



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner:

**Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



This SEPA Checklist was reviewed & annotated by Jordan Borst on 10/23/2023.

# 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.

Subject property address:  
15 Enatai Drive, Bellevue, WA 98004.

## 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.

City GIS data shows the entire subject property comprises of Everett-Alderwood gravelly sandy loams (EwC) with 6 to 15 percent slopes.

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.

Filling, excavation & grading regulated by Bellevue City Code (BCC) 23.76

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

Erosion control regulated by BCC 23.76

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

Impervious surface exists on site. However, no change in impervious surfaces are included in this project, as all work will occur on the existing deck below OHWM.

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

Erosion control regulated by BCC 23.76

**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.

All work will occur below OHWM of Lake Washington.

- 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)?

Noise Control regulated by BCC 9.18

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 Control regulated by BCC 9.18

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

Noise Control regulated by BCC 9.18

## 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.

and dock recreation.

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.

, associated improvements, and existing dock with three (3) boat/PWC lifts.

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

5. What is the current zoning classification of the site? Single-Family Residential

6. What is the current comprehensive plan designation of the site? ~~\_\_\_\_\_~~  
Single Family - Medium Density (SF\_M)

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

~~\_\_\_\_\_~~ Shoreline Residential (SR).

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?

by property owner(s) of the subject property.

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?

SE 32nd St, about less than 1,000-ft away.

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.*

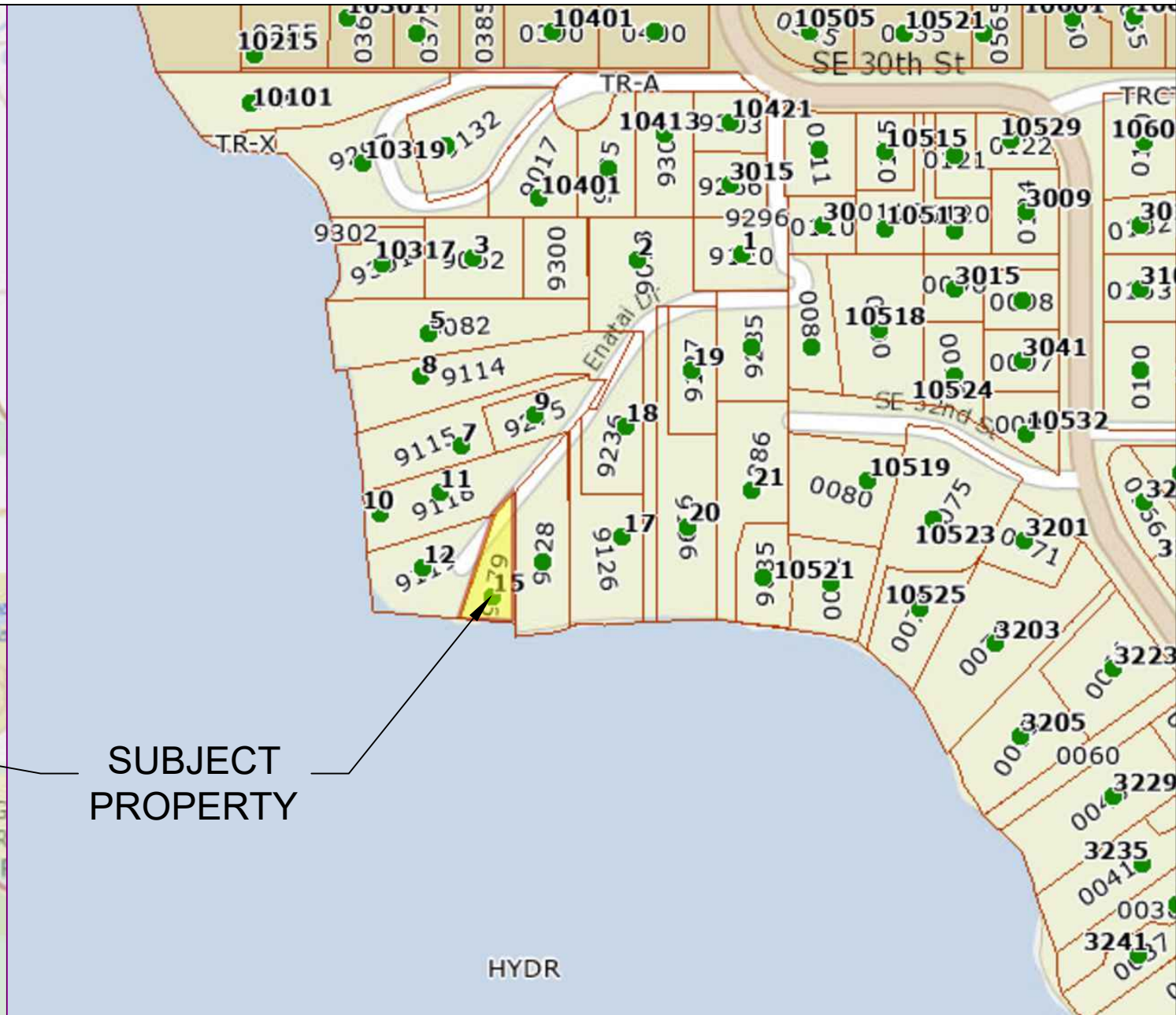
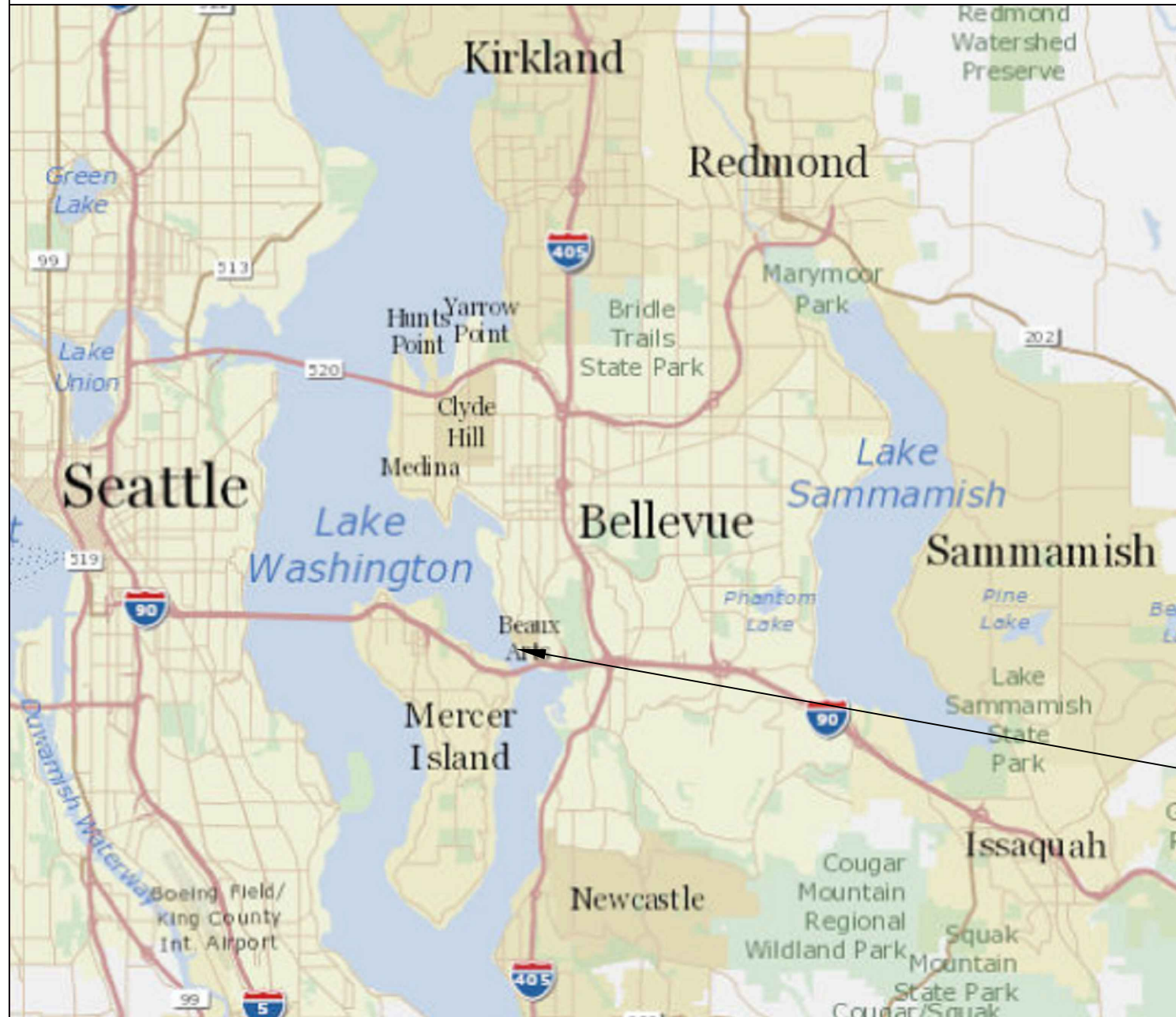
Signature Zion Napier

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

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

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

# SITE PLAN

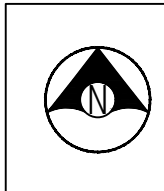


Pin: 082405-9279

Legal Description: POR GL 2 BEG 1124.645 FT S & 1365 FT W OF NE COR GL 3 TH S 42-32-40 W 150.41 FT TO TPOB TH CONTG S 42-32-40 W 40.47 FT TH S 20-07-40 W 155 FT M/L TO SHORELINE OF LAKE WASH TH ELY ALG SD SHORELINE TO A PT S OF TPOB TH N TO TPOB TGW SHORE LANDS ADJ

Plat Block:  
Plat Lot:

Parcel LAT: 47.58196 LONG: -122.2026  
Dock LAT: 47.58172500 LONG: -122.20278333



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

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

Scope of Work: We propose repair (269 sqft) of existing pier with grated decking material, install (14) new 8" steel piles, install (2) new 8" steel brace piles, and install a (429 sqft) extension with grated decking material.

County: King County  
Location: Lake Washington  
Applicant: Mounger Residence  
15 Enatai Dr  
Bellevue, WA 98004  
Datum: CORPS OF ENGINEERS 1919  
SW Quarter Of Section 24, Township 14, Range 05  
Adjacent Owners:  
KIRKPATRICK DENNIS & JILL S  
GAAN KENNETH ARC+ELLSWORTH  
16 ENATAI DR 98004  
Created: 07/20/23  
Last Updated: 10/2/2023 12:10 PM Shop

**SHEET**  
**1.0**

# GENERAL NOTES:

MATERIALS SPEC LIST:

**Boat Lifts:** Aluminum

- \* SL10014ARW - 146" x 191"
- \* SL2008AR2D2 - 122" x 132" (dual jet ski)

**Decking Material:** FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- \* Surface - 43%
- \* 18" Dock Height - 61%

**Sewer:**

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

**Piles:**

- \* All new piles are epoxy coated steel piles \*size varies, see plan set
- \* Repair piles are done as a sleeve/strap method
- \* All Pile tops exposed will have a conical cap placed on top
- \* Piles are driven using the vibro method

CODE REFERENCES: Bellevue

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

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



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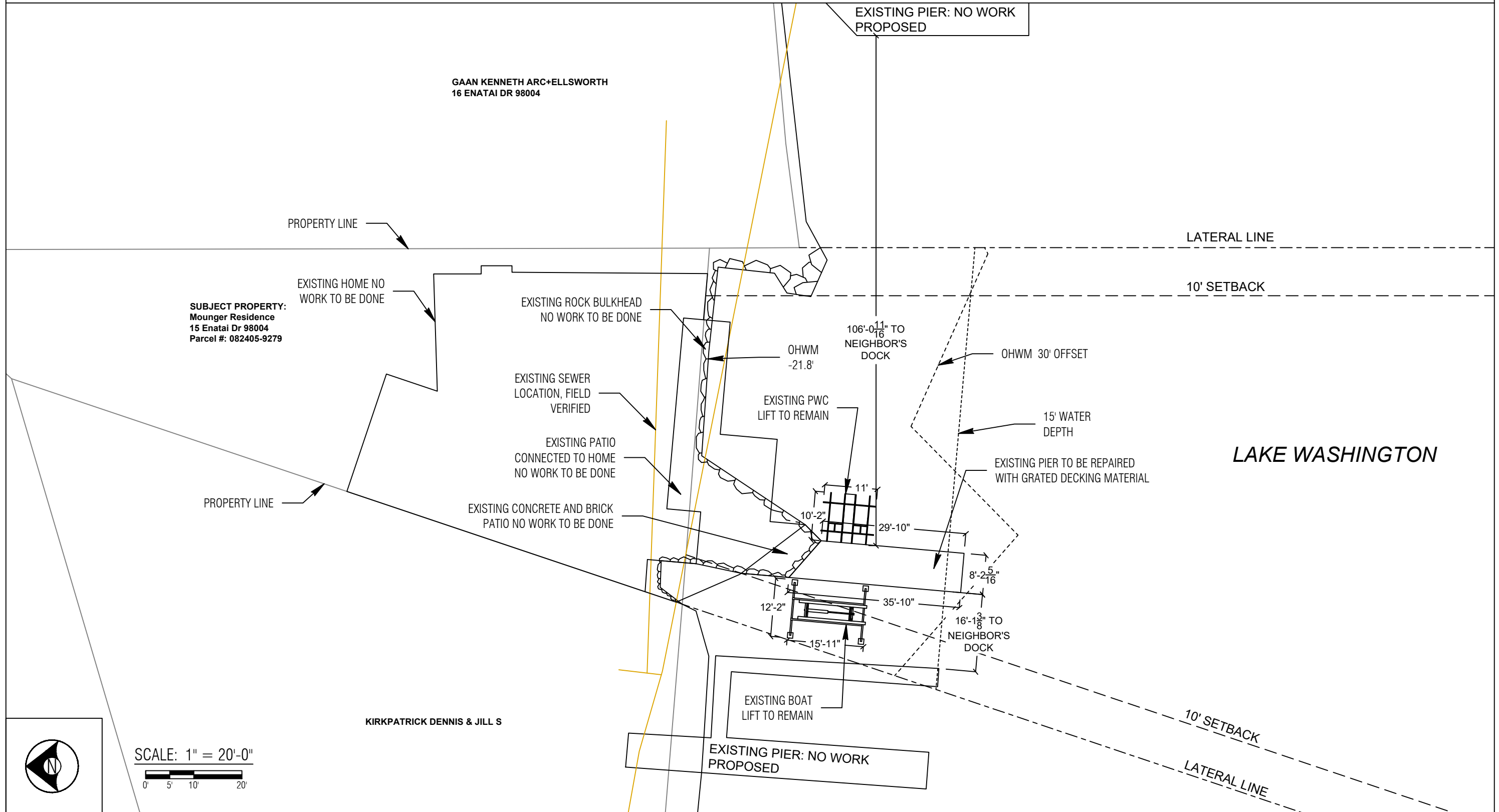
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# EXISTING CONDITIONS

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



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 Location: Lake Washington

Applicant: Mounger Residence  
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 Bellevue, WA 98004

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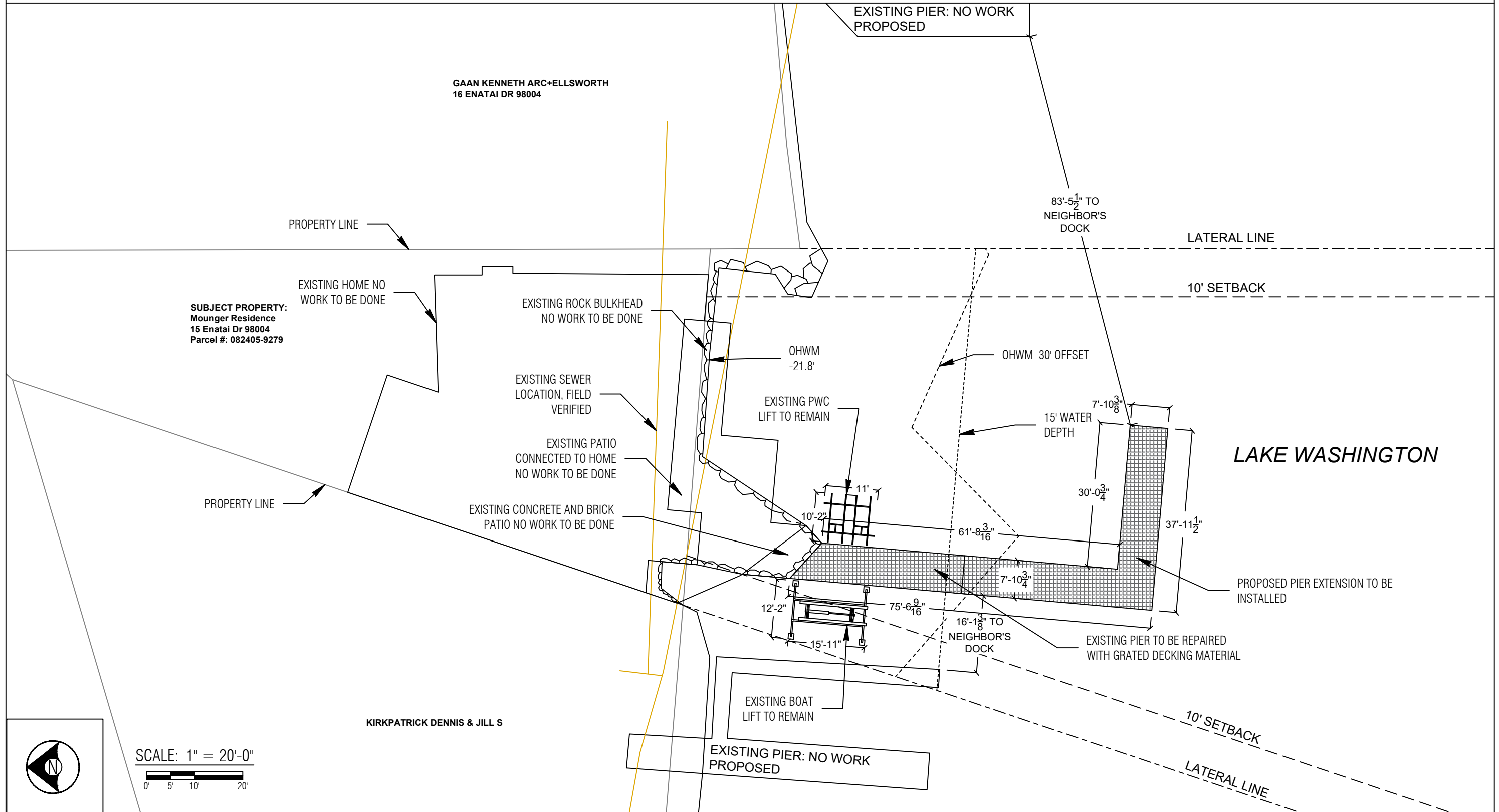
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# PROPOSED CONDITIONS

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



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# PIER DETAILS - EXISTING PLAN VIEW

## LEGEND

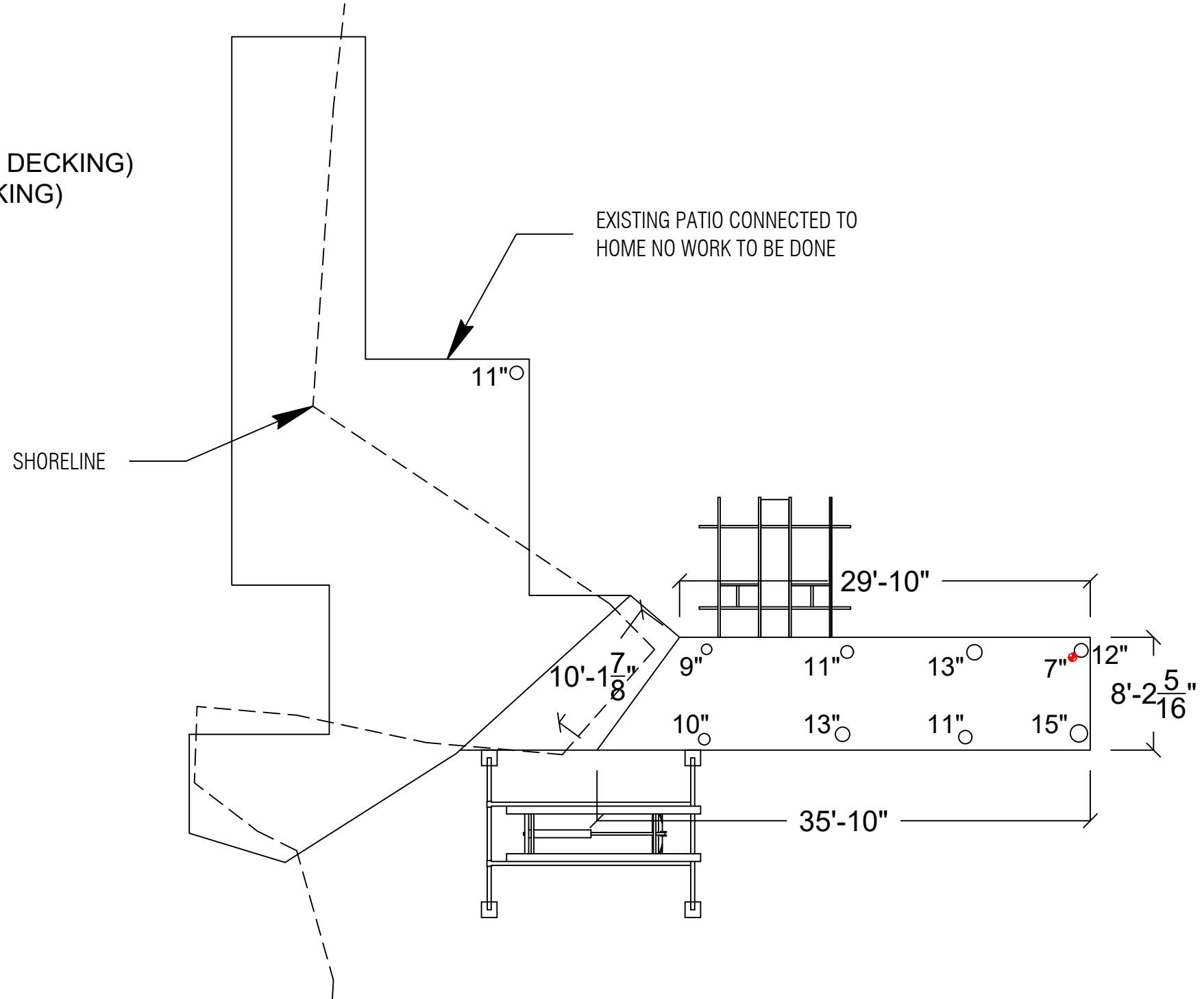
⊕ (1) EXISTING PILES - TO BE REPAIRED

○ (9) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 269 sqft (TO BE REPAIRED w/ GRATED DECKING)

Existing Pier total: 269 sqft (TO BE REPAIRED w/ GRATED DECKING)

\*\*Grated decking is 43% open space



PLAN VIEW



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# PIER DETAILS - PROPOSED PLAN VIEW

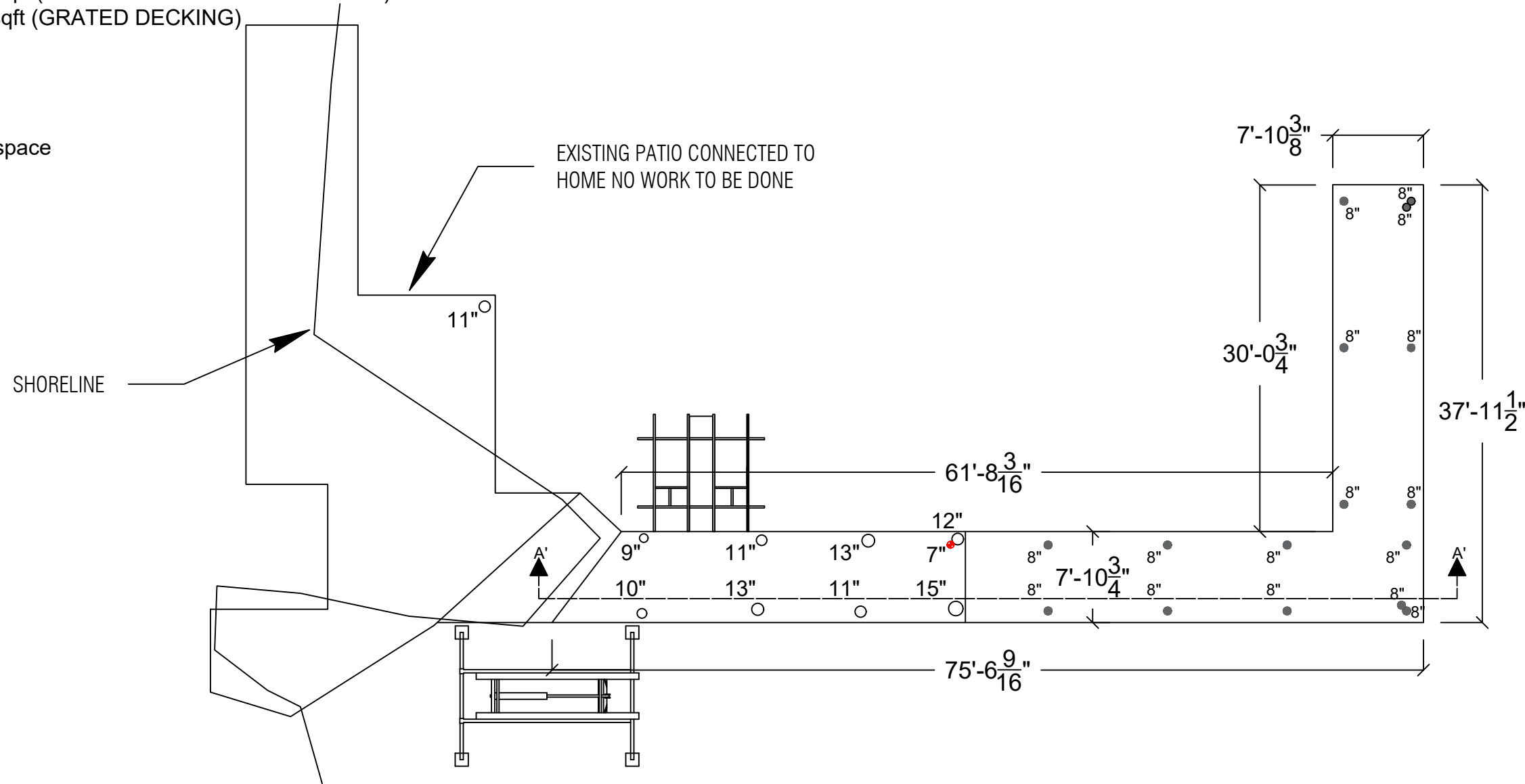
## LEGEND

- ⊕ (1) EXISTING PILES - TO BE REPAIRED
- (14) PROPOSED STEEL PILES - TO BE ADDED
- (2) PROPOSED STEEL BRACE PILES - TO BE ADDED
- (9) EXISTING PILES - NO WORK TO BE DONE

Proposed Pier Overwater: 259 sqft (REPAIRED w/ GRATED DECKING)  
 Proposed Pier Extension: 550 sqft (GRATED DECKING)

New Pier Overwater: 809 sqft  
 New Pier total: 809 sqft

\*\*Grated decking is 43% open space



PLAN VIEW



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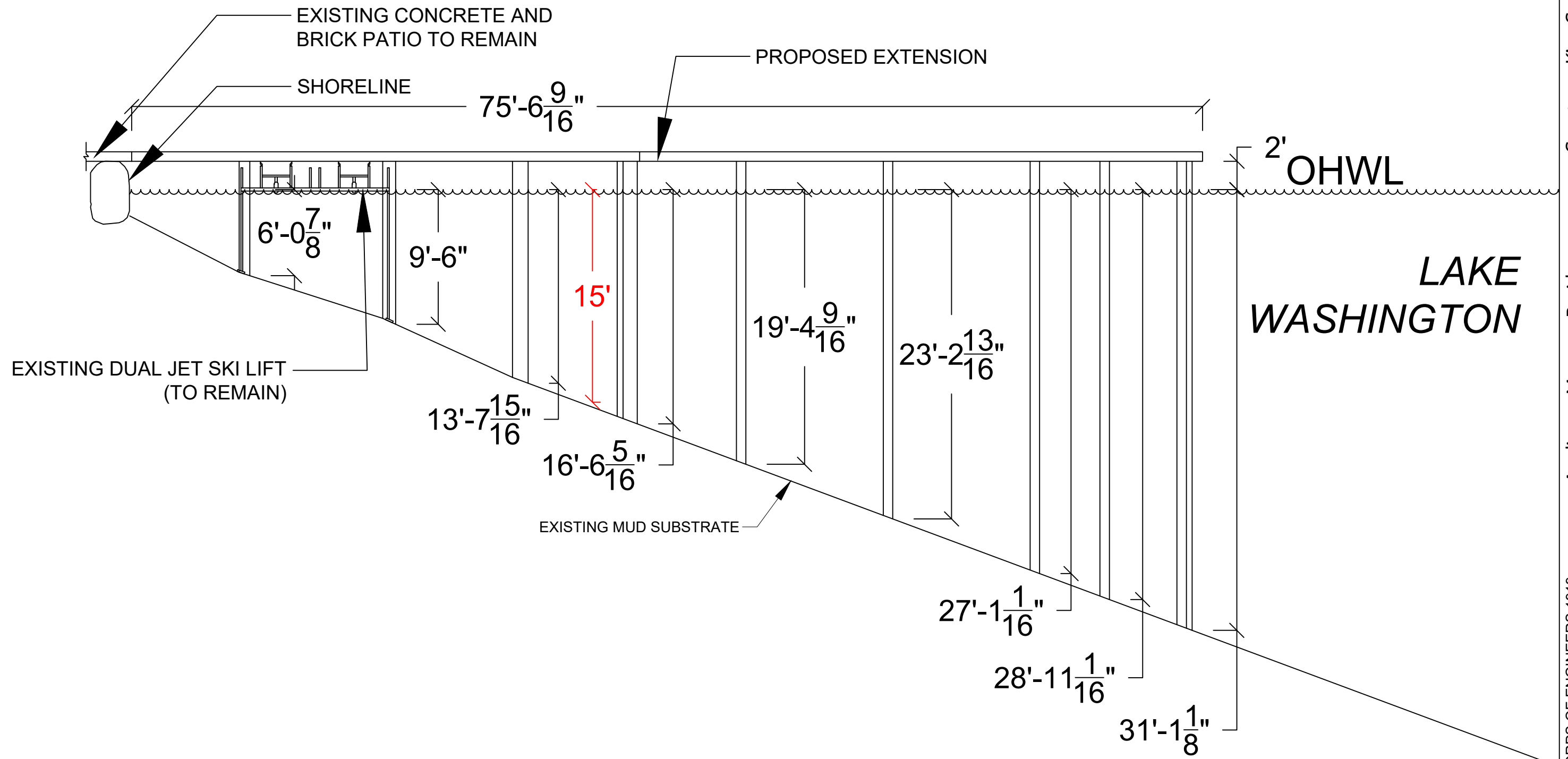
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# PIER DETAILS PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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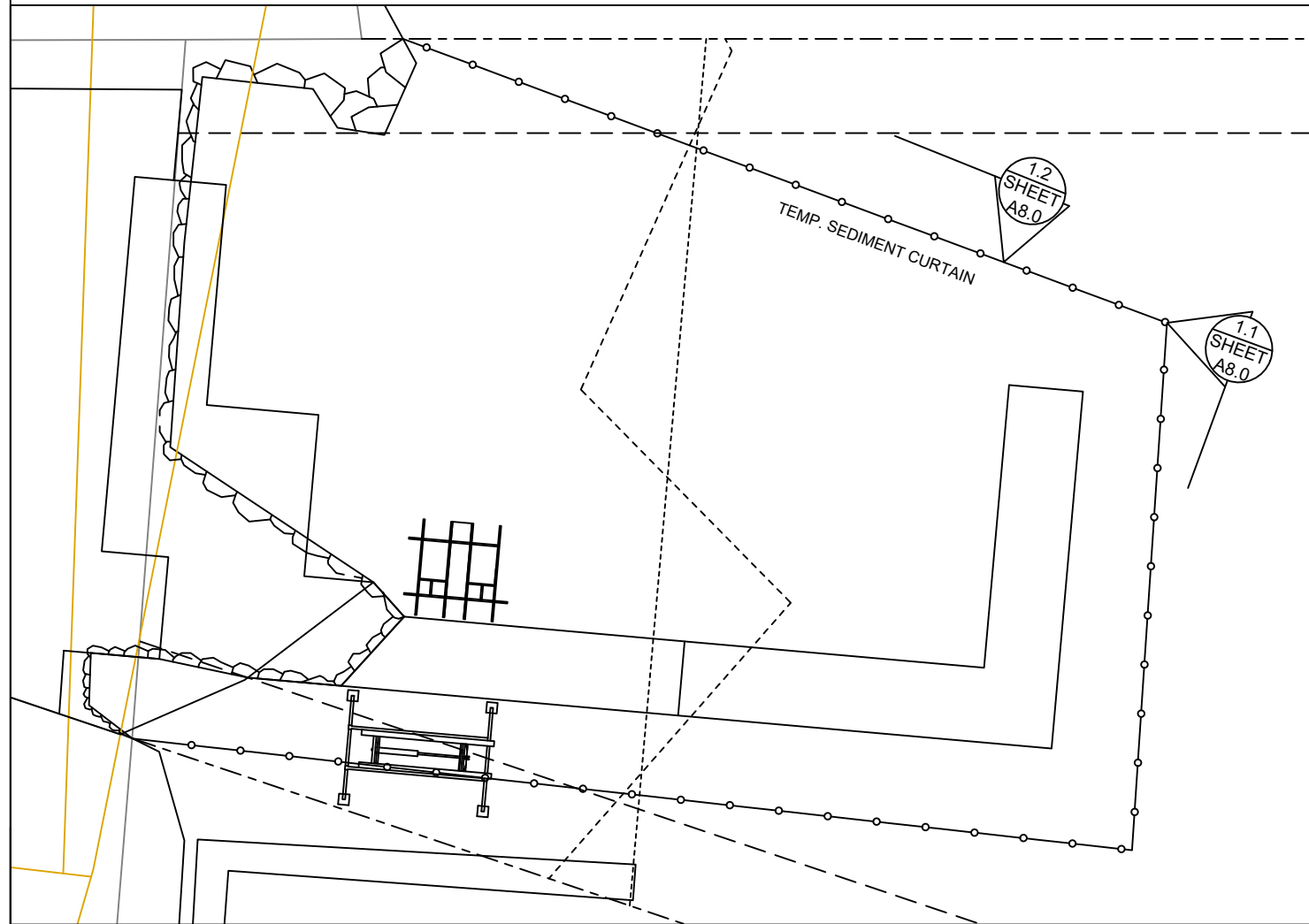
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# BMP INFORMATION

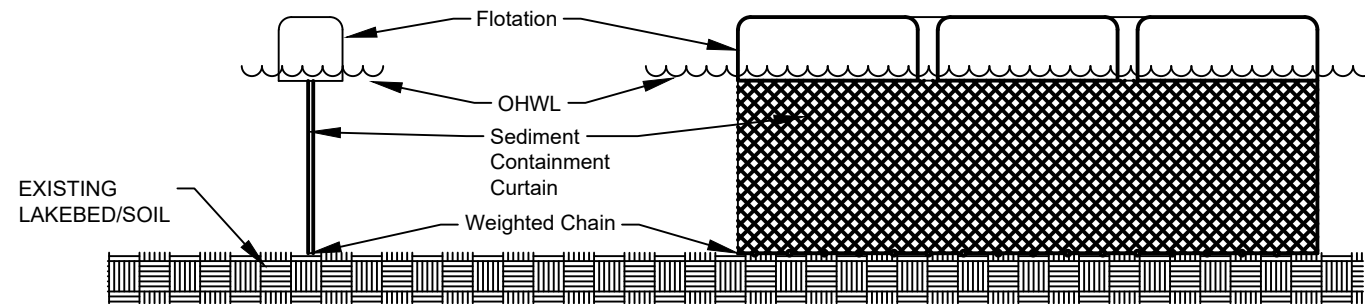


## BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
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 curtain 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 curtain.
  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.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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County: King County  
Location: Lake Washington

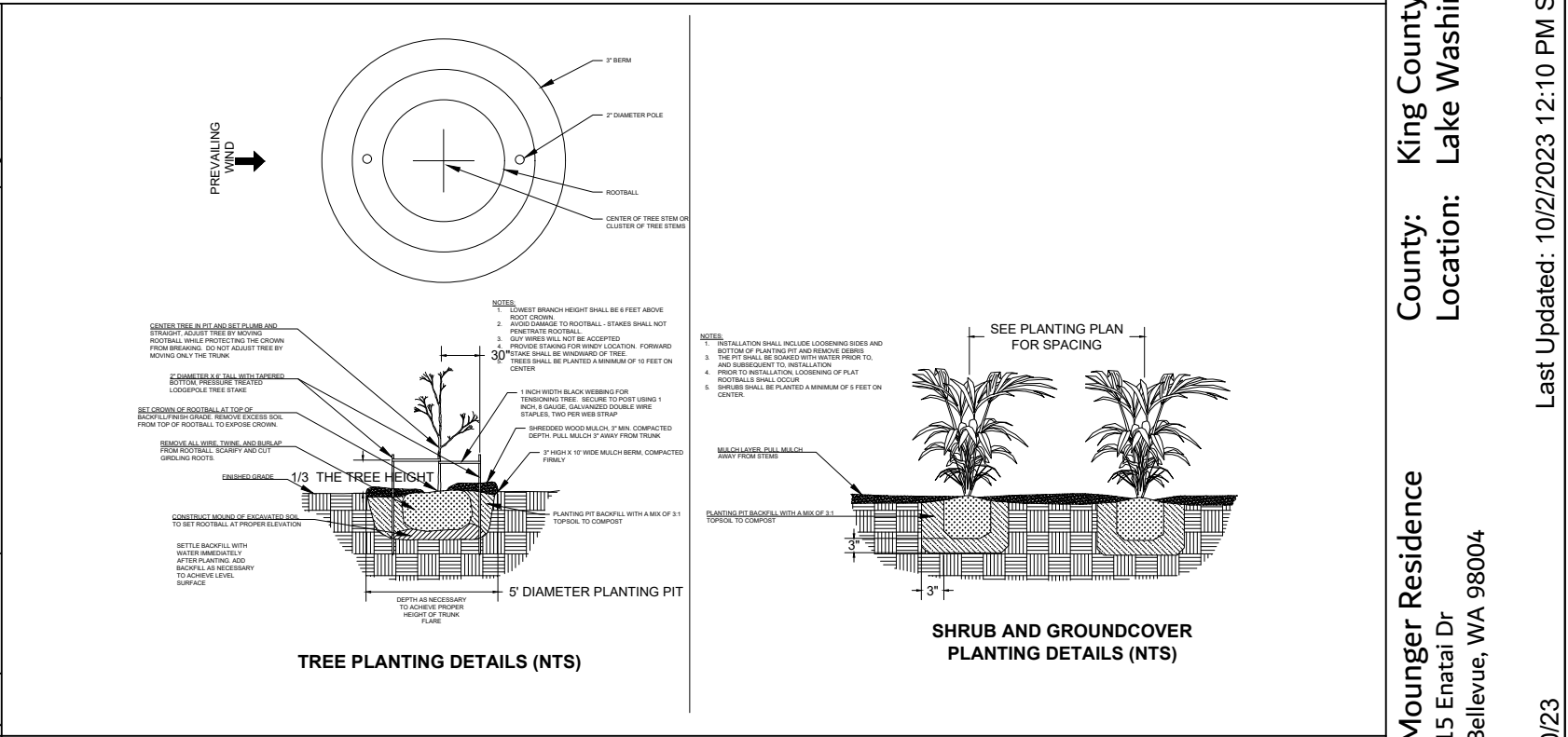
Applicant: Mounger Residence  
15 Enatai Dr  
Bellevue, WA 98004

Datum: CORPS OF ENGINEERS 1919  
SW Quarter Of Section 24, Township 14, Range 05

Adjacent Owners:  
KIRKPATRICK DENNIS & JILL S  
GAAN KENNETH ARC+ELLSWORTH  
16 ENATAI DR 98004

**SHEET**  
**8.0**

# MITIGATION PLAN



**Notes:**

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, 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.

**NO MITIGATION PLAN PROPOSED, NO SUITABLE LOCATION**

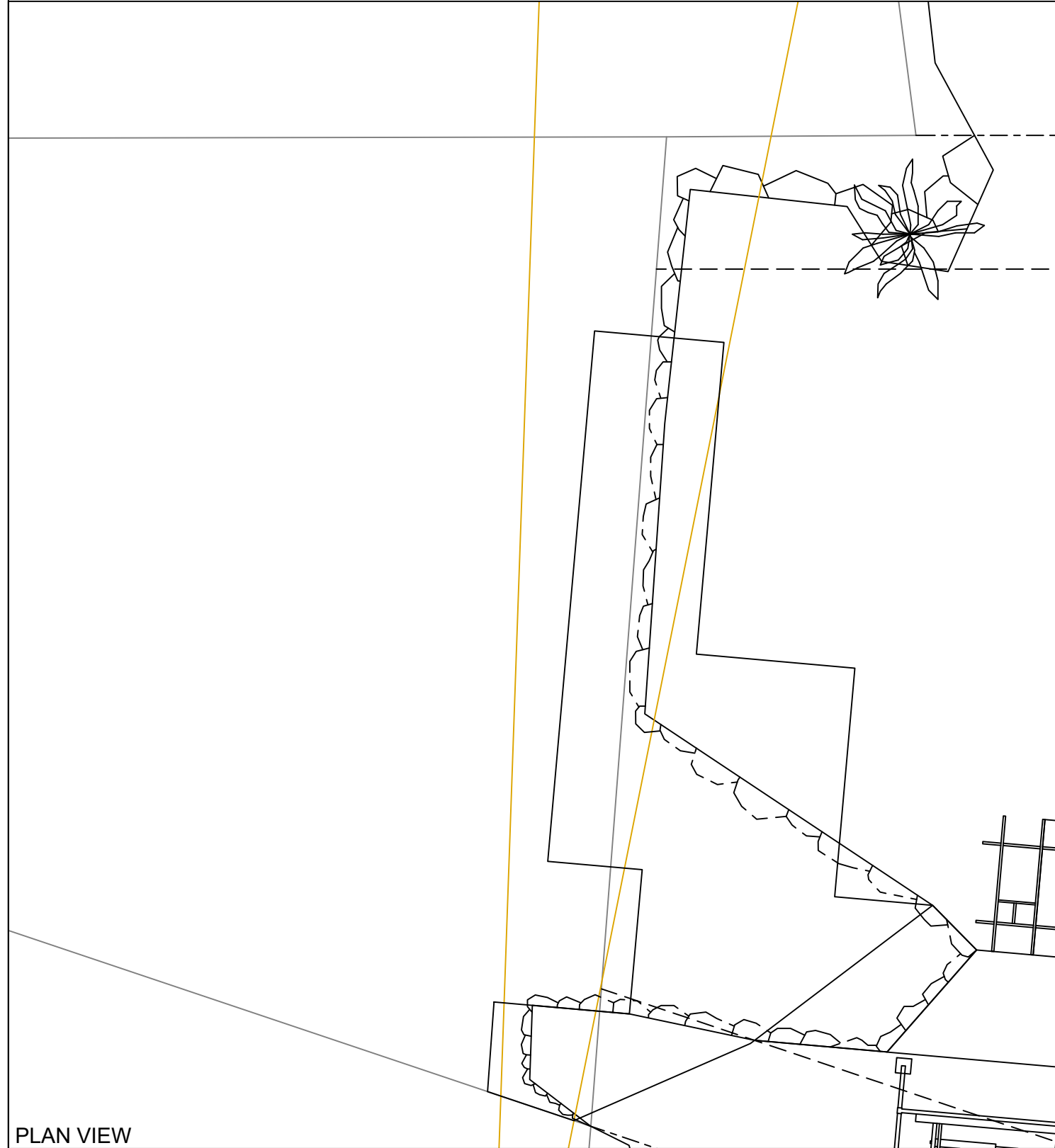


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# EXISTING PLANT PLAN



## EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Hedera Helix	Common Ivy	1	~ 10ft

PLAN VIEW

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**SHEET**  
**10.0**

# GENERAL ENGINEERING NOTES:

## GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS ( $\pm$ ) OR REF INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS – DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS AND EXISTING MEMBERS, AS REQUIRED, AND IN A MANNER SUITABLE TO WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
- ALL MATERIALS SHALL BE NEW, UNO.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS, NOTES, AND MANUFACTURER RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS, THE ENGINEER SHALL BE CONTACTED FOR DIRECTION.
- THE CONTRACTOR SHALL CAREFULLY DECONSTRUCT EXISTING ELEMENTS AS NECESSARY TO ACCESS THE WORK AREAS. SUCH DECONSTRUCTION MAY INCLUDE, INTERIOR AND EXTERIOR FINISHES. ALL DECONSTRUCTION ELEMENTS SHALL BE RECONSTRUCTED TO MATCH THE ORIGINAL APPEARANCE AND MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- ALL MOORAGE COVERS AND LIFTS SHALL BE FREESTANDING AND SHALL NOT BE ATTACHED TO THE DOCK, UNLESS NOTED OTHERWISE.

## CODES AND STANDARDS

- ALL METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WOOD WORK SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
- AMERICAN SOCIETY FOR TESTING AND MATERIALS, CURRENT EDITION

## DESIGN CRITERIA

WIND DESIGN: WIND LOAD IS BASED ON ASCE 7 CHAPTER 29 WITH THE FOLLOWING FACTORS

EXPOSURE CATEGORY = D      RISK CATEGORY = II  
 $V_{3s} = 98\text{MPH}$       WIND IMPORTANCE FACTOR,  $I_w = 1.0$

DESIGN VESSEL IS 30' LONG WITH AVERAGE FREEBOARD OF 11'-6"  
 DESIGN VESSEL IS 60' LONG WITH AVERAGE FREEBOARD OF 14'

WAVE LOADS:  $P = 328\text{ LBS}$

LIVE LOADS: LIVE LOAD = 40 PSF  
 SNOW LOAD = 25 PSF

SEISMIC LOADS: DOCK PILING  $R = 2.0$   
 SEISMIC IMPORTANCE = 1.0  
 $SD_1 = 0.595g$

## STRUCTURAL STEEL

- ALL MISCELLANEOUS STEEL SHAPES AND PLATES, EXCEPT AS NOTED BELOW, SHALL CONFORM TO ASTM 36.
- ALL WF SHAPES SHALL CONFORM TO ASTM A992,  $F_y = 50\text{ KSI}$
- ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3,  $F_y = 45\text{ KSI}$
- ALL BOLTS SHALL BE ASTM A307, UNO.
- ALL NUTS SHALL BE ASTM A563, UNO.
- ALL WASHERS SHALL BE ASTM F436, UNO.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
- ALL STEEL MEMBERS AND FASTENERS THAT ARE NOT EPOXY COATED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

## WELDING

- ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
- ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PREQUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
- THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS, FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
- WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES."

## WOOD

- EACH PIECE OF LUMBER SHALL BEAR A STAMP INDICATING A GRADE MARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN STANDARD COMMITTEE (ALSC).
- DIMENSION LUMBER SHALL BE P.T. DOUG-FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE ALASKAN CEDAR AC.AC 20F-V12.
- WOOD SHALL BE SEASONED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
- PRESERVATIVE TREATED WOOD SHALL CONFORM TO THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) UC4A. ALL WOOD SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS WHERE NUTS, BEAR ON WOOD. CUT WASHERS SHALL MEASURE 2 1/4"  $\phi$  x 3/16" THICK.

## GRATING

- DECK GRATING SHALL BE SUNWALK 90 SERIES OR APPROVED EQUAL.

## ABBREVIATIONS

@	AT
AWS	AMERICAN WELDING SOCIETY
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONT.	CONTINUOUS
DF	DOUG FIR
EA	EACH
EX OR (E)	EXISTING
GLB	GLULAM BEAM
LLH	LONG LEG HORIZONTAL
MIN	MINIMUM
MNFR	MANUFACTURER
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
P.T.	PRESERVATIVE TREATED
SF	SQUARE FOOT
REF	REFERENCE
SIM	SIMILAR
SS	STAINLESS STEEL
t	THICK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH

County: King County  
 Location: Lake Washington

Applicant: Mounger Residence  
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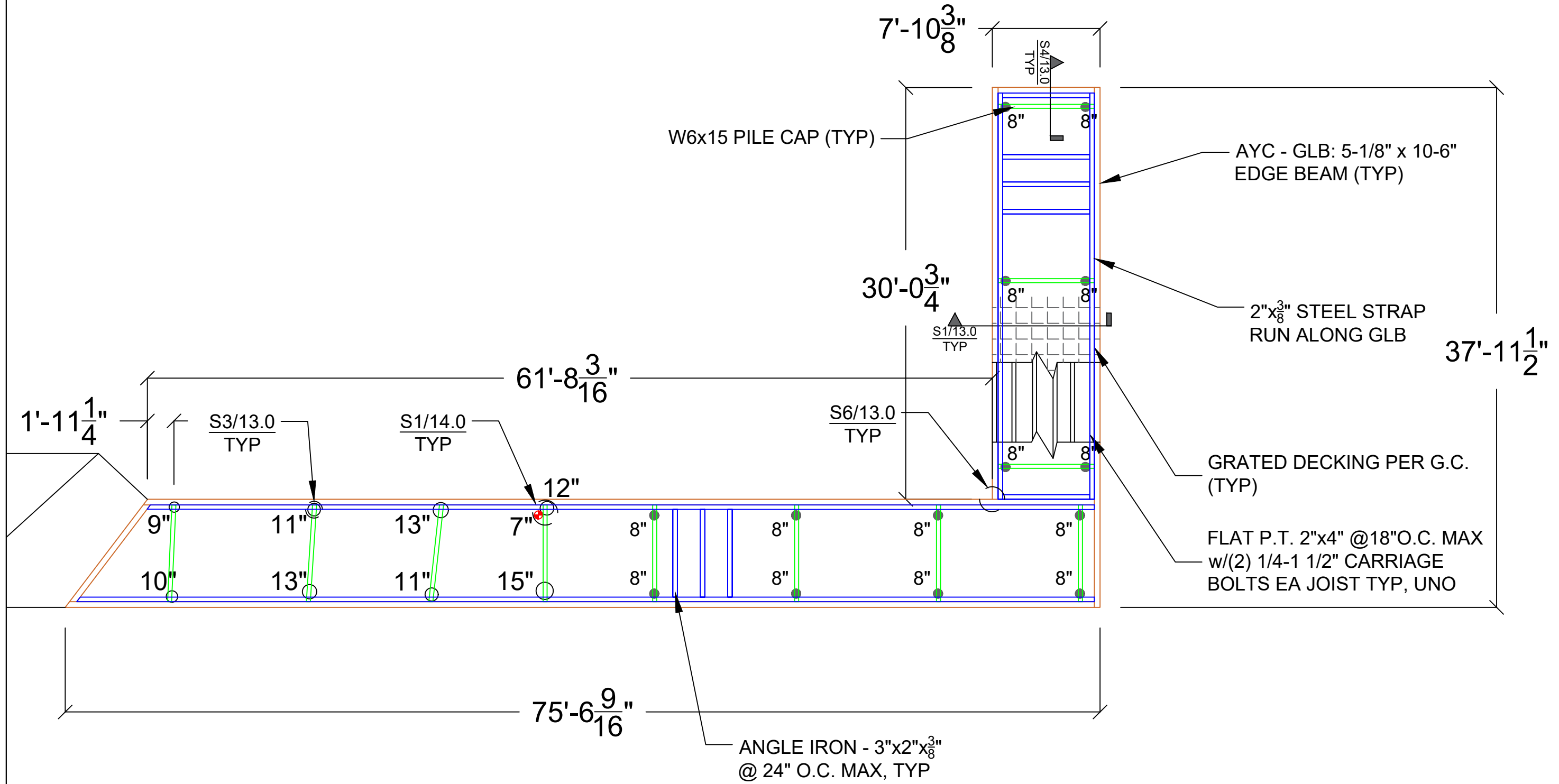
Seaborn Pile Driving  
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**SHEET**  
**11.0**

# FRAMING PLAN



King County  
 Location: Lake Washington

Mounger Residence  
 15 Enatai Dr  
 Bellevue, WA 98004

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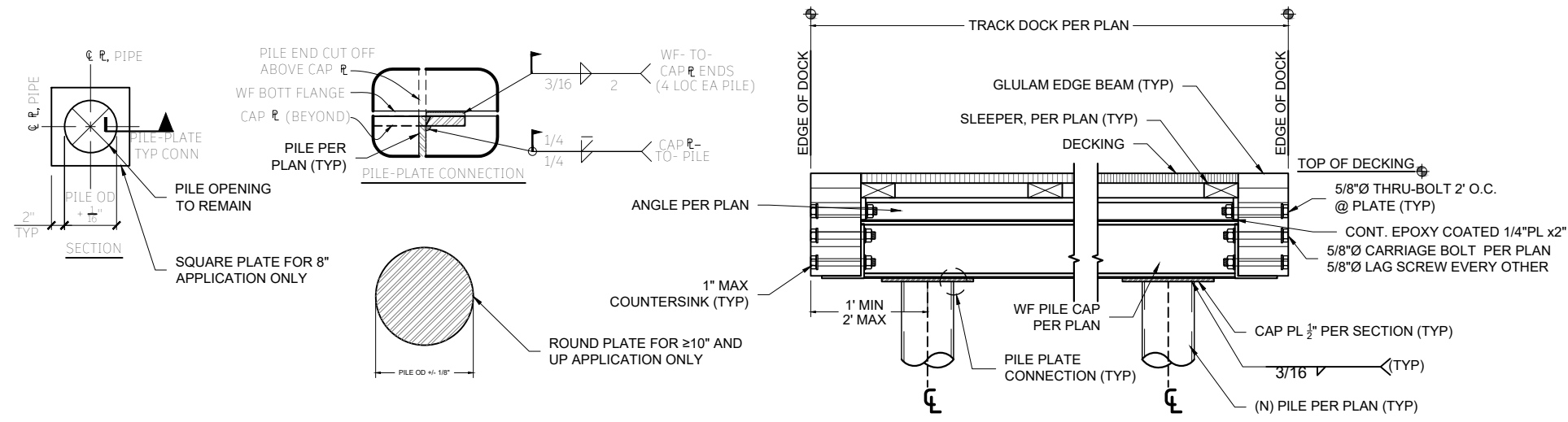


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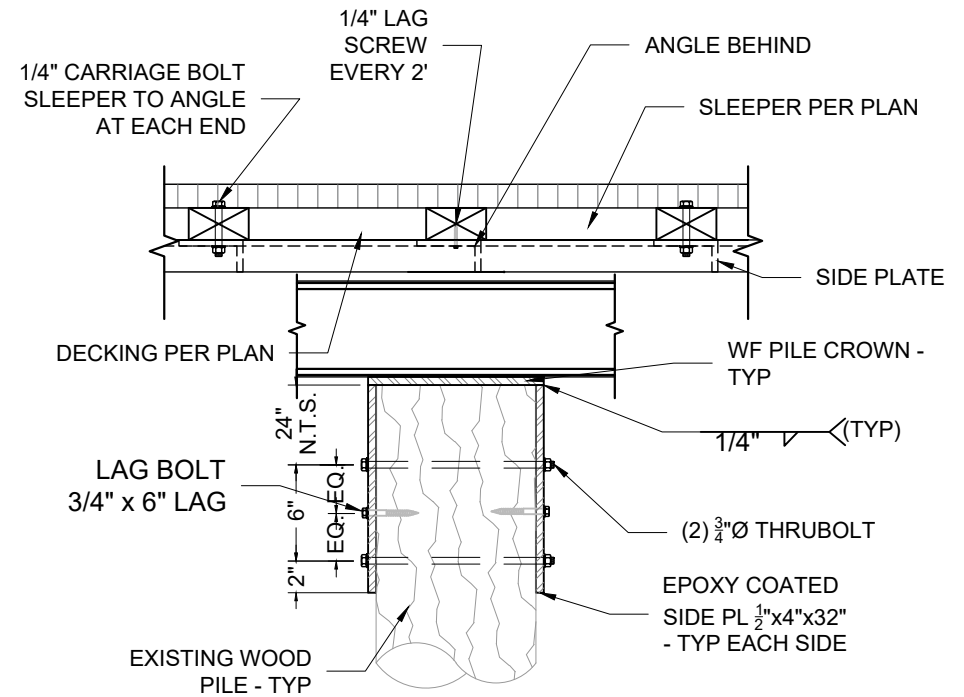
Office: 206-236-1700 ext. 3  
 www.seabornpiledriving.com

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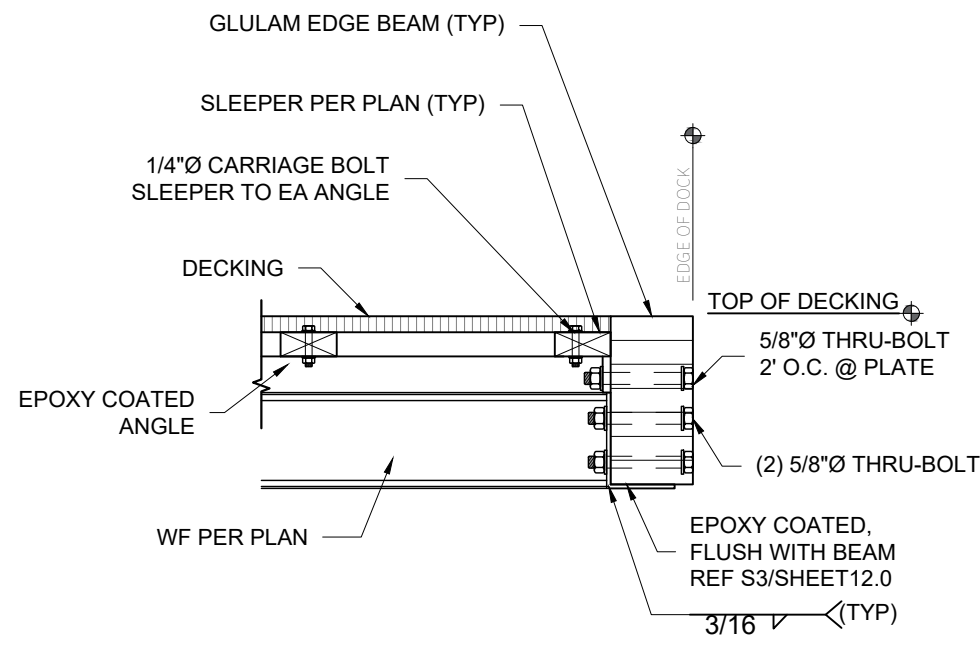
# DETAILS - TRACK



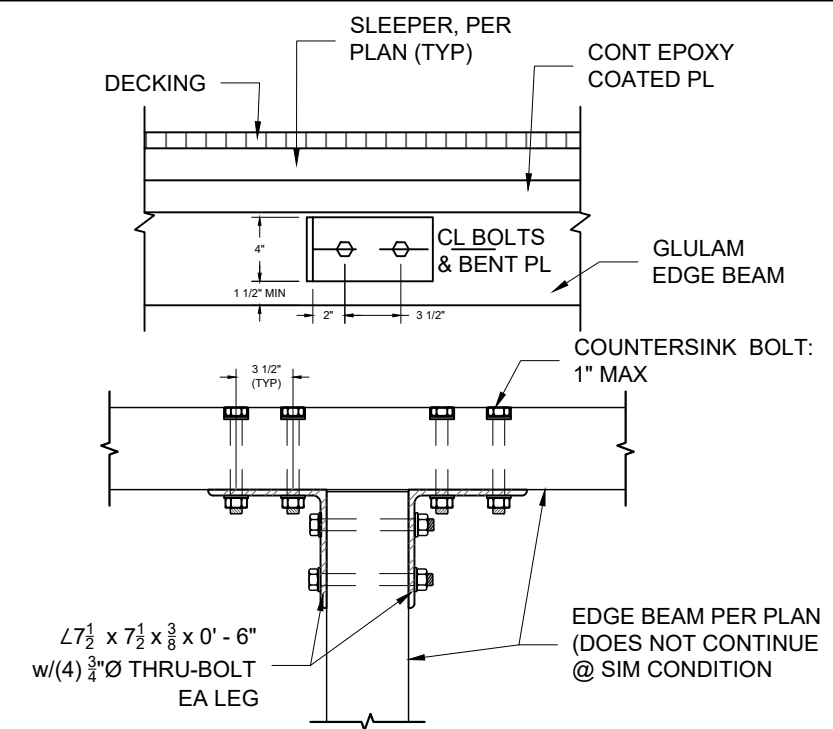
**S1** DOCK SECTION w/PILES - TYP  
SCALE: 1" = 1'



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



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



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

**S4** DETAIL NOT IN USE



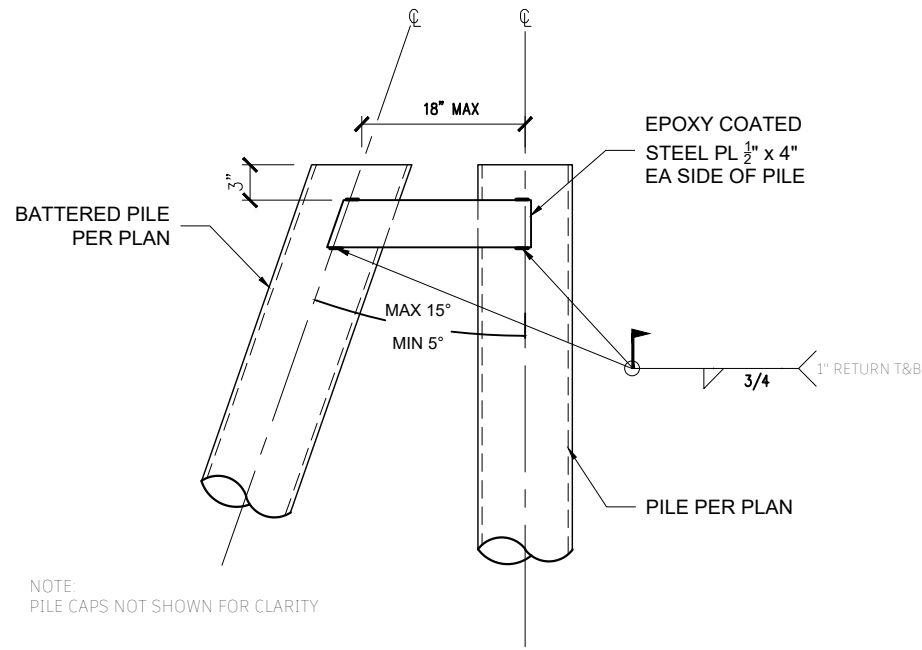
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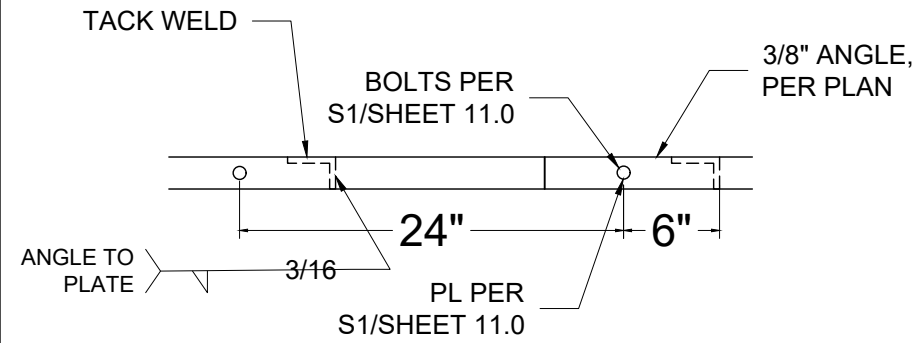
County: King County  
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**SHEET**  
**13.0**

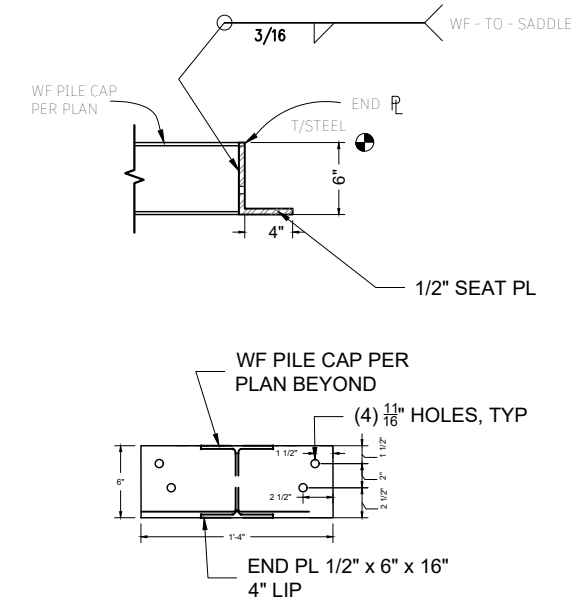
# DETAILS - TRACK



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



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



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

**S4** DETAIL NOT IN USE

**S5** DETAIL NOT IN USE

**S6** DETAIL NOT IN USE



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**SHEET**  
**14.0**

NWS-2023-XXX  
PAGE 14 OF 14

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# **Ecological No Net Loss Assessment Report**

Prepared for

**Mounger Residence  
15 Enatai Drive  
Bellevue, WA 98004**

Prepared by



Northwest Environmental Consulting, LLC  
600 N 36<sup>th</sup> Street, Suite 423  
Seattle, WA 98103  
206-234-2520

**November 2023**

## Purpose

The purpose of this report is to fulfill the requirements of City of Bellevue Land Use Code (LUC) 20.25E.060 for General requirements applicable to all shoreline development and uses by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” standard.

No Net Loss is defined as “a balancing of unavoidable shoreline ecological function losses with replacement for those losses so that further reduction to shoreline ecological functions of ecosystem-wide processes may be prevented.”

Permits are being applied for a dock maintenance and extension project (see Appendix A).

## Location

The subject property is located at 15 Enatai Drive in the City of Bellevue, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

## Project Description

The proposed work includes removing the existing deck. An existing 7-inch pile will be repaired by pile splicing. Then 14 new 8-inch epoxy coated steel piles and 2 8-inch epoxy coated brace piles will be installed using a vibratory hammer. The framing will be constructed for the approximately 40 feet extension with 30 feet ell. The width of the existing dock will be reduced by approximately 3 inches. The new dock will be 7 feet 10.25 inches wide.

All new decking (finger pier and catwalk) will be decked with ThruFlow grated decking See Sheets 2.0 to 14.0 for additional information and layout.

During construction, a floating boom will surround the work barge and pier. See sheet 8.0.

Project drawings are included in Attachment A.

## Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on October 25, 2023, to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

## Site Description

The subject property is a shoreline tract in a residential neighborhood. It has shoreline on its southern boundary with single-family homes to the east and to the west.

The only existing structures on the property are the house, the existing dock, and a rock bulkhead. The yard is landscaped with deck along the western side of the property and ornamental woody vegetation along the eastern side of the property. The bulkhead is constructed with basalt boulders and mortar. Lake substrates are sand and gravel with some cobble. Eurasian milfoil was present in the Lake starting about 15 feet from shore. (Photos 1 through 6).

The property to the east and west have similar shoreline features with bulkheads, docks and homes.

## Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. The shoreline is mapped as a Sockeye spawning area by WDFW.

Juveniles may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake.

No other priority habitats are directly associated with the project site for aquatic or terrestrial species.

## Project Impacts and Conservation Measurements

### **Direct Impacts:**

**Sediments:** Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during pile work. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

Sediments are expected to be minimally disturbed during pile repair and installation. The bottom substrate is sand and gravel that will help reduce the chances of turbidity. The project is expected to meet state water quality standards for turbidity.

**Lakebed:** Driving 16 new 8-inch pilings will displace 5.6 square feet of lakebed.

**Noise:** Construction equipment will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present.

**Potential spills:** Short-term risks include the potential for spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of spill containment measures that will be employed should a spill occur.

**Indirect Impacts:**

**Shading:** The project results in an increase in overwater coverage. The new extension will add 550 square feet of overwater coverage. All new and existing decking (809 square feet) will use grated decking.

Grated decking increases light penetration to the waters below the dock, which can increase productivity in the waters, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their ability to effectively hunt salmonids. Overwater structures may also increase outmigration times of juvenile salmonids. Juvenile salmonids have been shown to hesitate before passing under structures. Grated decking may reduce this behavioral effect.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2021). Thus, the increase in lighting under the pier is effectively 57% of the area of a solid decked structure. A summary of how this will affect this project’s shading is shown below:

**Table 1 – Effective coverage**

	Existing solid overwater coverage	Proposed Grated overwater coverage	Conversion to grated	Effective coverage
Existing decking (SF)	259	259	0.57	148
Proposed decking (SF)		550	0.57	314
Change in Total (SF)	0	809		461

The use of grated decking reduces the effective overwater coverage by 111 for the existing pier in the near shore. Using grated decking on the extension will reduce the effective overwater coverage of the 550 square foot extension by 237 square feet. The new overwater coverage will be constructed in 16 to 31 feet deep, reducing the effects of overwater coverage by placing moorage in deeper water.

**Recreational Boating:** The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier reconfiguration will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

**Other Conservation measures:**

**Work window:** The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to April 30). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

**Best Management Practices:** Applicable BMPs will be used, such as a floating boom around

the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

**In-lieu Fee:** The shoreline on the subject property will be planted with additional native, overhanging vegetation. The project also requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. The owner is not able to complete the required mitigation at the subject property and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

“A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.” (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Conservation Fund. This fund has been used to remove 350 piles from the mouth of the Cedar River within Lake Washington to date.

The City of Bellevue has not codified the In Lieu Fee program and does not recognize the program within the City Limits. This program is part of the Alternative Design Criteria and is used by Federal and State agencies during review and the discussion is required in this report.

## Compliance with LUC

<b>Dock Location: Lake Washington</b>		
<b>Development Standard</b>	<b>Required by LUC 20.25E.065</b>	<b>Proposed Standards</b>
Number of Docks Allowed	1 per residential lot	Complies
Dock Side Setback	10' or as established per mutual agreement	No Change
Maximum Dock Length	150'	Extended to 113 feet with EII - Complies
Maximum Dock Size	480 square feet	Proposed to expand 550 Square feet to 809 square feet – non-conforming.
Maximum Walkway Width	4' within 30' of OHWM 6' beyond 30' from OHWM	Non-conforming, the existing dock will be reduced by 3 inches.
EII Location vs. Depth	30' waterward of OHWM or at least 9' of water depth	Complies
Mooring Piles	2 per lot	Complies, no change
Decking	Grated	Open Grating Proposed - complies
Number of Lifts	4 allowed per lot	Complies, no change

## **IMPACT MINIMIZATION AND MITIGATION**

Reasonable efforts were made to apply mitigation sequencing when altering habitats within shoreline areas, as required by City Code LUC 20.25E.060.D.2. This sequence has three steps: avoidance, minimization, and mitigation.

### **Avoidance and Minimization**

The pier expansion is being done to allow for safe moorage of the owners boats.

During construction, BMPs will be used to prevent construction debris from entering Lake Washington. All construction debris will be removed from the site.

Additional avoidance and minimization measures include the following:

- No floats are proposed in the nearshore;
- Artificial night lighting on and from overwater structures will be minimized by focusing the light on the pier surface (not the water), and using shades that minimize illumination of the surrounding environment and reduces glare on the water surface. The visible light emitted by an individual fixture shall not exceed 450 lumens, and the total visible light emitted by all fixtures on a pier shall not exceed 2,700 lumens.
- No new boathouses are proposed;
- No new or replaced pier skirting is proposed;
- No use of treated wood for any in-water structures or components are proposed;
- Piles will be epoxy coated steel and the smallest size and quantity practicable;
- No impact pile driving or proofing will occur;
- No galvanized coated steel will be placed below the waterline.

### **Mitigation Approach**

The owner proposes to grate the existing pier in the nearshore and place the new structure outside the nearshore environment. The extension will start 30 feet from shore in water 16 to 30 feet deep.

The shoreline is currently planted and no area is present that can be planted.

In addition, the owner has opted to pay the required in-lieu fee to King County to complete the mitigation requirements as required by the National Marine Fisheries Service using the RAP process. The City of Bellevue does not consider in lieu fees as mitigation for impacts within City Limits since the mitigation typically occurs outside of the City Limits.

### **Shoreline Functions and Values Improvements**

Decreasing shading in the nearshore can increase productivity in the waters, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their ability to effectively hunt salmonids. Overwater structures may also increase outmigration

times of juvenile salmonids. Juvenile salmonids have been shown to hesitate before passing under structures. Grated decking may reduce this behavioral effect. Changing the dock to grated decking will improve juvenile fish migration functions of the nearshore.

## **PROPOSED MITIGATION**

### **Mitigation Goals**

The mitigation goals include grating decking in the nearshore environment.

### **Performance Standards**

The entire dock surface will be grated.

### **Schedule and Maintenance**

None required.

### **Maintenance and Monitoring Program**

None required.

### **Reporting**

None required.

### **Conclusion**

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

There will be temporary impacts from noise and disturbed sediments during construction. The effects of construction will be short term. Construction disturbance will degrade ecological conditions at the site temporarily.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly.

The new overwater coverage will all be grated. The grated decking reduces the hard shadows favored by salmonid predators and increases productivity under the pier in the littoral zone.

Docks may act as a partial barrier to outmigrating juvenile salmonids that use the nearshore when migrating out of Lake Washington to saltwater. Reducing effective overwater coverage and reducing hard shadowing may help reduce hesitation of outmigrating juvenile salmonids.

The extension will require 16 pilings be installed. These piles will displace 5.6 square feet of lakebed.

The owner has also opted to pay into the In Lieu Fee program that will be used for conservation projects that benefit salmon in King County.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions.**

## Document Preparers

Brad Thiele	Biologist	29 years of experience	Northwest Environmental Consulting, LLC. (NVEC)
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The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

## REFERENCES

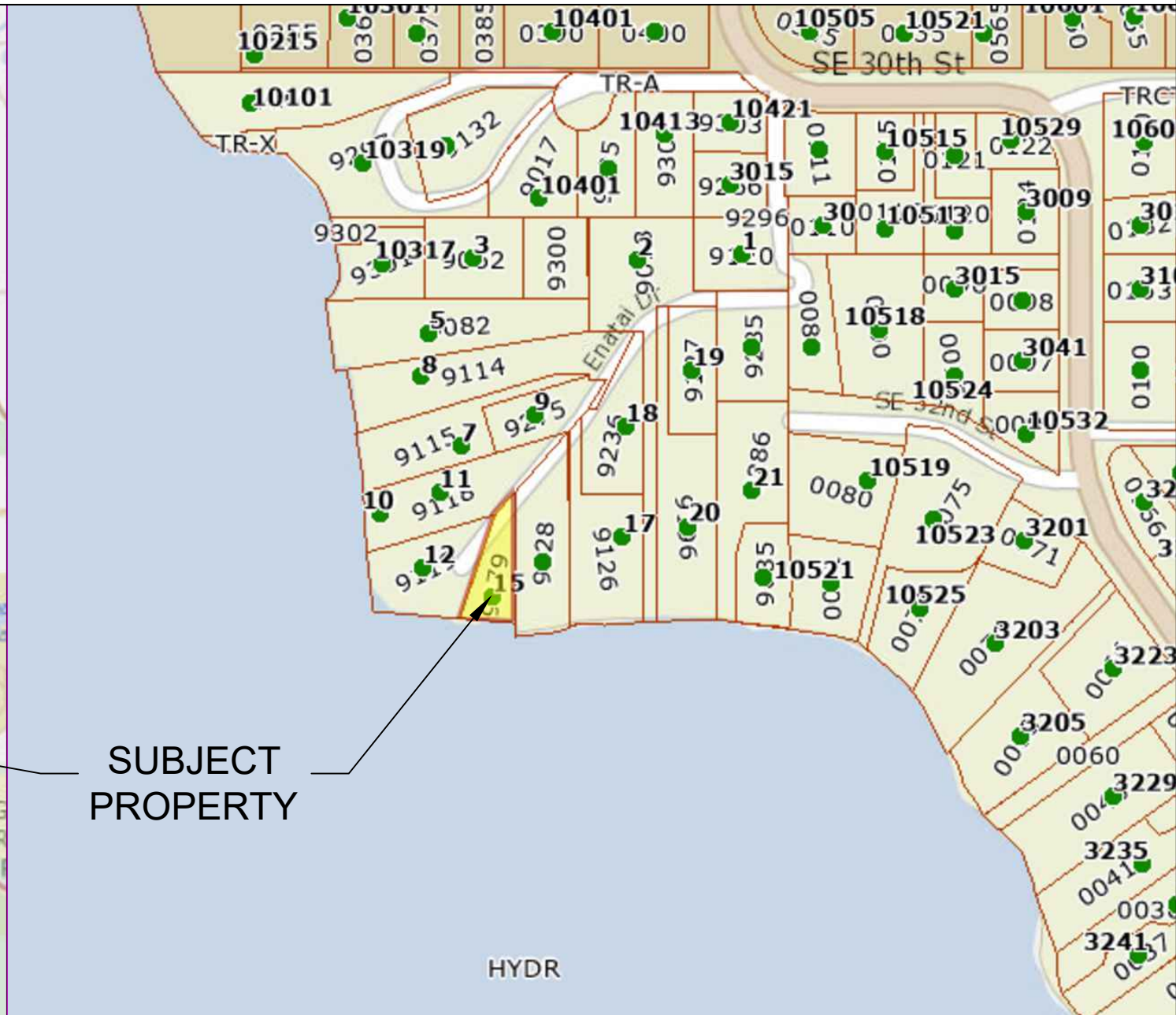
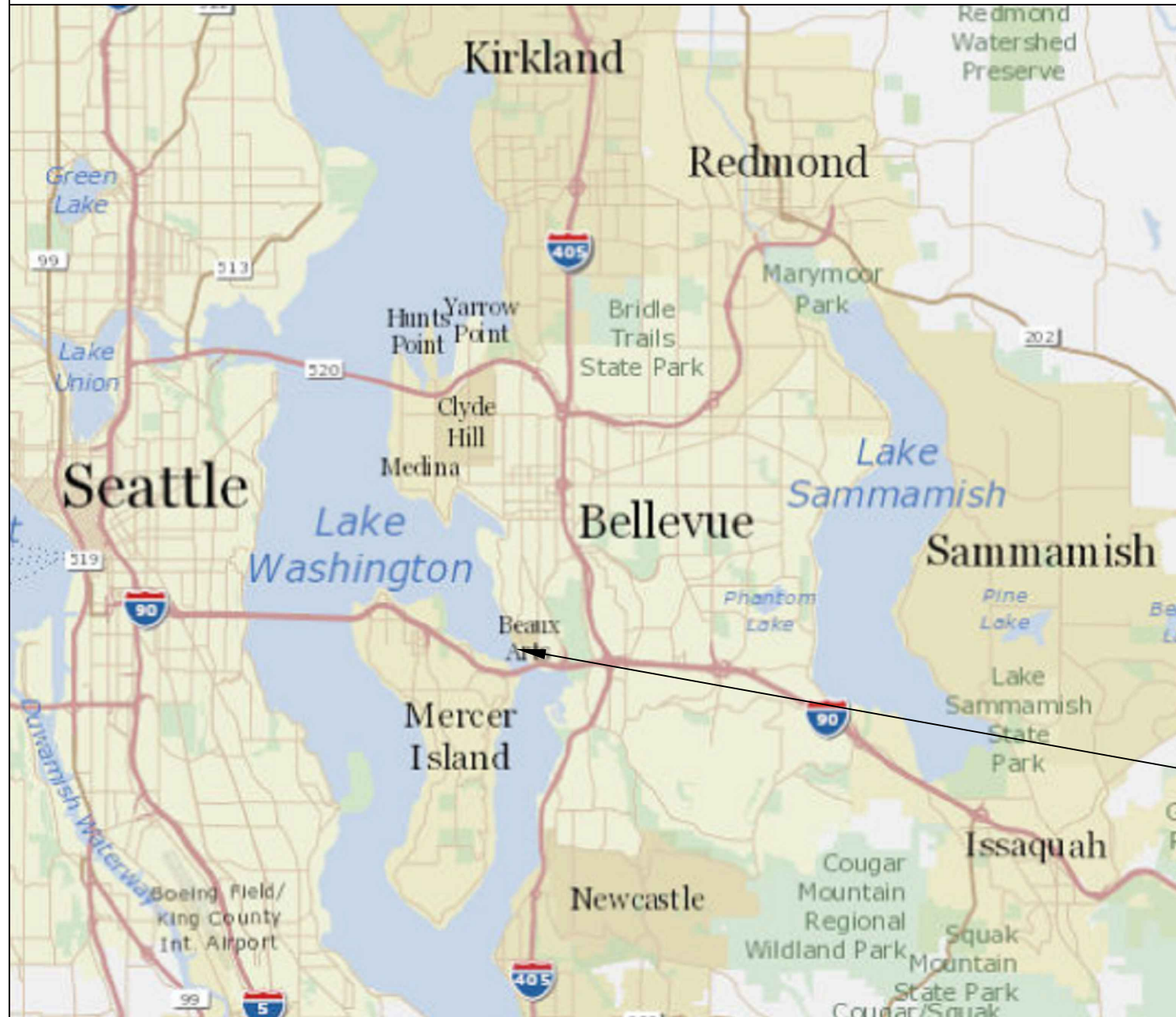
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- US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.
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- WDFW. 2023. SalmonScape. Online database. Accessed November 2023 at <http://apps.wdfw.wa.gov/salmonscape/>

# **Appendix A: Project Drawings**

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# SITE PLAN

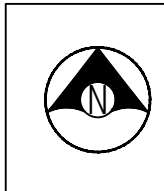


Pin: 082405-9279

Legal Description: POR GL 2 BEG 1124.645 FT S & 1365 FT W OF NE COR GL 3 TH S 42-32-40 W 150.41 FT TO TPOB TH CONTG S 42-32-40 W 40.47 FT TH S 20-07-40 W 155 FT M/L TO SHORELINE OF LAKE WASH TH ELY ALG SD SHORELINE TO A PT S OF TPOB TH N TO TPOB TGW SHORE LANDS ADJ

Plat Block:  
Plat Lot:

Parcel LAT: 47.58196 LONG: -122.2026  
Dock LAT: 47.58172500 LONG: -122.20278333



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

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www.seabornpiledriving.com

Scope of Work: We propose repair (269 sqft) of existing pier with grated decking material, install (14) new 8" steel piles, install (5) new 8" steel brace piles, and install a (429 sqft) extension with grated decking material.

County: King County  
Location: Lake Washington  
Applicant: Mounger Residence  
15 Enatai Dr  
Bellevue, WA 98004  
Datum: CORPS OF ENGINEERS 1919  
SW Quarter Of Section 24, Township 14, Range 05  
Adjacent Owners:  
KIRKPATRICK DENNIS & JILL S  
GAAN KENNETH ARC+ELLSWORTH  
16 ENATAI DR 98004  
Created: 07/20/23  
Last Updated: 9/29/2023 11:48 AM Shop

**SHEET**  
**1.0**

# GENERAL NOTES:

MATERIALS SPEC LIST:

**Boat Lifts:** Aluminum

- \* SL10014ARW - 146" x 191"
- \* SL2008AR2D2 - 122" x 132" (dual jet ski)

**Decking Material:** FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- \* Surface - 43%
- \* 18" Dock Height - 61%

**Sewer:**

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

**Piles:**

- \* All new piles are epoxy coated steel piles \*size varies, see plan set
- \* Repair piles are done as a sleeve/strap method
- \* All Pile tops exposed will have a conical cap placed on top
- \* Piles are driven using the vibro method

CODE REFERENCES: Bellevue

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

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

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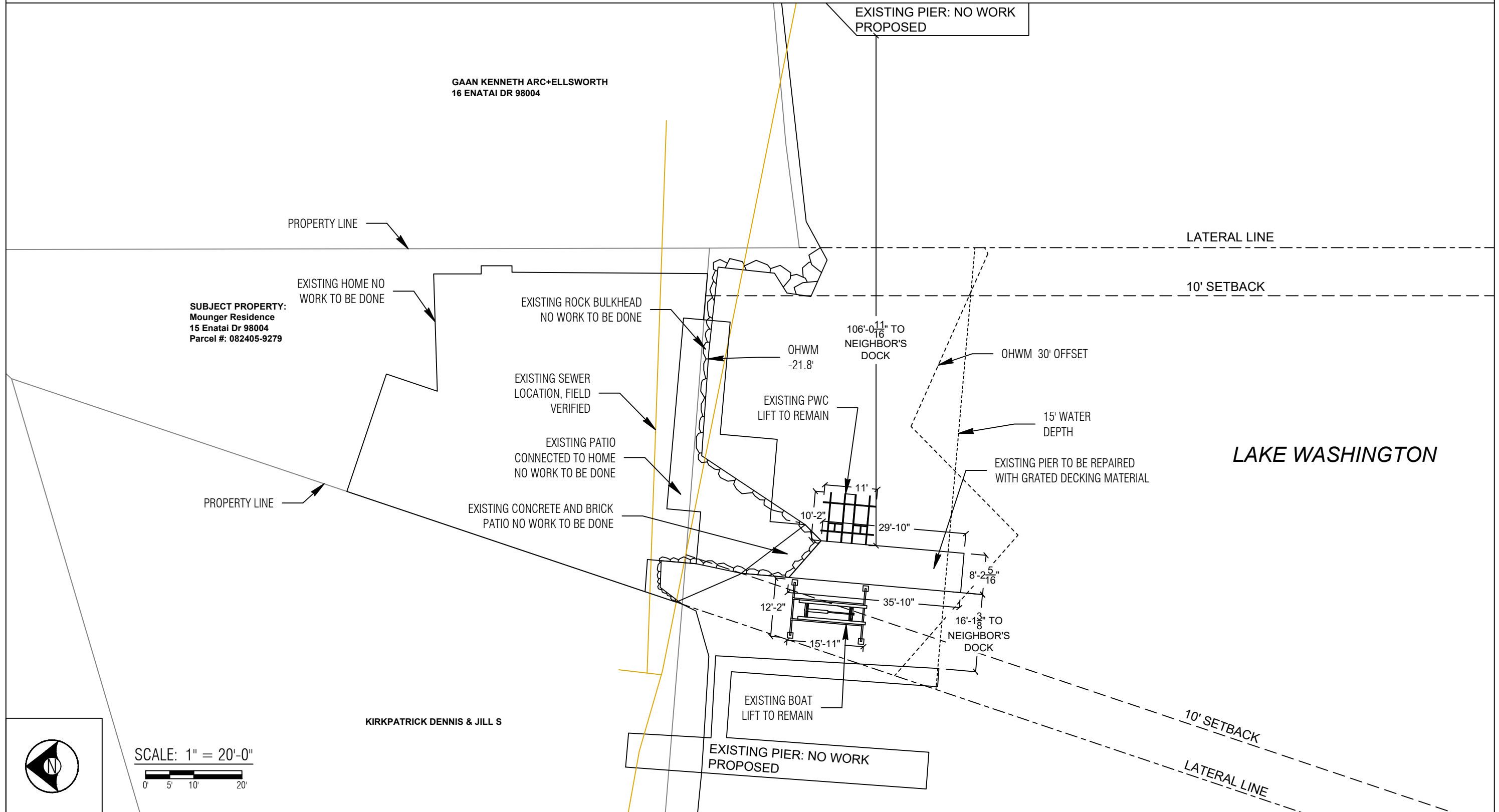
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**SHEET  
2.0**

# EXISTING CONDITIONS

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



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 Location: Lake Washington

Applicant: Mounger Residence  
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 Bellevue, WA 98004

Datum: CORPS OF ENGINEERS 1919  
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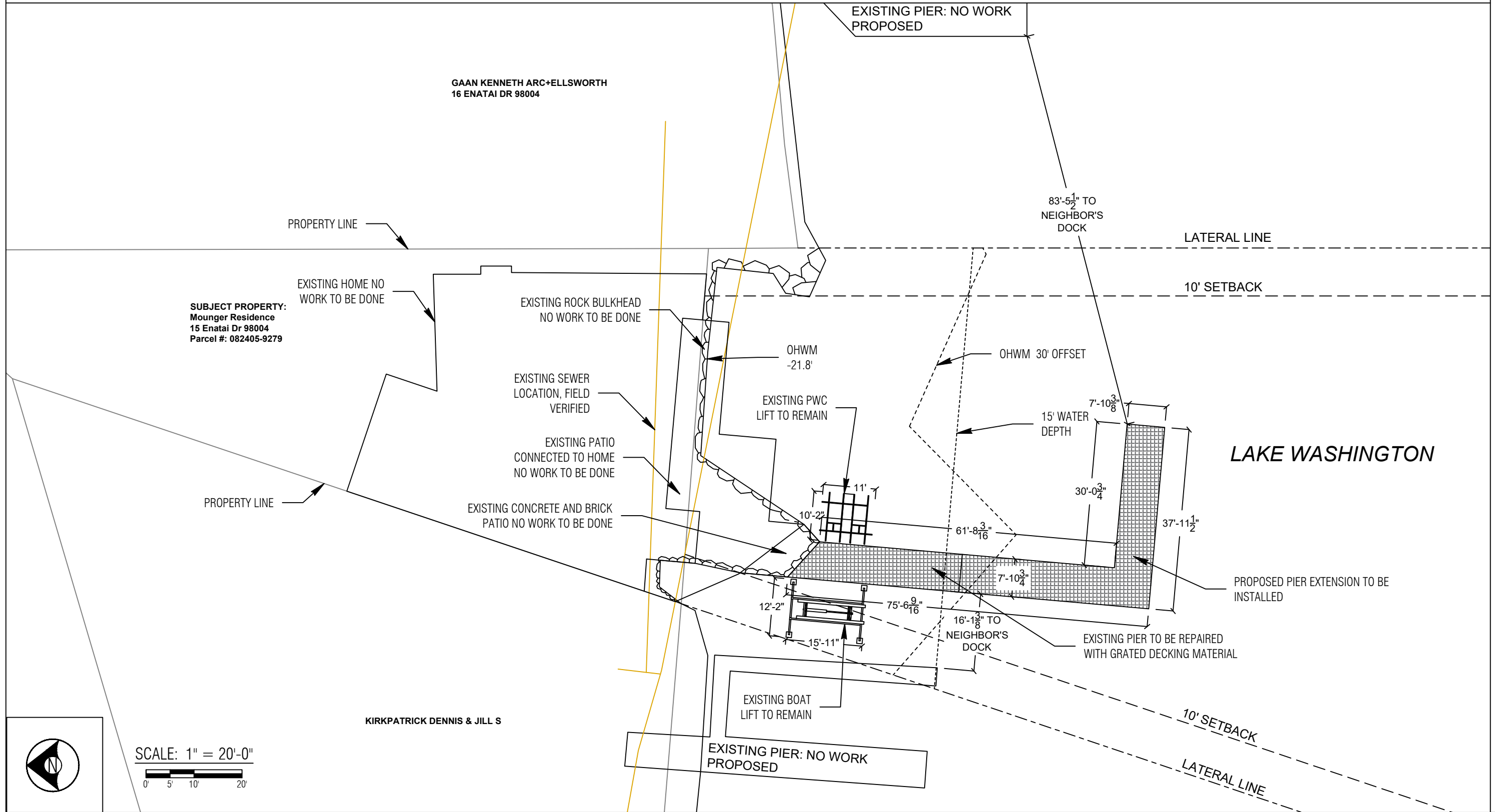
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**SHEET**  
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 PAGE 3 OF 14

# PROPOSED CONDITIONS

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



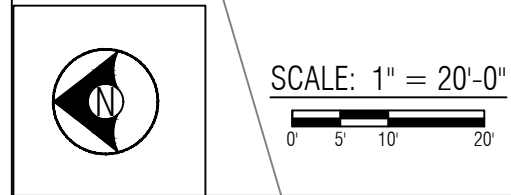
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**SHEET**  
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# PIER DETAILS - EXISTING PLAN VIEW

## LEGEND

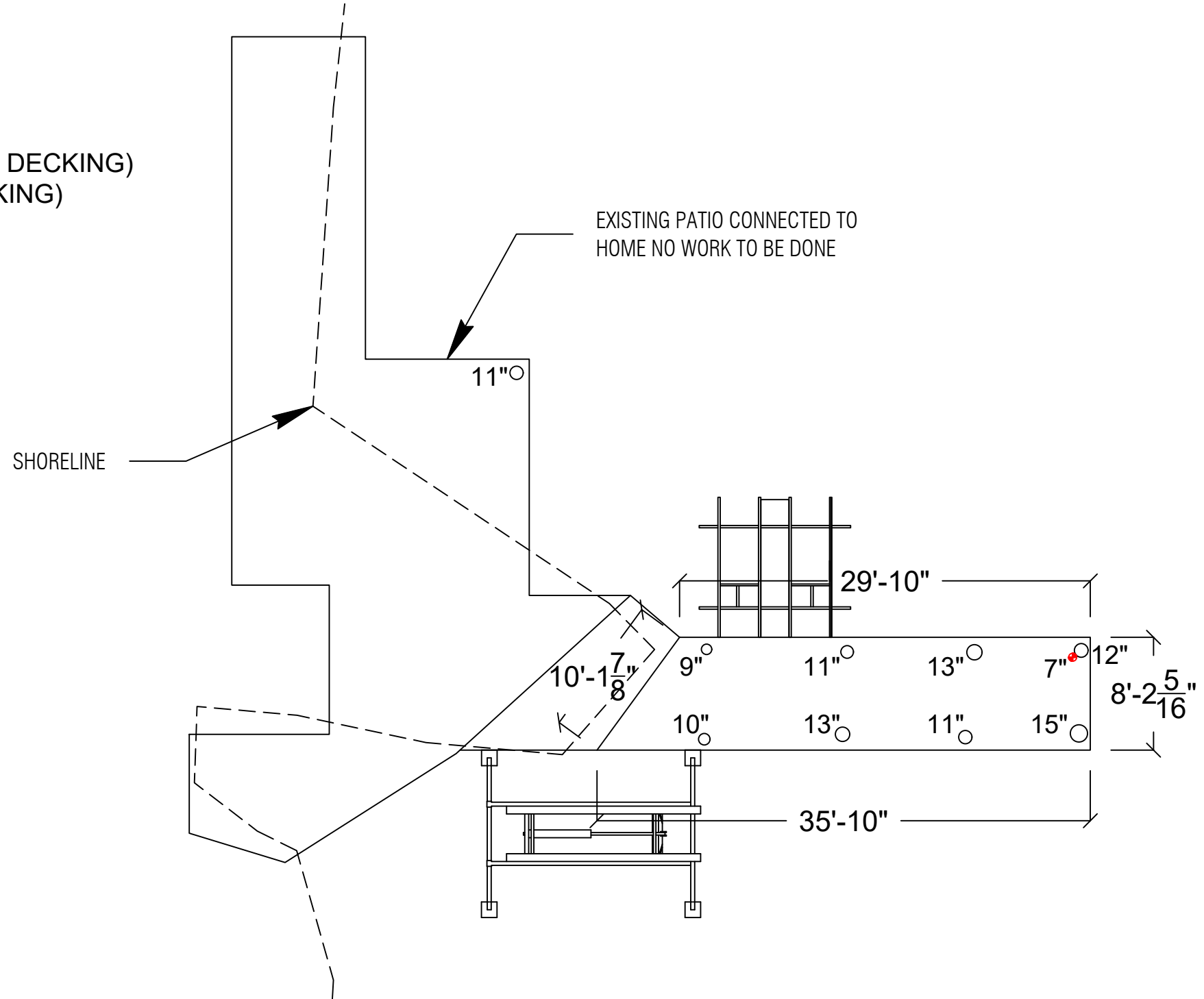
⊕ (1) EXISTING PILES - TO BE REPAIRED

○ (9) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 269 sqft (TO BE REPAIRED w/ GRATED DECKING)

Existing Pier total: 269 sqft (TO BE REPAIRED w/ GRATED DECKING)

\*\*Grated decking is 43% open space



PLAN VIEW



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# PIER DETAILS - PROPOSED PLAN VIEW

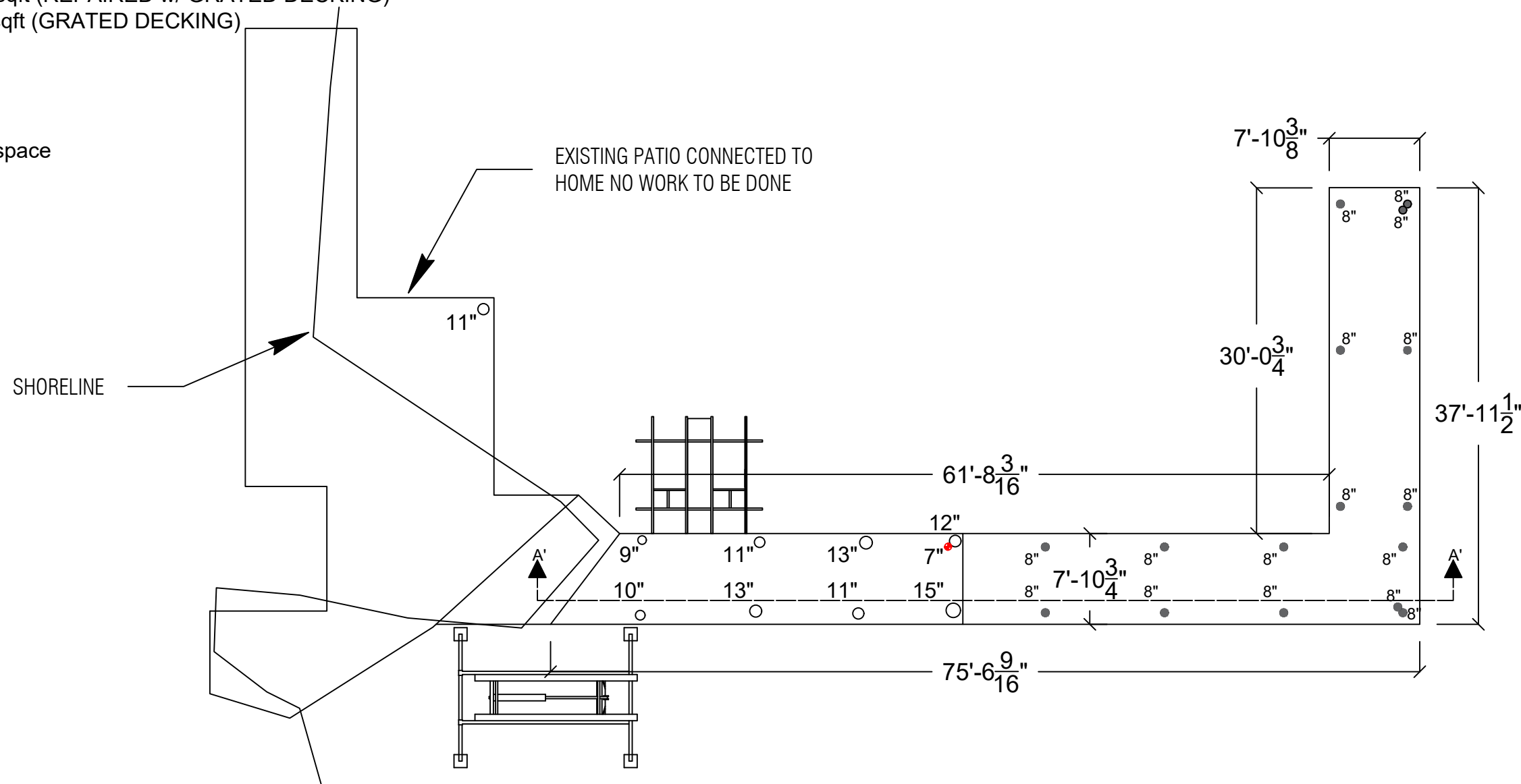
## LEGEND

- ⊕ (1) EXISTING PILES - TO BE REPAIRED
- (14) PROPOSED STEEL PILES - TO BE ADDED
- (2) PROPOSED STEEL BRACE PILES - TO BE ADDED
- (9) EXISTING PILES - NO WORK TO BE DONE

Proposed Pier Overwater: 259 sqft (REPAIRED w/ GRATED DECKING)  
 Proposed Pier Extension: 550 sqft (GRATED DECKING)

New Pier Overwater: 809 sqft  
 New Pier total: 809 sqft

\*\*Grated decking is 43% open space



PLAN VIEW



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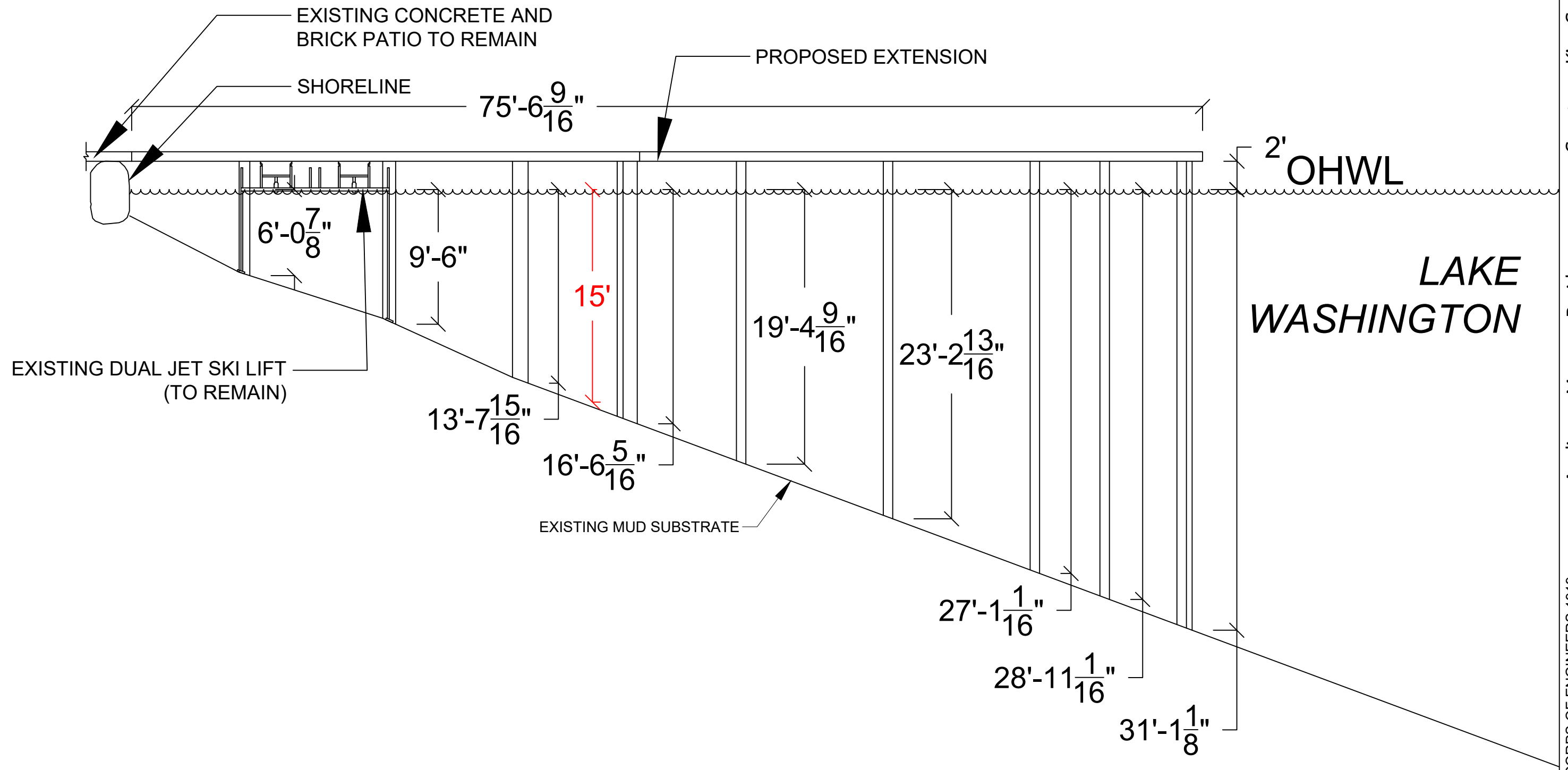
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**SHEET**  
**6.0**

# PIER DETAILS PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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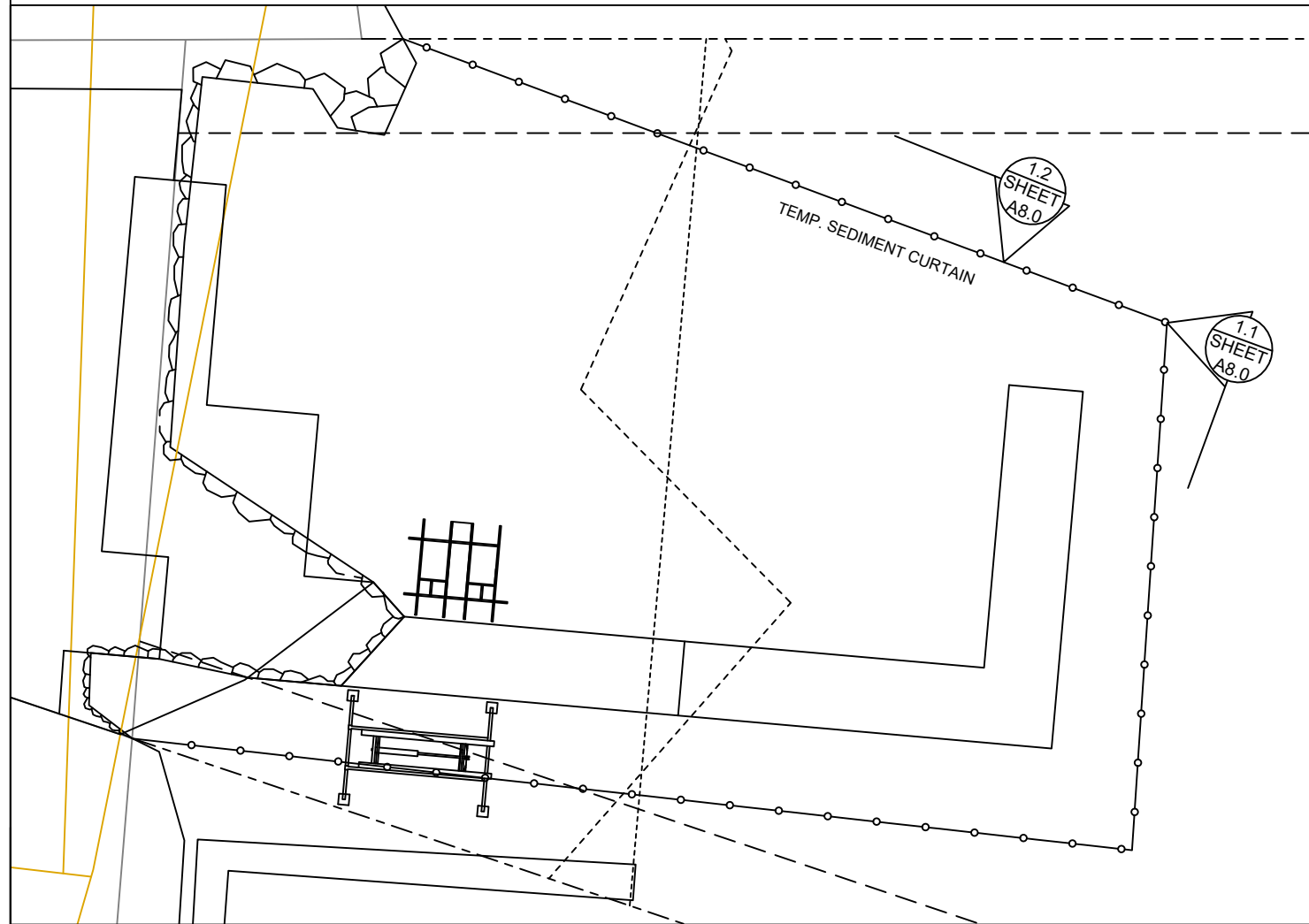
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# BMP INFORMATION

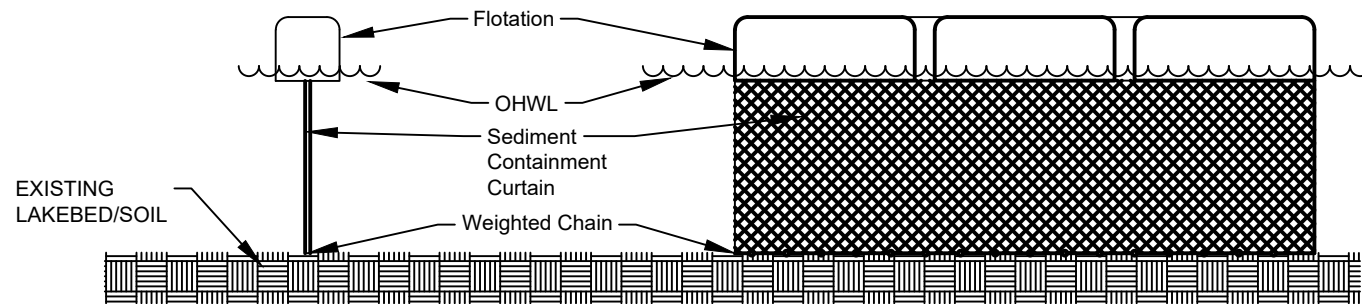


## BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
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 curtain 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 curtain.
  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.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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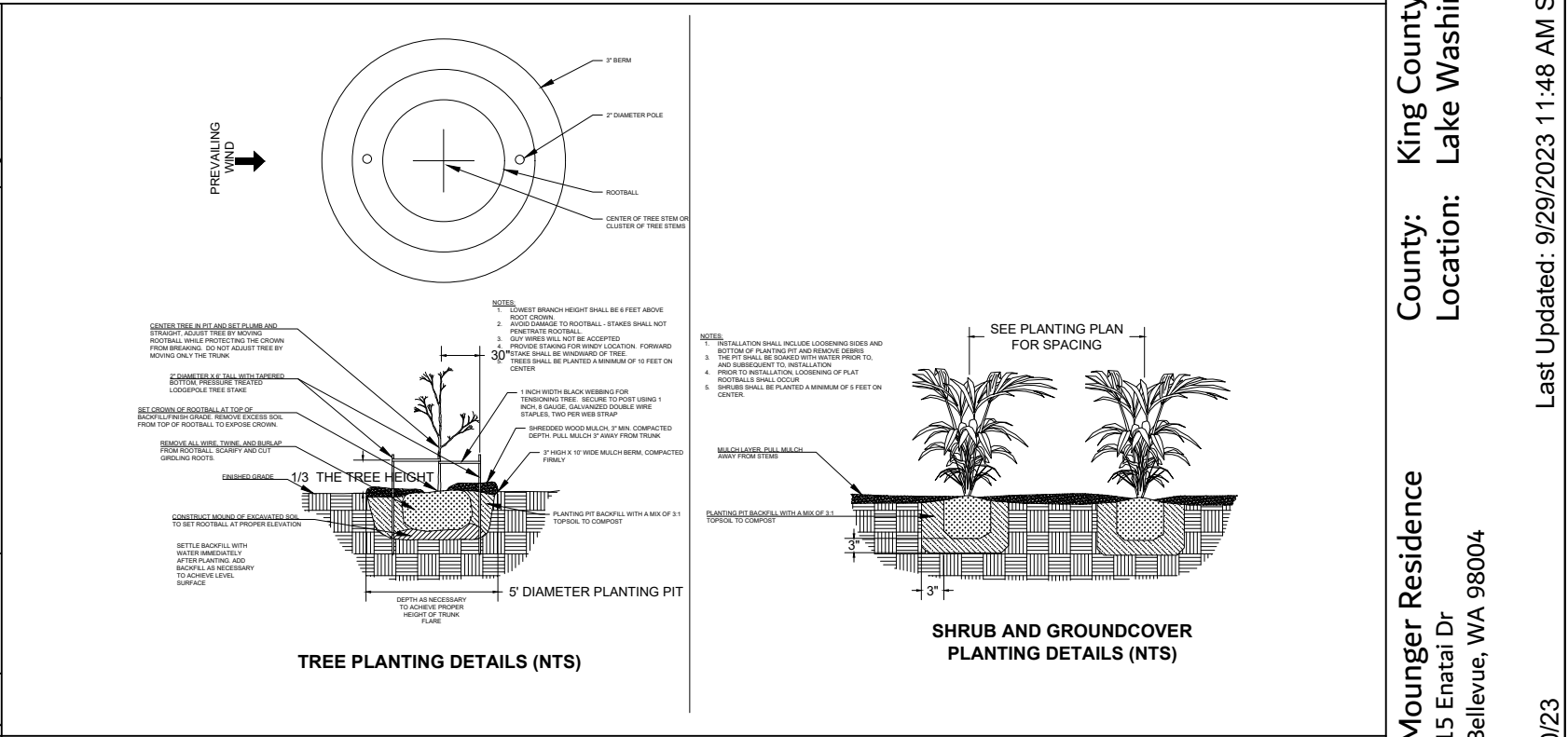
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**SHEET**  
**8.0**

# MITIGATION PLAN



**Notes:**

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, 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.

**NO MITIGATION PLAN PROPOSED, NO SUITABLE LOCATION**

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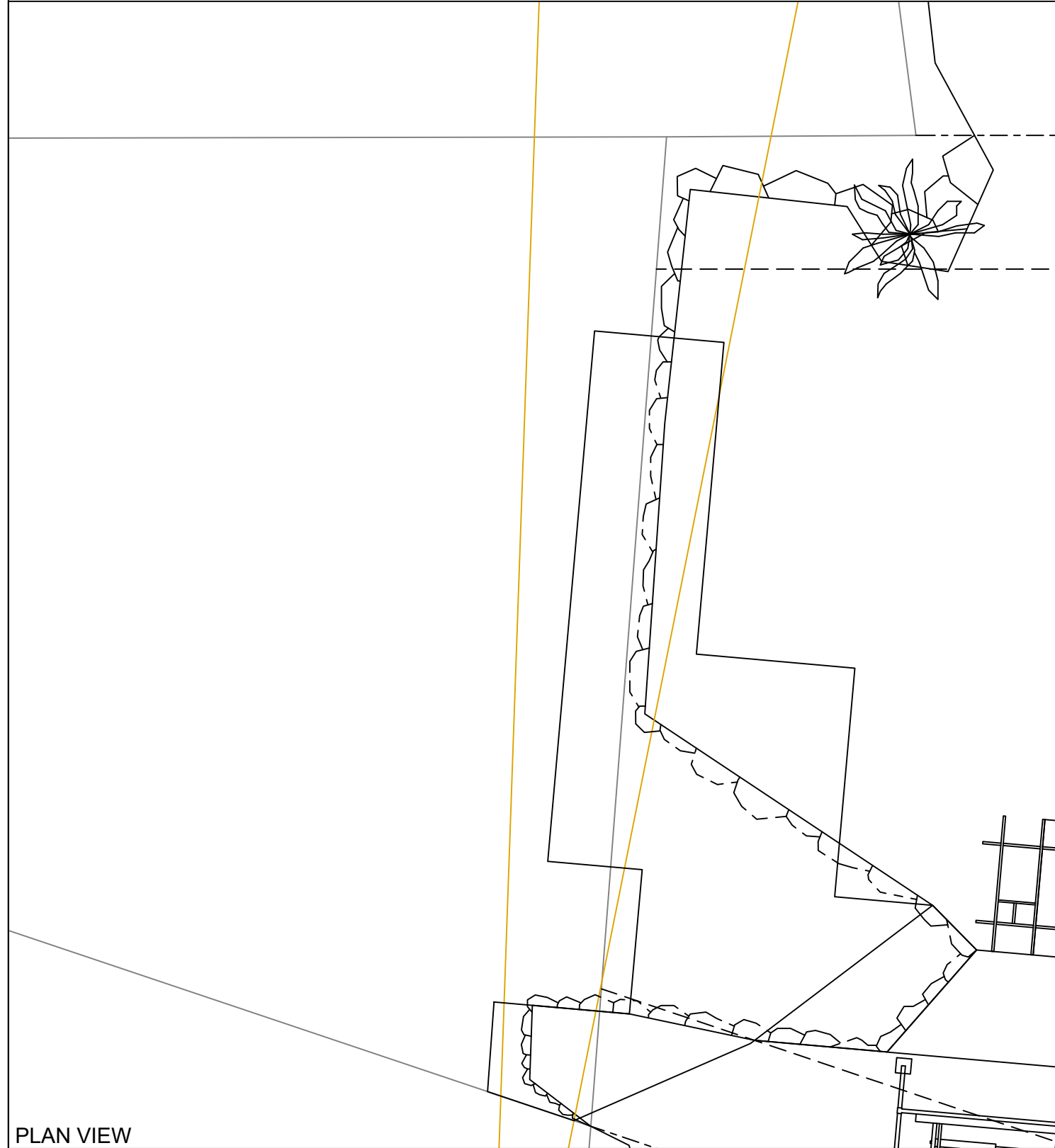


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**SHEET**  
**9.0**

# EXISTING PLANT PLAN



PLAN VIEW

## EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Hedera Helix	Common Ivy	1	~ 10ft

Scope of Work: We propose repair (269 sqft) of existing pier with grated decking material, install (14) new 8" steel piles, install (5) new 8" steel brace piles, and install a (429 sqft) extension with grated decking material.



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1080 W Ewing St  
Seattle, WA 98119

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www.seabornpiledriving.com

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Location: Lake Washington

Applicant: Mounger Residence  
15 Enatai Dr  
Bellevue, WA 98004

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Adjacent Owners:  
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16 ENATAI DR 98004

**SHEET**  
**10.0**

# GENERAL ENGINEERING NOTES:

## GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS ( $\pm$ ) OR REF INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS – DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS AND EXISTING MEMBERS, AS REQUIRED, AND IN A MANNER SUITABLE TO WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
- ALL MATERIALS SHALL BE NEW, UNO.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS, NOTES, AND MANUFACTURER RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS, THE ENGINEER SHALL BE CONTACTED FOR DIRECTION.
- THE CONTRACTOR SHALL CAREFULLY DECONSTRUCT EXISTING ELEMENTS AS NECESSARY TO ACCESS THE WORK AREAS. SUCH DECONSTRUCTION MAY INCLUDE, INTERIOR AND EXTERIOR FINISHES. ALL DECONSTRUCTION ELEMENTS SHALL BE RECONSTRUCTED TO MATCH THE ORIGINAL APPEARANCE AND MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- ALL MOORAGE COVERS AND LIFTS SHALL BE FREESTANDING AND SHALL NOT BE ATTACHED TO THE DOCK, UNLESS NOTED OTHERWISE.

## CODES AND STANDARDS

- ALL METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WOOD WORK SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
- AMERICAN SOCIETY FOR TESTING AND MATERIALS, CURRENT EDITION

## DESIGN CRITERIA

WIND DESIGN: WIND LOAD IS BASED ON ASCE 7 CHAPTER 29 WITH THE FOLLOWING FACTORS

EXPOSURE CATEGORY = D      RISK CATEGORY = II  
 $V_{3s} = 98\text{MPH}$       WIND IMPORTANCE FACTOR,  $I_w = 1.0$

DESIGN VESSEL IS 30' LONG WITH AVERAGE FREEBOARD OF 11'-6"  
 DESIGN VESSEL IS 60' LONG WITH AVERAGE FREEBOARD OF 14'

WAVE LOADS:  $P = 328\text{ LBS}$

LIVE LOADS: LIVE LOAD = 40 PSF  
 SNOW LOAD = 25 PSF

SEISMIC LOADS: DOCK PILING  $R = 2.0$   
 SEISMIC IMPORTANCE = 1.0  
 $SD_1 = 0.595g$

## STRUCTURAL STEEL

- ALL MISCELLANEOUS STEEL SHAPES AND PLATES, EXCEPT AS NOTED BELOW, SHALL CONFORM TO ASTM 36.
- ALL WF SHAPES SHALL CONFORM TO ASTM A992,  $F_y = 50\text{ KSI}$
- ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3,  $F_y = 45\text{ KSI}$
- ALL BOLTS SHALL BE ASTM A307, UNO.
- ALL NUTS SHALL BE ASTM A563, UNO.
- ALL WASHERS SHALL BE ASTM F436, UNO.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
- ALL STEEL MEMBERS AND FASTENERS THAT ARE NOT EPOXY COATED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

## WELDING

- ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
- ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PREQUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
- THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS, FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
- WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES."

## WOOD

- EACH PIECE OF LUMBER SHALL BEAR A STAMP INDICATING A GRADE MARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN STANDARD COMMITTEE (ALSC).
- DIMENSION LUMBER SHALL BE P.T. DOUG-FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE ALASKAN CEDAR AC.AC 20F-V12.
- WOOD SHALL BE SEASONED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
- PRESERVATIVE TREATED WOOD SHALL CONFORM TO THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) UC4A. ALL WOOD SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS WHERE NUTS, BEAR ON WOOD. CUT WASHERS SHALL MEASURE 2 1/4"  $\phi$  x 3/16" THICK.

## GRATING

- DECK GRATING SHALL BE SUNWALK 90 SERIES OR APPROVED EQUAL.

## ABBREVIATIONS

@	AT
AWS	AMERICAN WELDING SOCIETY
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONT.	CONTINUOUS
DF	DOUG FIR
EA	EACH
EX OR (E)	EXISTING
GLB	GLULAM BEAM
LLH	LONG LEG HORIZONTAL
MIN	MINIMUM
MNFR	MANUFACTURER
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
P.T.	PRESERVATIVE TREATED
SF	SQUARE FOOT
REF	REFERENCE
SIM	SIMILAR
SS	STAINLESS STEEL
t	THICK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH

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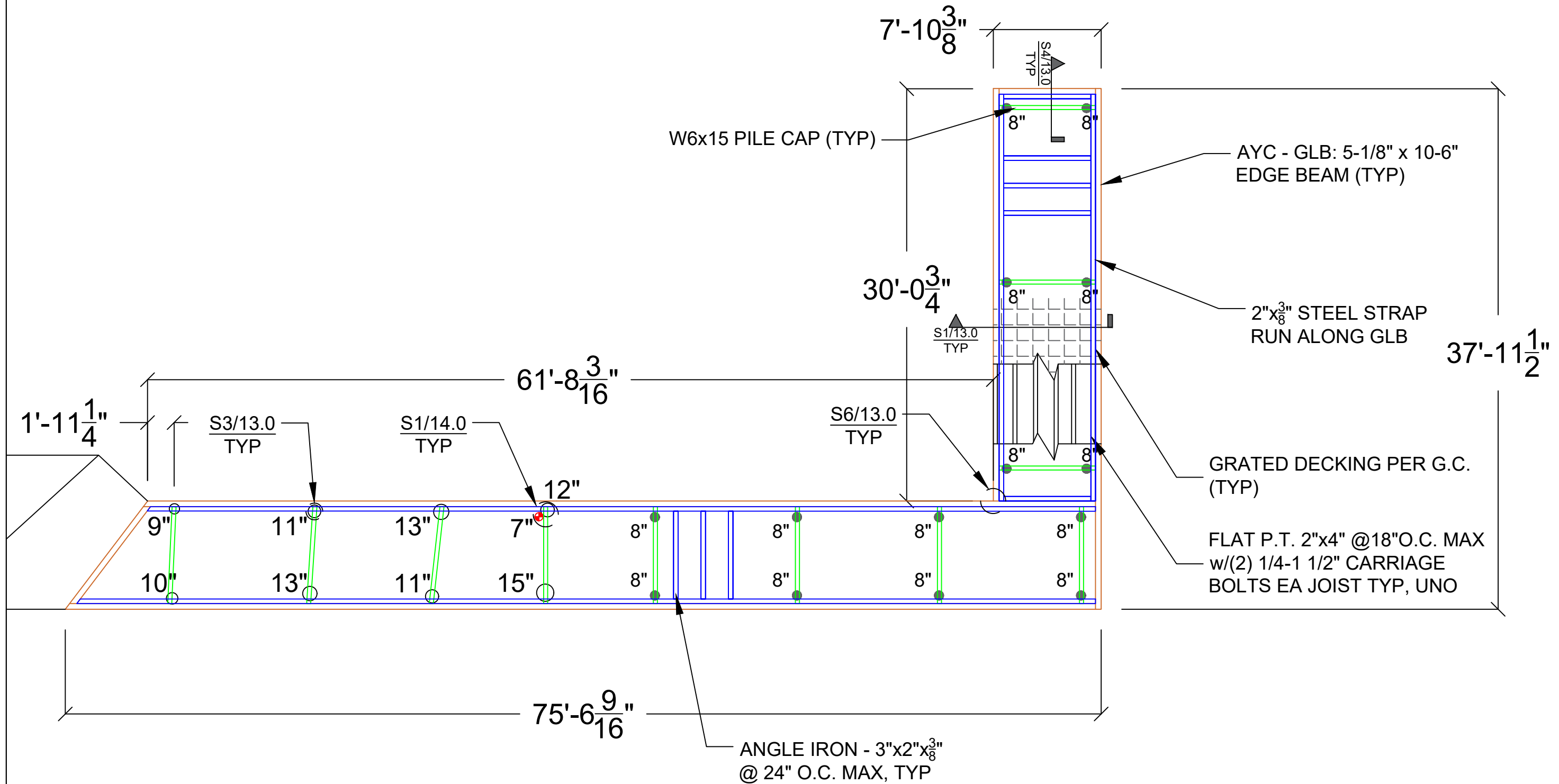
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**SHEET**  
**11.0**

# FRAMING PLAN



King County  
 Location: Lake Washington

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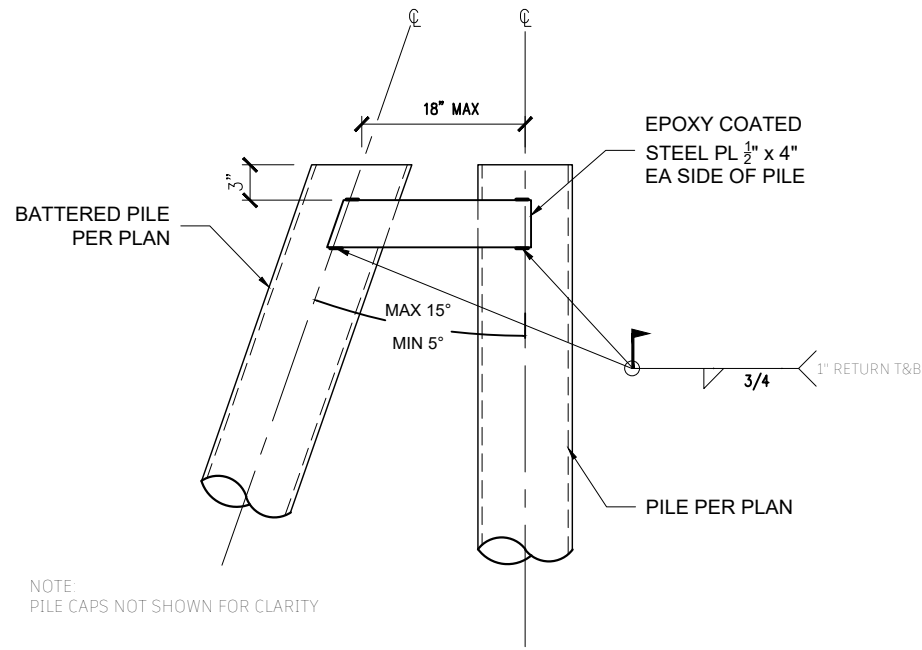
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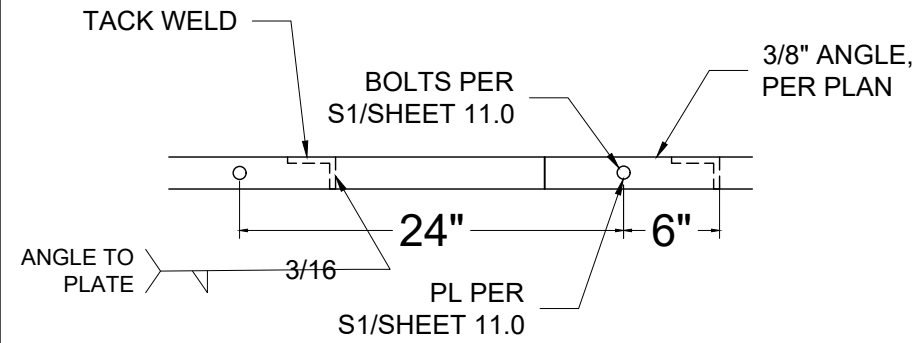
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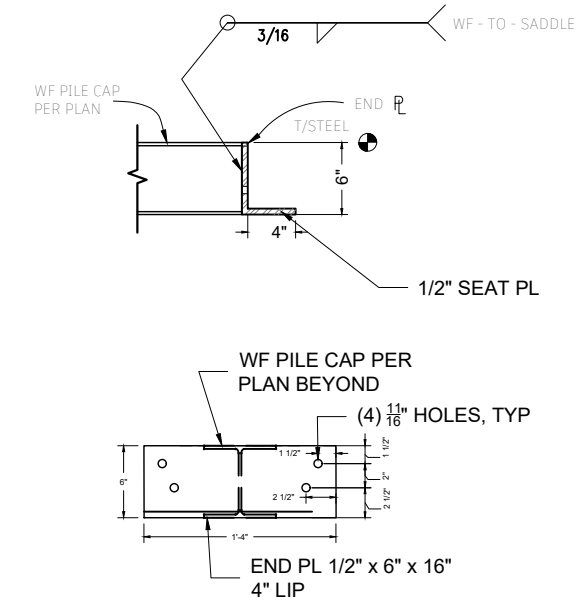
# DETAILS - TRACK



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



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



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

**S4** DETAIL NOT IN USE

**S5** DETAIL NOT IN USE

**S6** DETAIL NOT IN USE



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## **Appendix B: Site Photographs**

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Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Existing shoreline west of dock.



Photo 4 - Existing shoreline east of dock.



Photo 5 - Conditions west of site.



Photo 6 - Conditions east of dock.