St Seattle, WA 98119  Office: 206-236-1700 ext. 3 www.seabornpiledriving.com</div></div></div><div>Scope of Work: We propose to repair (16) piles, replace (4) piles, and repair the existing dock with grated decking material.</div></div></div>		<div><div><div>SHEET A9.0</div><div>NWS-2021-XXX PAGE 9 OF 12</div></div></div>		

DETAILS - REPAIR

S1DETAIL NOT IN USE

S2DETAIL NOT IN USE

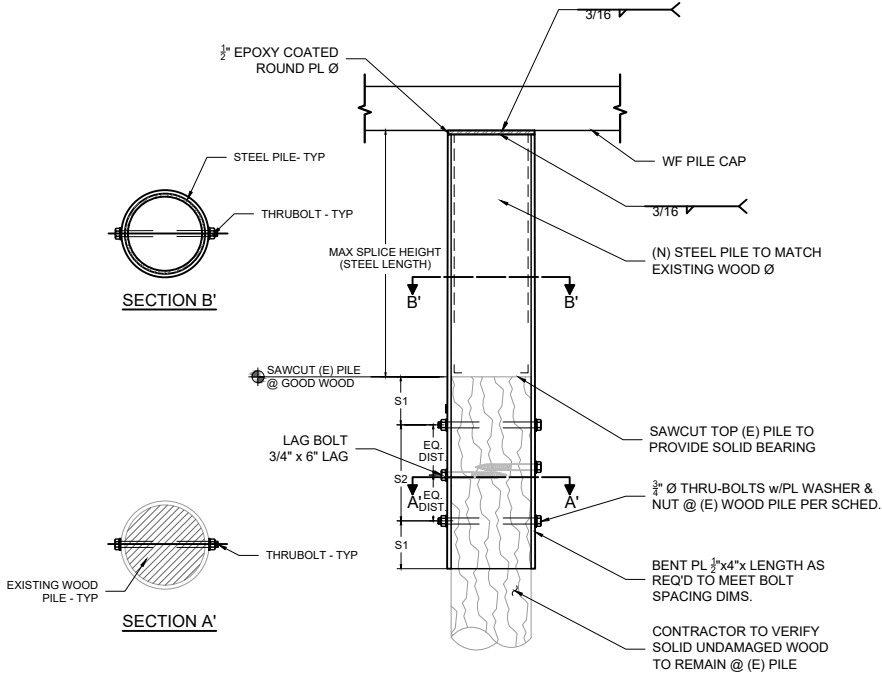
S3DETAIL NOT IN USE

S4DETAIL NOT IN USE

S5SPLICE 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.



County: King County  
Location: Lake Washington

Applicant: Lo Residence  
106 Cascade Key  
Bellevue, WA 98006

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

Adjacent Owners:  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

PENTAL PARMINDER S+BABITA  
108 CASCADE KY 98006

Last Updated: 2/11/2022 10:55 AM Dray

Created: 01/11/22



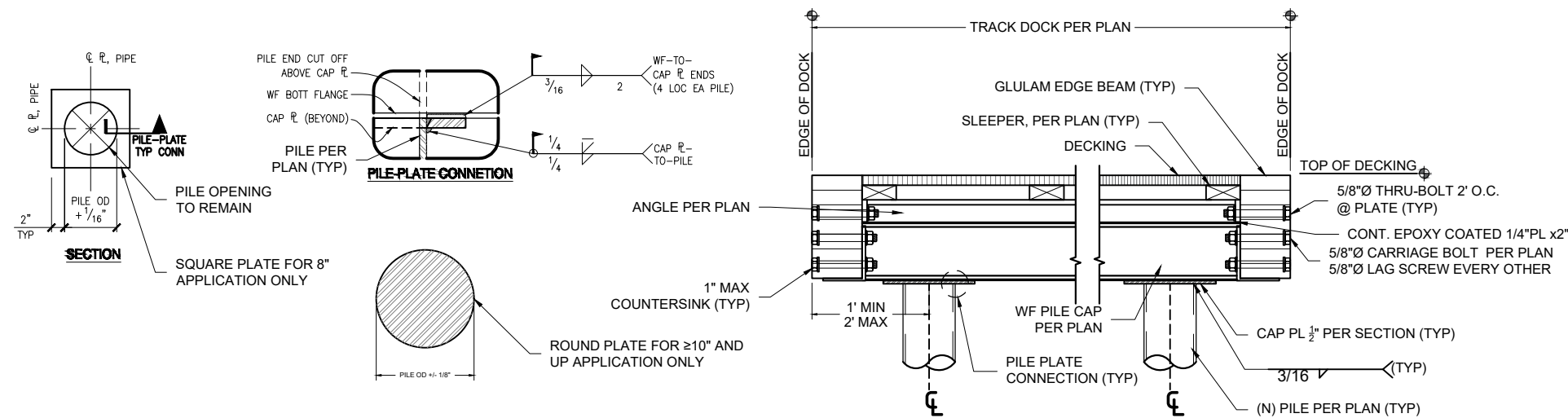
Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

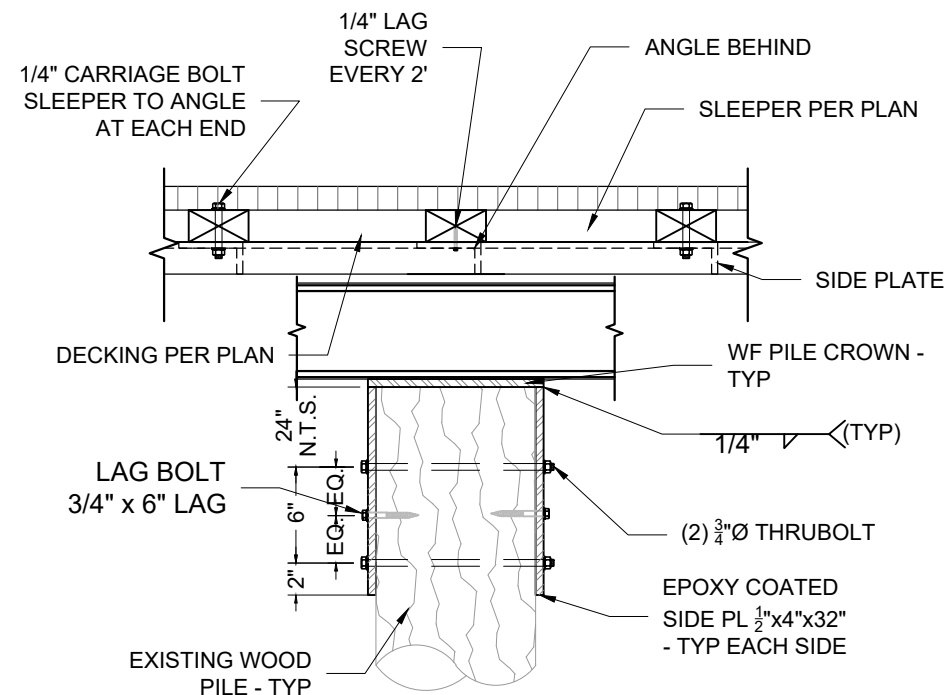
Scope of Work: We propose to repair (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

SHEET  
A10.0

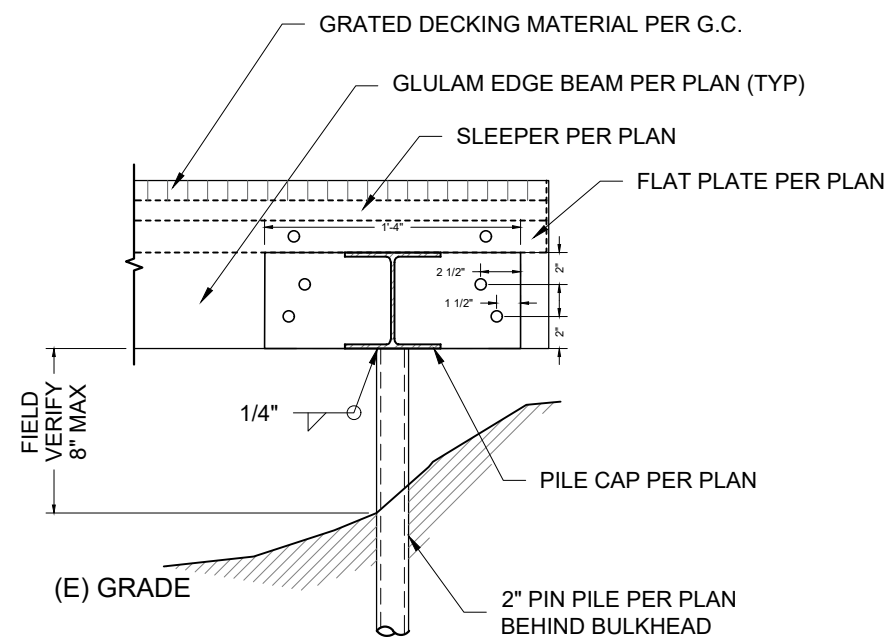
## DETAILS - TRACK



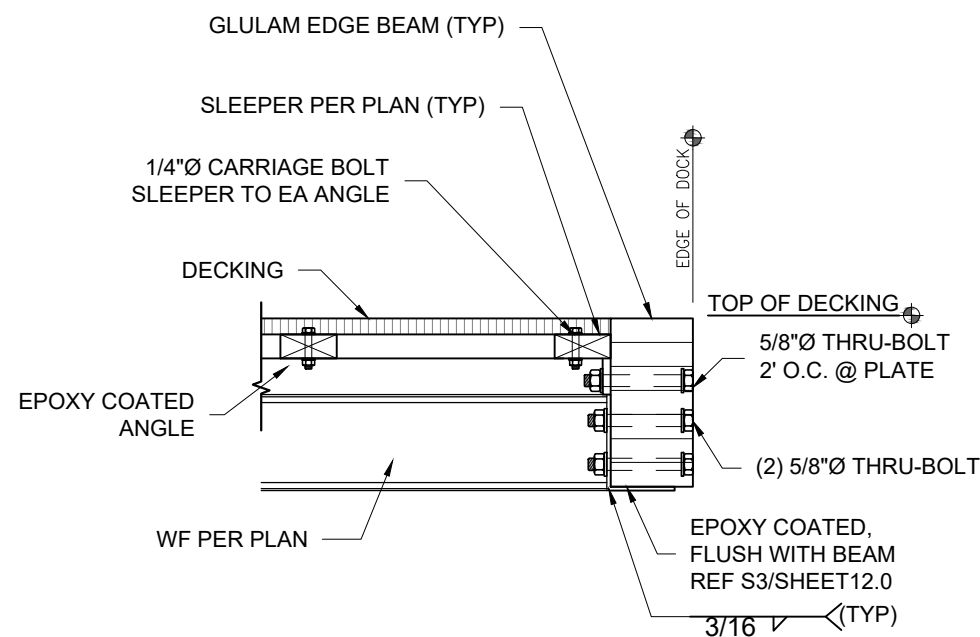
**S1 DOCK SECTION w/PILES - TYP**  
SCALE: 1" = 1'



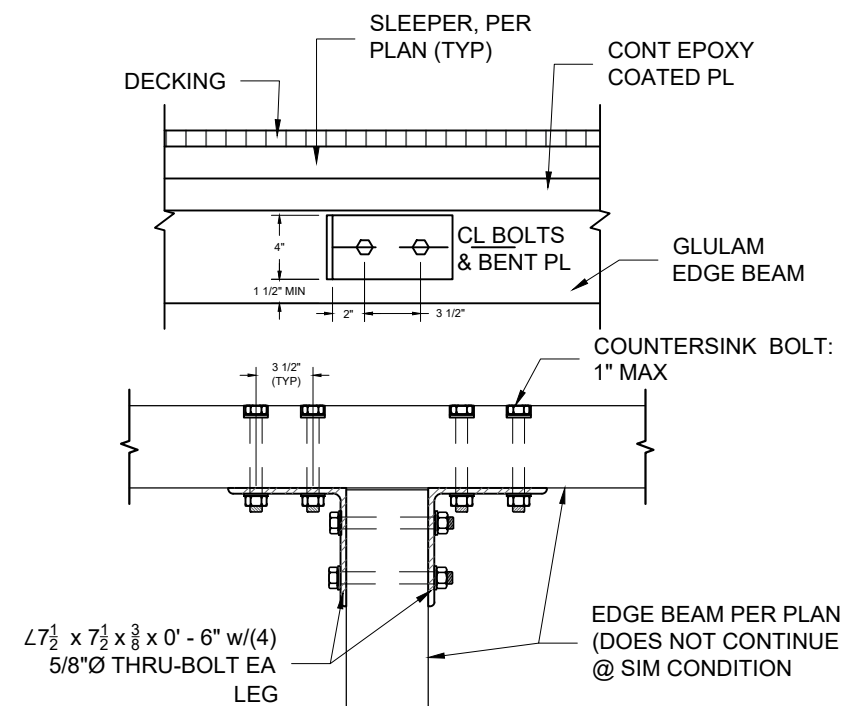
**(S3) I-BEAM CAP TO WOOD PILE - TYP**  
SCALE: 1" = 1'



**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'



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

County:	King County
Location:	Lake Washington

**Lo Residence**  
106 Cascade Key  
Bellevue, WA 98006

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

**Adjacent Owners:**  
LO DOUGLAS TACK+LEUNG ROXIE  
104 CASCADE KY 98006

PENTAL PARMINDER S+BABITA  
108 CASCADE KY 98006

Created: 01/11/22

Last Updated: 2/15/2022 4:51 PM Dray

**SHEET**  
**11.0**

NWS-2021-XXX  
PAGE 11 OF 12



DETAILS - TRACK

S1  
DETAIL NOT IN USE

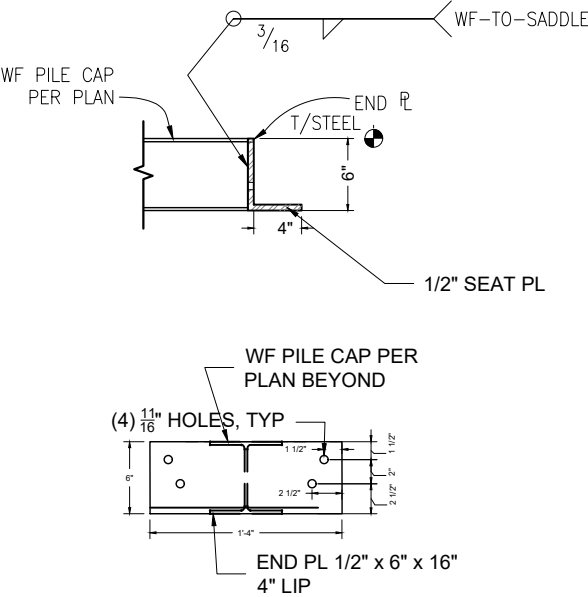
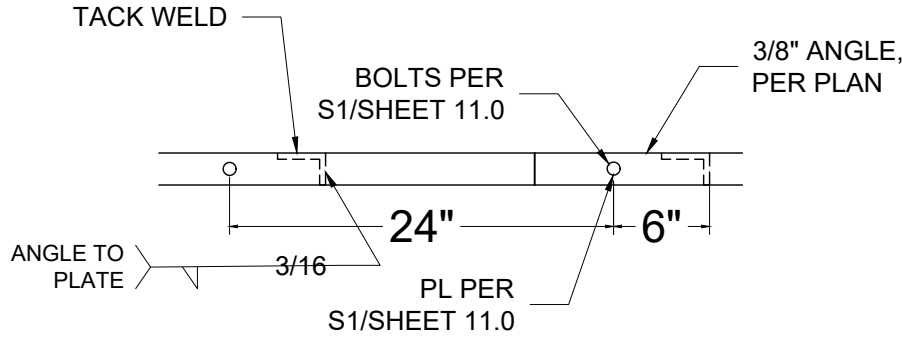
S2  
ANGLE TO PLATE - TYP  
SCALE: 1" = 1"

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

S4  
DETAIL NOT IN USE

S5  
DETAIL NOT IN USE

S6  
DETAIL NOT IN USE



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 (16) piles, replace (4) piles, and repair the existing dock with grated decking material.

Datum: CORPS OF ENGINEERS 1919 NE Quarter Of Section 17, Township 24, Range 05	County: King County	Last Updated: 2/11/2022 10:55 AM Dray
	Location: Lake Washington	
Adjacent Owners: LO DOUGLAS TACK+LEUNG ROXIE 104 CASCADE KY 98006	Applicant: Lo Residence 106 Cascade Key Bellevue, WA 98006	Created: 01/11/22