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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Pental Bulkhead Repair and Cove
LOCATION:	108 Cascade Ky, Bellevue, WA 98006
FILE NUMBERS:	23-105789 WE
PROPONENT:	Ted Burns

DESCRIPTION OF PROPOSAL:

Proposal to repair existing bulkhead, repair 65 SF of existing dock, remove another dock, install a new 373 SF cove, removal of an existing concrete slab, and installation of six pin piles along Lake Washington Shoreline.

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: August 3, 2023

APPEAL DATE: August 17, 2022
A written appeal must be filed in the City Clerk's Office by 5 p.m. on the 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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:** 8/1/2023
Elizabeth Stead, Environmental Coordinator
Development Services Department

SEPA Checklist Reviewed by Richard Hansen on 5/22/23

Development Services

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 Pental Bulkhead Repair & Cove
2. Name of applicant Parminder Pental
3. Contact person Dray Davick - Seaborn Pile Driving Phone 206-236-1700
4. Contact person address 1080 W Ewing St Bldg B Seattle WA 98119
5. Date this checklist was prepared 1/3/2023
6. Agency requesting the checklist City of Bellevue

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

Upon receipt of all permits & 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.

No

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

NNL report attached

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.

No

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

City of Bellevue SHL Exemption with SEPA review and Building Permit
Federal Section 10 permit from US Army Corps of Engineers
Hydraulic Project Approval permit from WA Dept of Fish & Wildlife

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 (134'-10") of the existing bulkhead, repair the existing (65 sqft) eastern dock, demo the existingwestern dock, create a new (373 sqft) cove, remove the existing concrete slab, and drive (6) pin piles.

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.

NE Quarter Of Section 17, Township 24, Range 05
607280-0140
NEWPORT REVISED DIV # 1

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)? 1.63%

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 necessary

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.

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.

Yes. We propose to repair (139 lnft) of the existing bulkhead, repair the existing (65 sqft) eastern dock, demo the existing western dock, create a new (373 sqft) cove, and remove the existing concrete slab.

   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.

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?

None

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

No know threatened or endangered species on or near the site.

Chinook Salmon, Coho Salmon, Bull Trout, Puget Sound steelhead

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 & vegetation plan.

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

None present along shoreline adjacent to 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 know threatened or endangered species on or near the site.

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

Unknown

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

Mitigation including fully grated decking material, native shoreline vegetation plan, and construction during fish-friendly work windows.

Work to be conducted within allowable work windows provided by US Army Corps

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.

Run equipment only as necessary

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 residential

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.

Multi-story single family home

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

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 Exemption with SEPA review and Building permit from the city of Bellevue, a Hydraulic Project Approval permit from WDFW, and a federal Section 10 permit from the US Army Corps of Engineers.

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

N/A

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 OHWM

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

None

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?

Residential swimming & boating

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

No

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.

Unknown

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 by the US Army Corps of Engineers

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

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?

Coal Creek Parkway Freeway Station, 1.3 mi

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.

None

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.

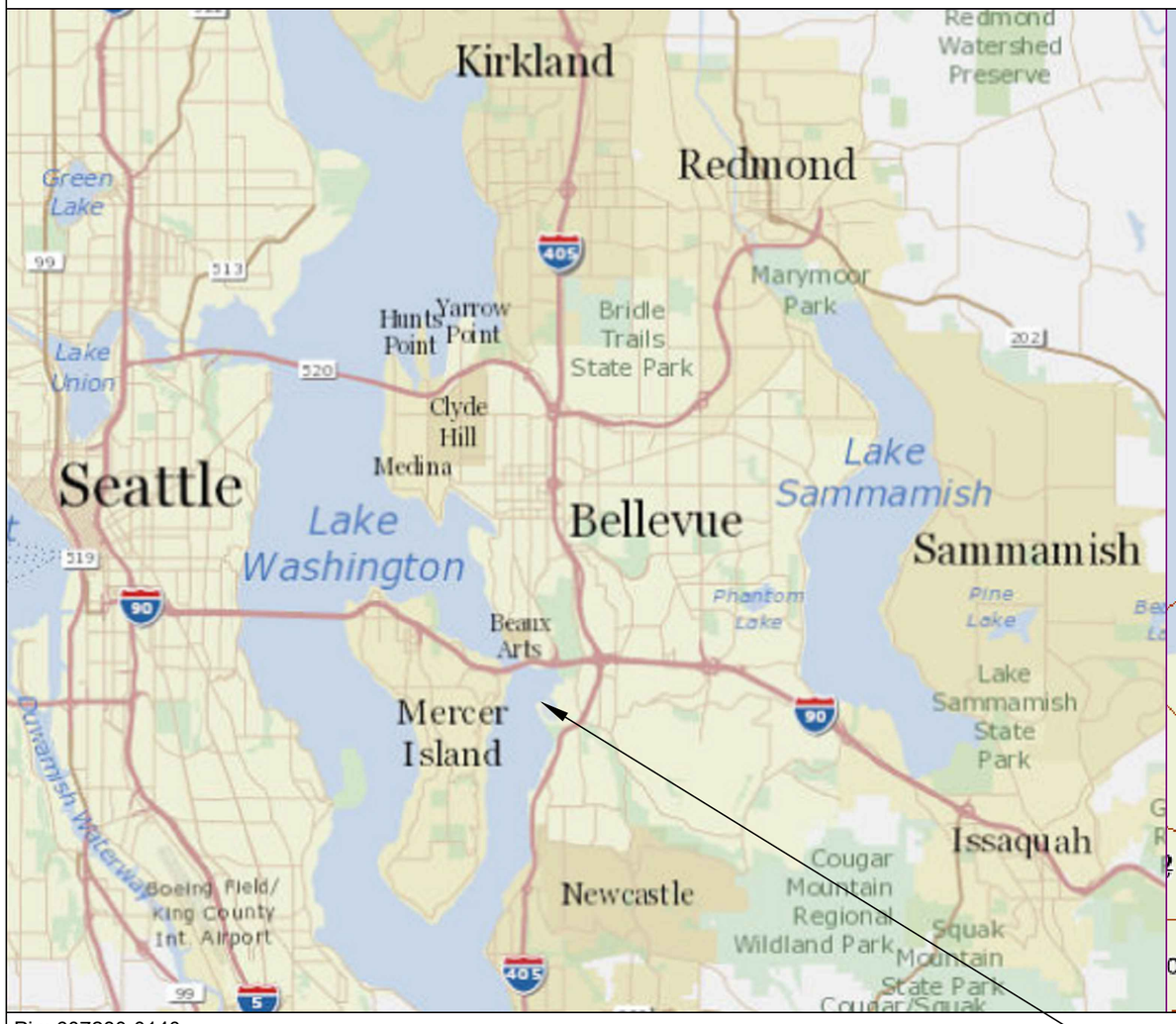
Signature Dray Davick

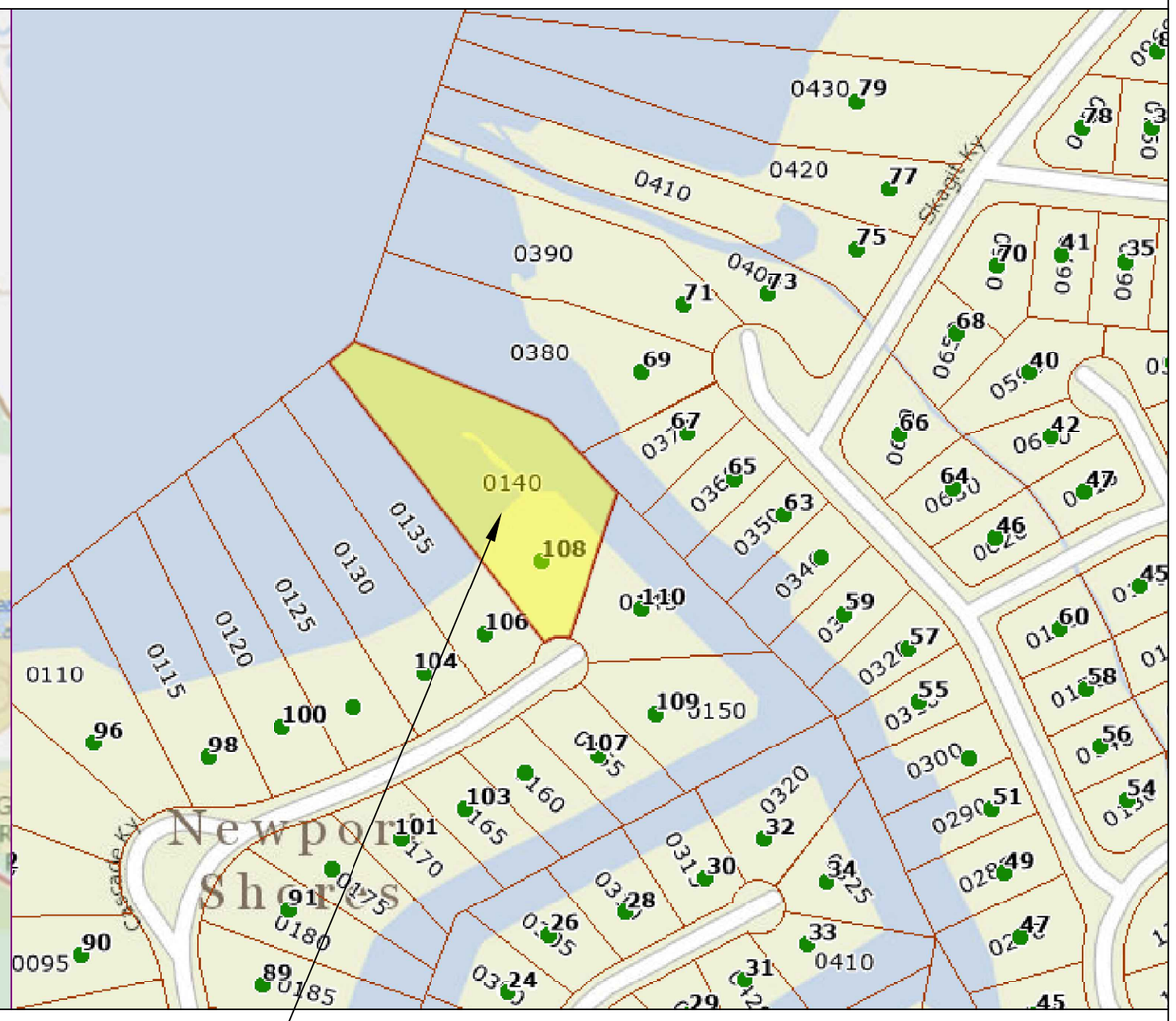
Name of signee Dray Davick

Position and Agency/Organization Permit Technician - Seaborn Pile Driving

Date Submitted 3/22/23

SITE PLAN





SUBJECT PROPERTY

Pin: 607280-0140

Legal Description:NEWPORT REVISED DIV # 1

Plat Block:
Plat Lot: 28

Parcel
LAT: 47.57226
LONG: -122.19117

Bulkhead
LAT: 47.5722220
LONG: -122.190819

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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 (134'-10") of the existing bulkhead, repair the existing (65 sqft) eastern dock, demo the existing western dock, create a new (373 sqft) cove, remove the existing concrete slab, and drive (6) pin piles.

County: King County
Location: Lake Washington

Applicant: Pental Residence
108 Cascade Key
Bellevue, WA 98006

Created: 11-03-22

Last Updated: 3/22/2023 2:37 PM Zion

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

Adjacent Owners:
LO REVOCABLE LIVING TRUST
106 CASCADE KY 98006
VICTOR JOSEPH J JR+ANDREA
110 CASCADE KY 98006

SHEET A1.0

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts:

* SL2008AR2 - 72" x 121"

Decking Material: FRPP - Fiberglass reinforced polypropylene
Light permeable percentage:
* Surface - 43%
* 18" Dock Height - 61%

Sewer:
* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

CODE REFERENCES: Bellevue

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

20.25E.040 - Nonconforming Shoreline Conditions

20.25E.065.H.5 - Repair and Replacement of Existing Residential Docks

Last permit issued for property: 22106312 11-08-22
Dock established/constructed: 22106312 11-08-22
* Boat lift with canopy permitted 22106312 11-08-22

County: King County
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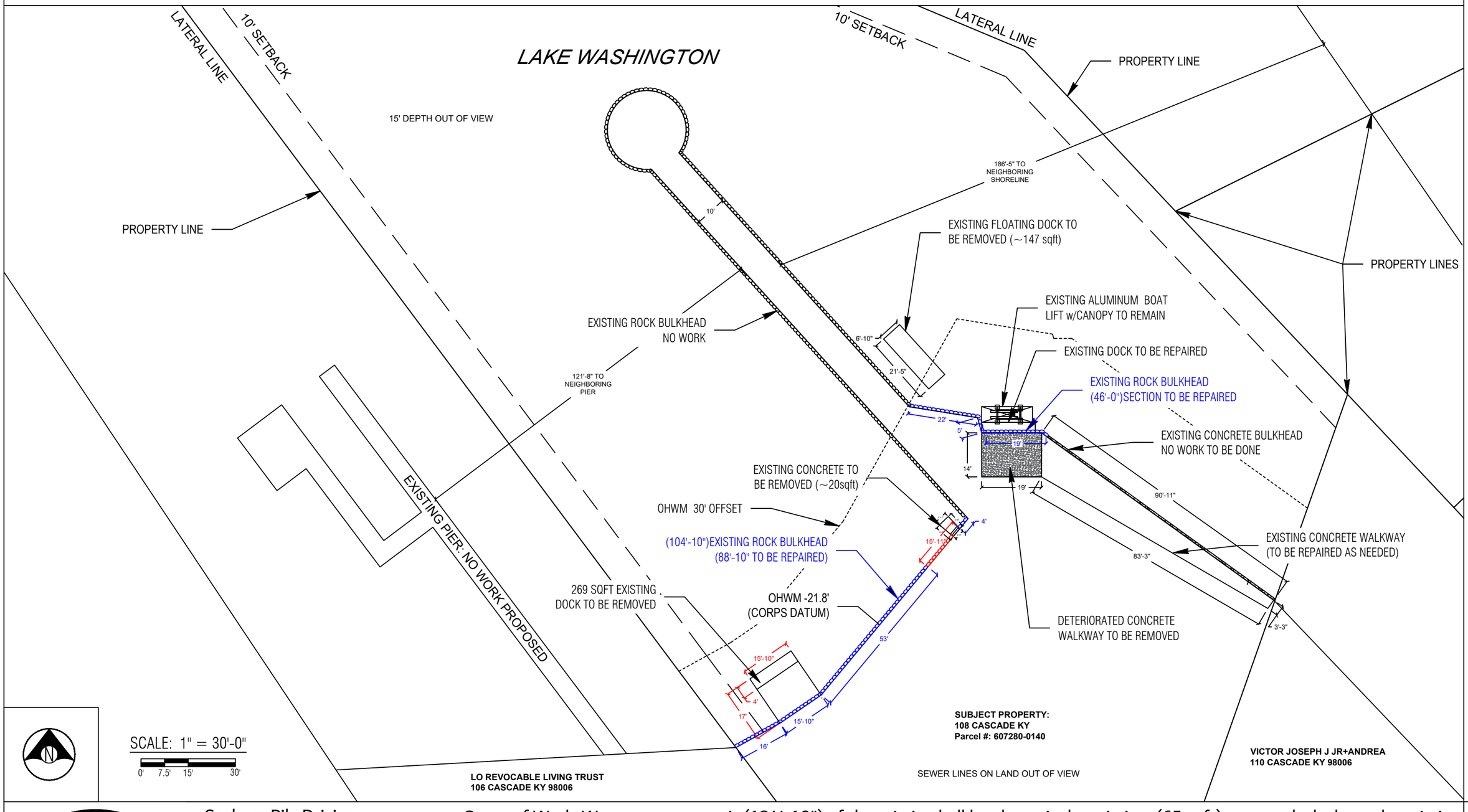
SHEET A2.0

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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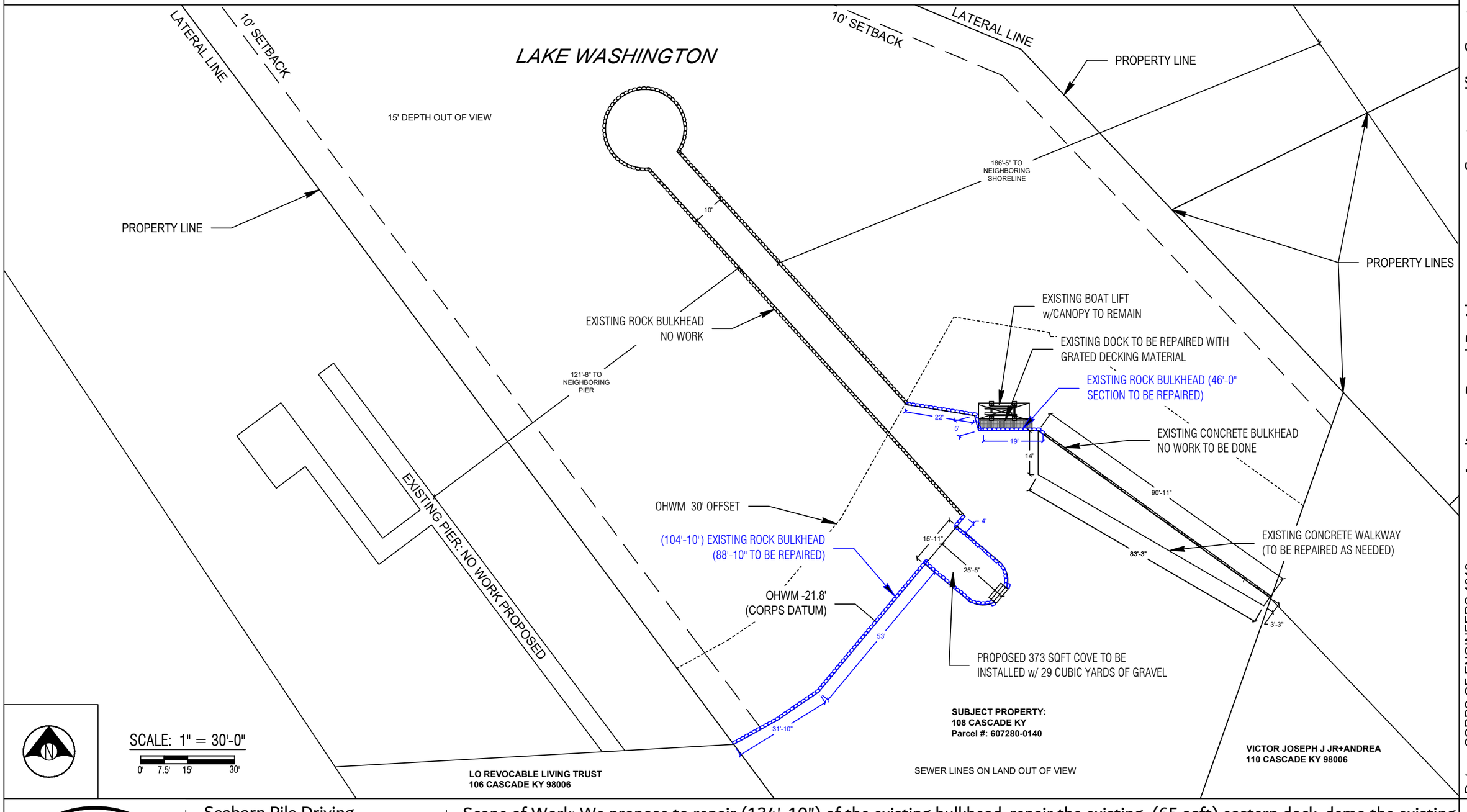
SHEET A3.0

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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SHEET A4.0

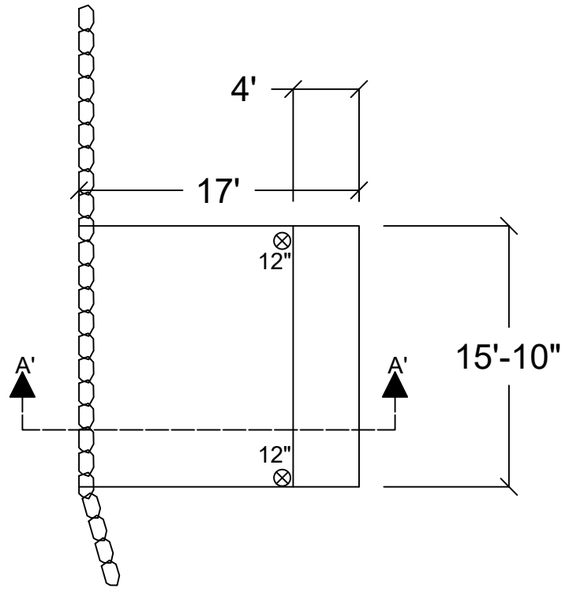
PIER DETAILS - EXISTING/PROPOSED

LEGEND

⊗ (2) EXISTING PILES - TO BE REMOVED

Existing Area to be Removed: 269 sqft (total)
Existing Area to be Removed: 269 sqft (over water)

Proposed Area: 0 sqft (total)



PLAN VIEW WEST DOCK

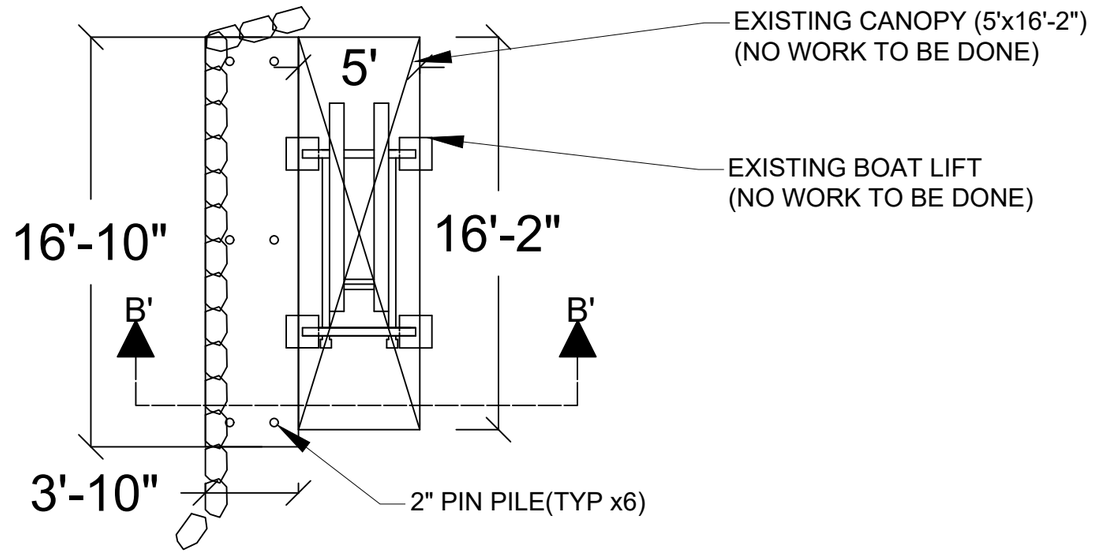
LEGEND

○ (6) PROPOSED PIN PILES

Existing Area: 65 sqft (total)
Existing Area: 65 sqft (over water)

Proposed Area Grated Decking: 65 sqft (total)
Proposed Area Grated Decking: 65 sqft (over water)

**Grated decking is 43% open space



PLAN VIEW EAST DOCK

PLAN VIEW

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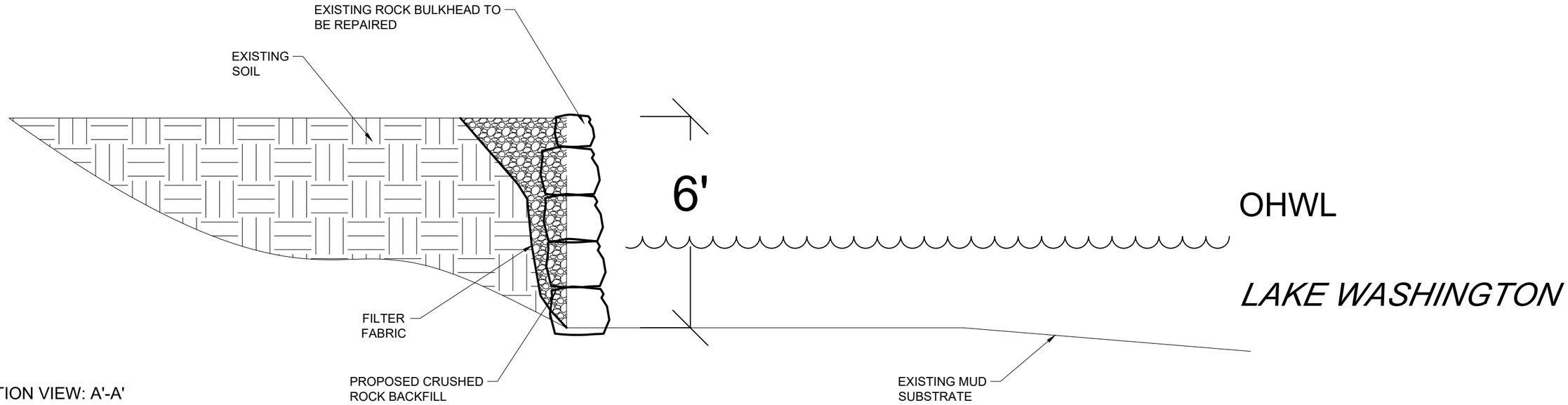
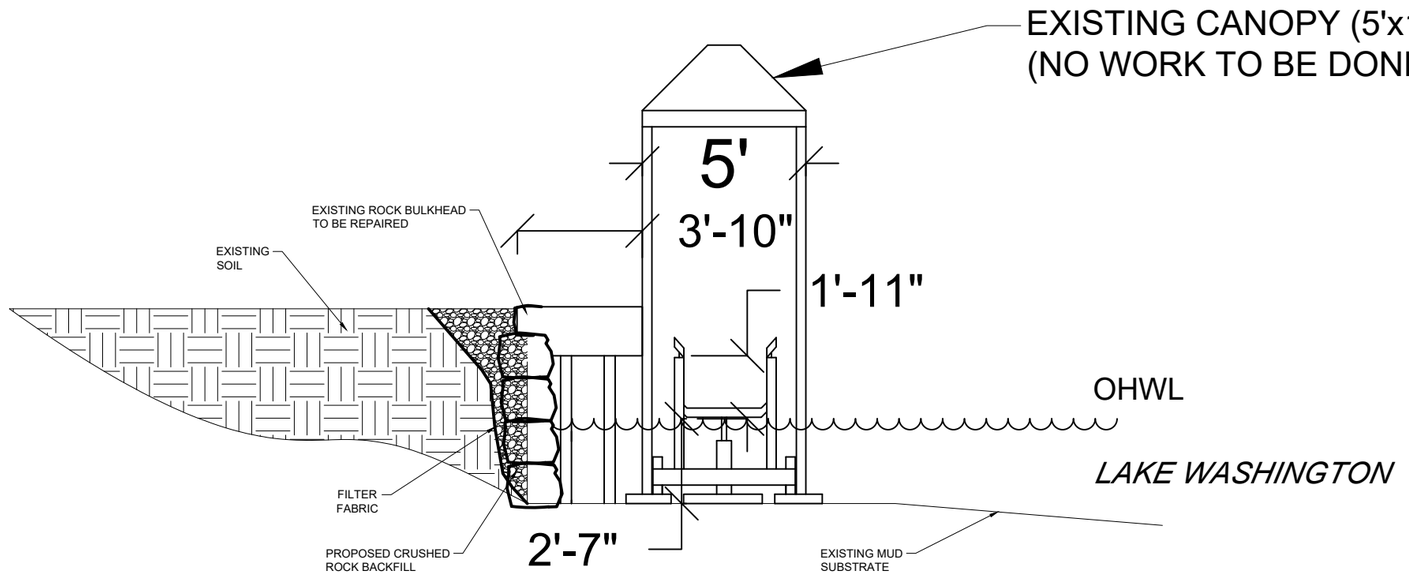
SHEET A5.0

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



SECTION VIEW: B'-B'

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www.seabornpiledriving.com

Scope of Work: We propose to repair (134'-10") of the existing bulkhead, repair the existing (65 sqft) eastern dock, demo the existing western dock, create a new (373 sqft) cove, remove the existing concrete slab, and drive (6) pin piles.

County: King County
Location: Lake Washington

Applicant: Pental Residence
108 Cascade Key
Bellevue, WA 98006

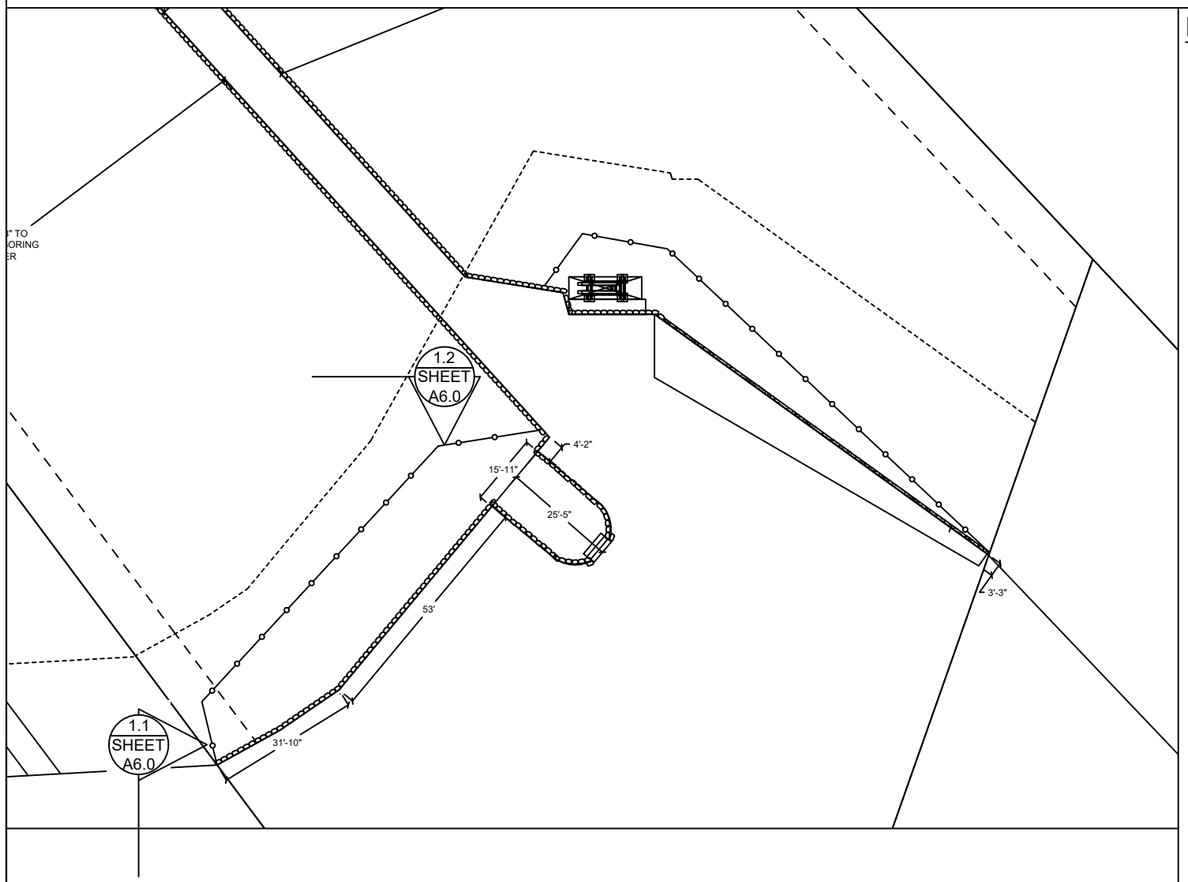
Created: 11-03-22
Last Updated: 3/22/2023 2:37 PM Zion

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

Adjacent Owners:
LO REVOCABLE LIVING TRUST
106 CASCADE KY 98006
VICTOR JOSEPH J JR+ANDREA
110 CASCADE KY 98006

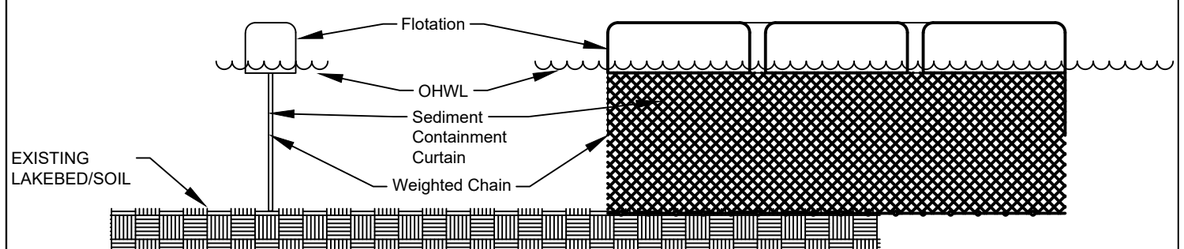
SHEET A6.0

BMP INFORMATION



DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2

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.

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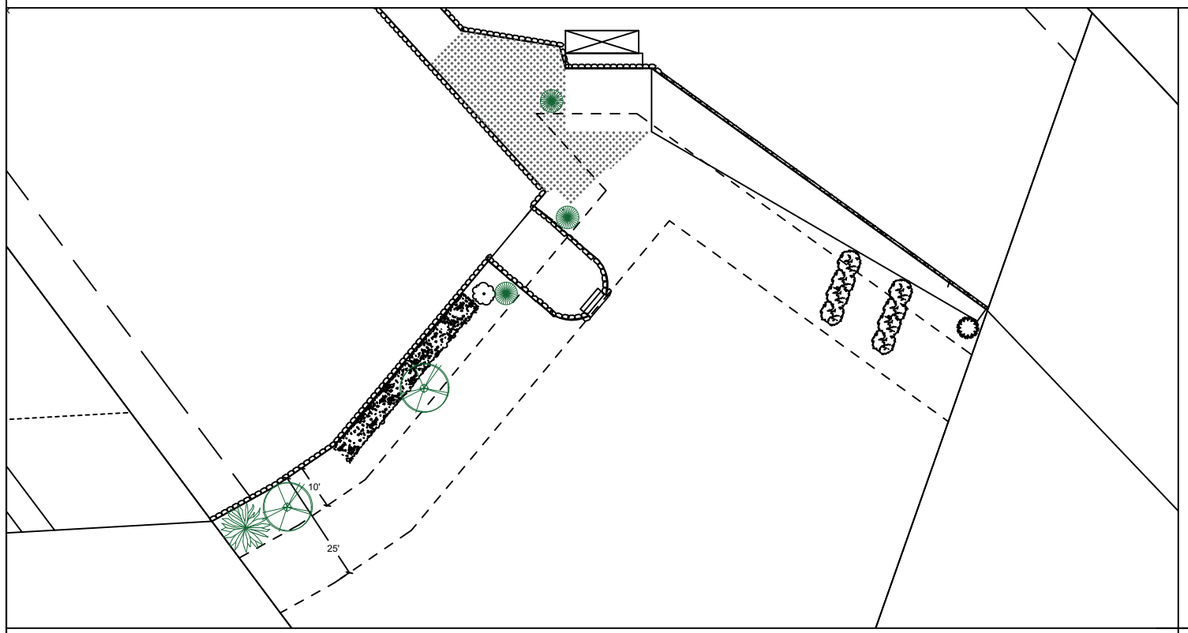
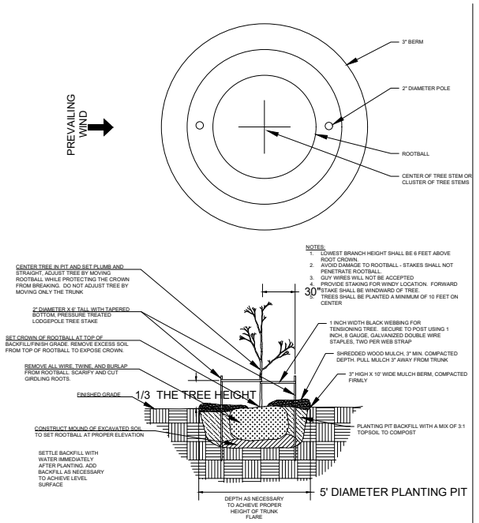
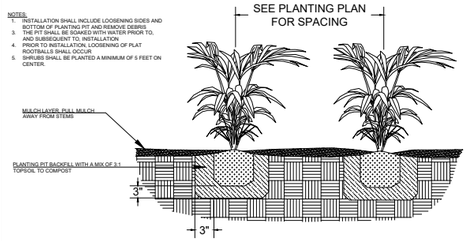
SHEET A7.0

MITIGATION PLAN





TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

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
	Salix Lasiandra	Pacific Willow	2	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Cornus Sericea	Red Osier Dogwood	3	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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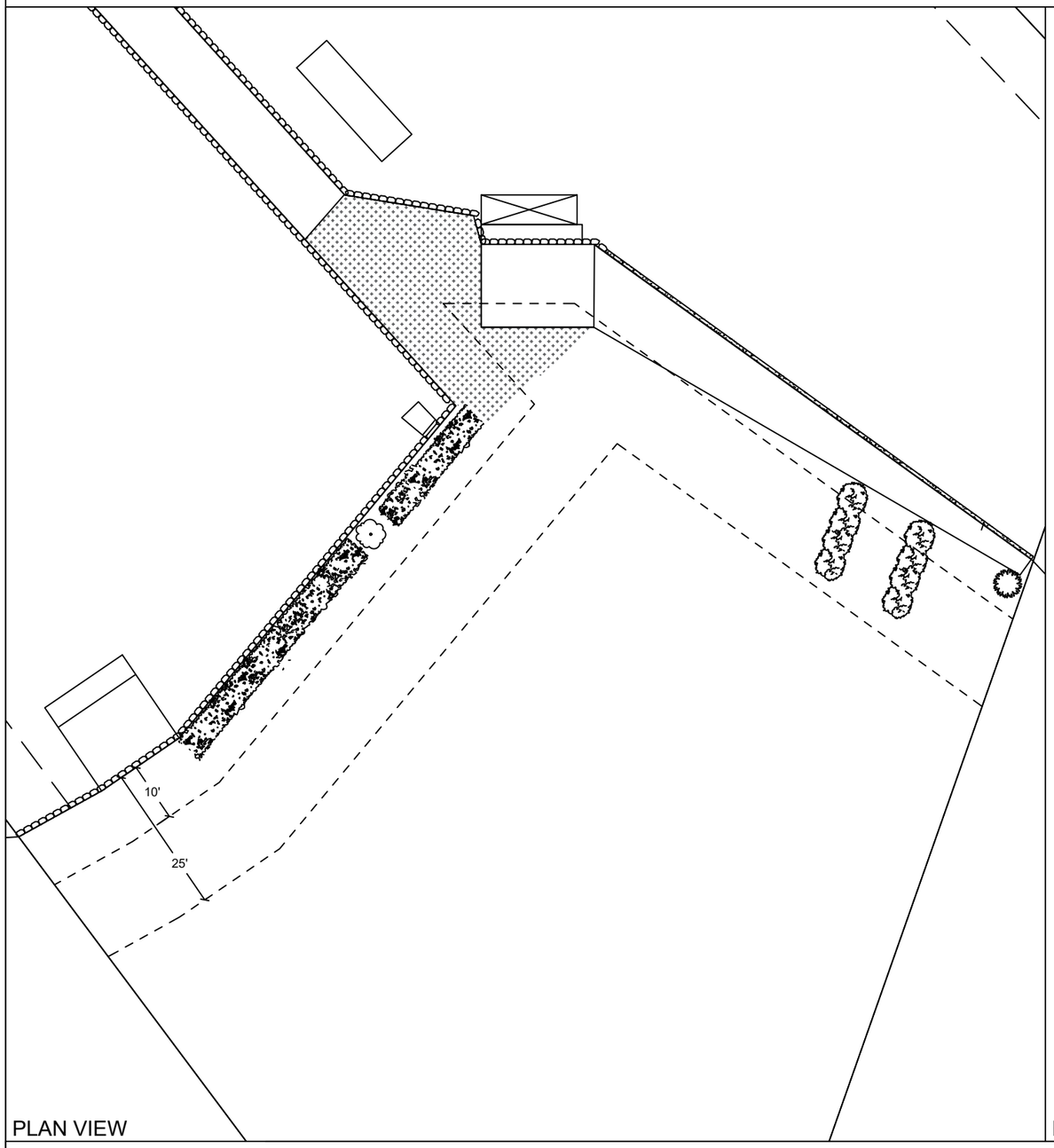
SHEET A8.0

EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Buxus Buxaceae	Boxwood	N/A	N/A
	Eichhornia Crassipes	Water Hyacinths	N/A	N/A
	Ceanothus Thyrsiflorus	Blueblossum	1	~ 5ft
	Rotodendron Maximum	Great Laurels	1	~3ft x 6ft
	Juniperus Horizontalis	Creeping Juniper	N/A	N/A

EXISTING PLANTS TABLE

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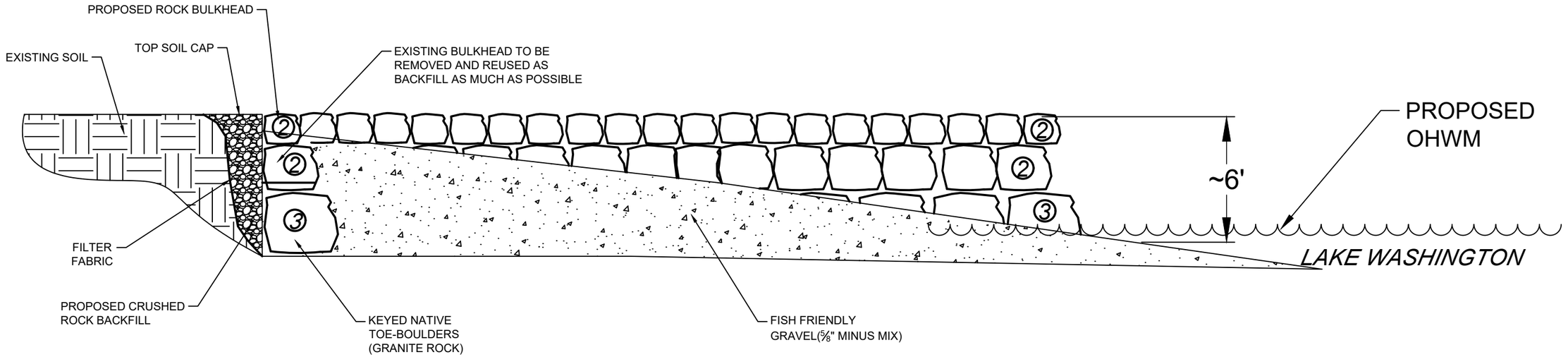
SHEET A9.0

COVE SECTION VIEW



LEGEND

② *SIZE OF ROCK (2 MAN)*

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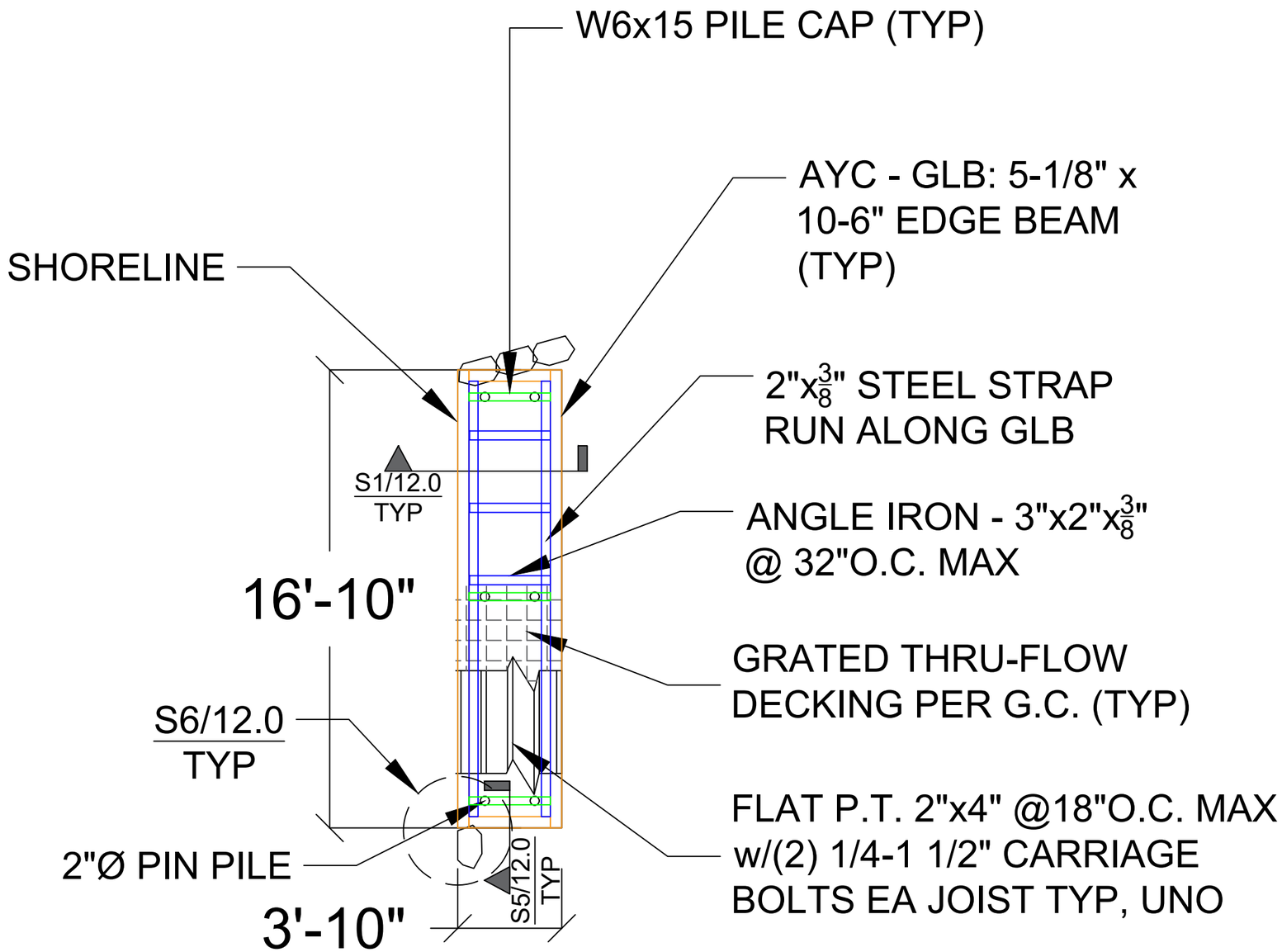
SHEET A10.0

FRAMING LAYOUT



TAKEOFF LAYOUT

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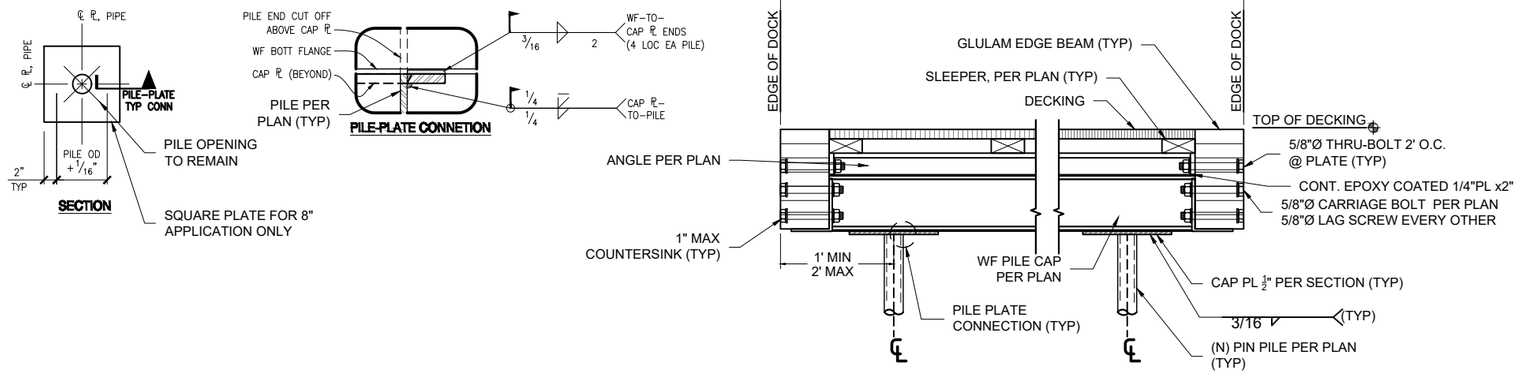
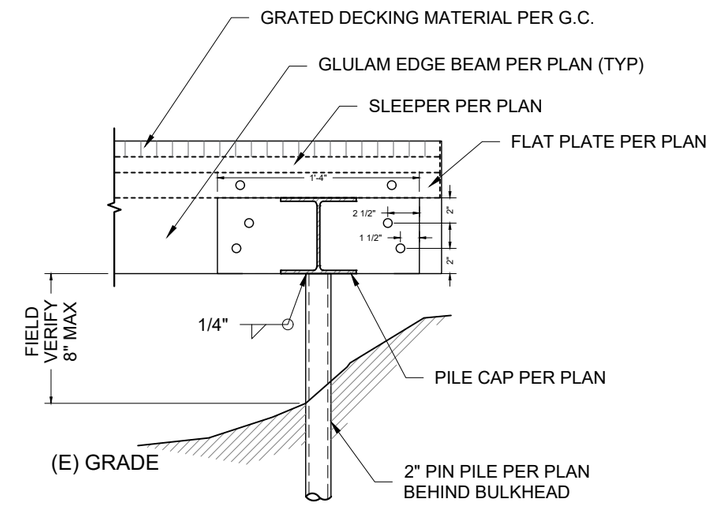
SHEET A11.0

DETAILS - TRACK

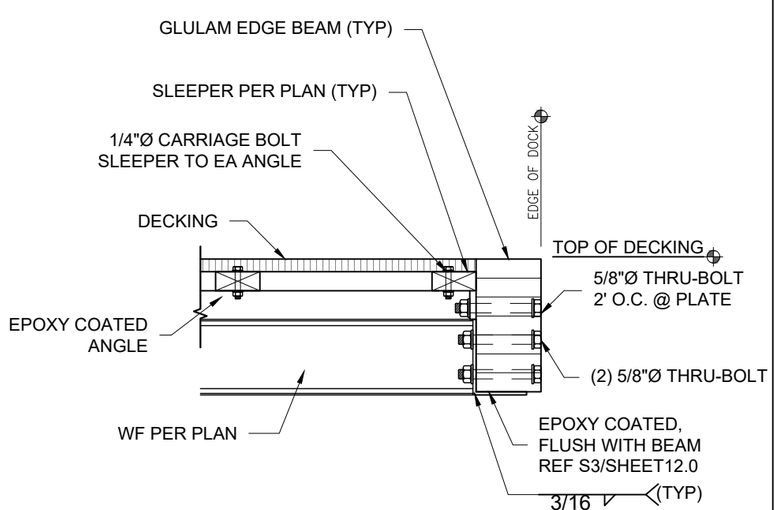


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" - 1'

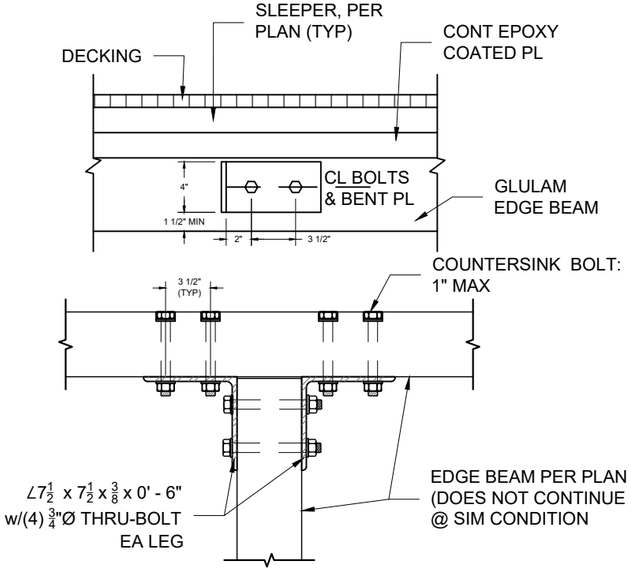
S3 DETAIL NOT IN USE



S4 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" - 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" - 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" - 1'

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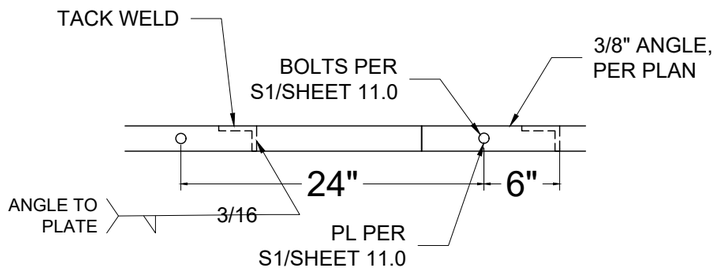
106 CASCADE KY 98006

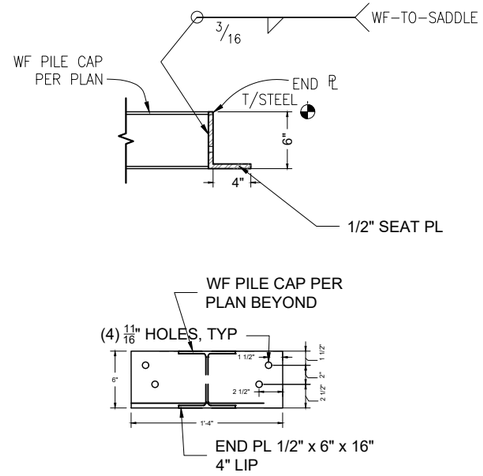
SHEET 12.0

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

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SHEET 13.0