

USACE Permit Notification

Reference Number: NWS- 2021-1015-

11/27/2021

Greetings

The U.S. Army Corps of Engineers has received a permit application for the following actions:

Maintain an existing 1,043-square foot pier waterward of the Ordinary High Water Mark (OHWM). Work would replace 6-inch by 8-inch cap beams and 4-inch by 8-inch stringers, and replace solid decking with fully grated decking (43 % open space), one 9-inch diameter woodpile cut off below waterline stubbed with steel sleeves and secured with 3/4-inch galvanized Thru-Bolts. Replace an existing 113-square foot floating platform. Remove existing PWC. Existing boatlift remain no work proposed. Materials would be brought to the site by a barge, and a floating containment boom would be placed around the area before construction begins.

Lead Agency-if not USACE:

☐ EPA/CERCLA

Name of Applicant: Ellis, Sarah

Type of Permit: ☐ Section 404 ☒ Section 10

☒ Nationwide 10,

☐ Regional General

☐ Letter of Permission

☐ Individual

Location In Lake Washington at/near Hunts Point

KingCo., Washington

Proj Latitude: 47.63916

Longitude: -122.22609

Township: 25 Range: 05 Section: 19

Endangered Species Act, Section 7:

The Corps is assessing potential impacts to listed species and critical habitat in the project area for consistency with the RAP programmatic biological opinion.

Essential Fish Habitat (EFH):

The Corps is assessing potential impacts to EFH. If we determine that the proposed action may adversely affect EFH, we will initiate EFH consultation with the NMFS.

Fisheries:

The Corps is assessing potential impacts to usual and accustomed fishing practices, tribal fisheries, and fisheries habitat in the project area.

Coastal Zone Management Area (CZMA):

Cultural/Historic Resources:

The Corps is reviewing this permit and will assess potential impacts to historic properties. We are requesting your comments and would like to know if you have any knowledge or concerns regarding historic properties, including sites of religious and cultural significance that would be potentially affected by the permitted activity.

Response Deadline:

Please note, we will assume that you have no comments and no objections to the permit application if we do not receive a response to this notification within 10 calendar days.

You may also request an extension of 15 calendar days if you intend to provide substantive, site-specific comments, but the request must be submitted within the comment period listed above. If notified of the time extension request, we will wait until the close of the time extension period before making a permit decision. We will fully consider all comments received.

Additional Information:

Attached is a set of project drawings. Please let me know if you have any questions.

Sincerely,

Colleen Anderson

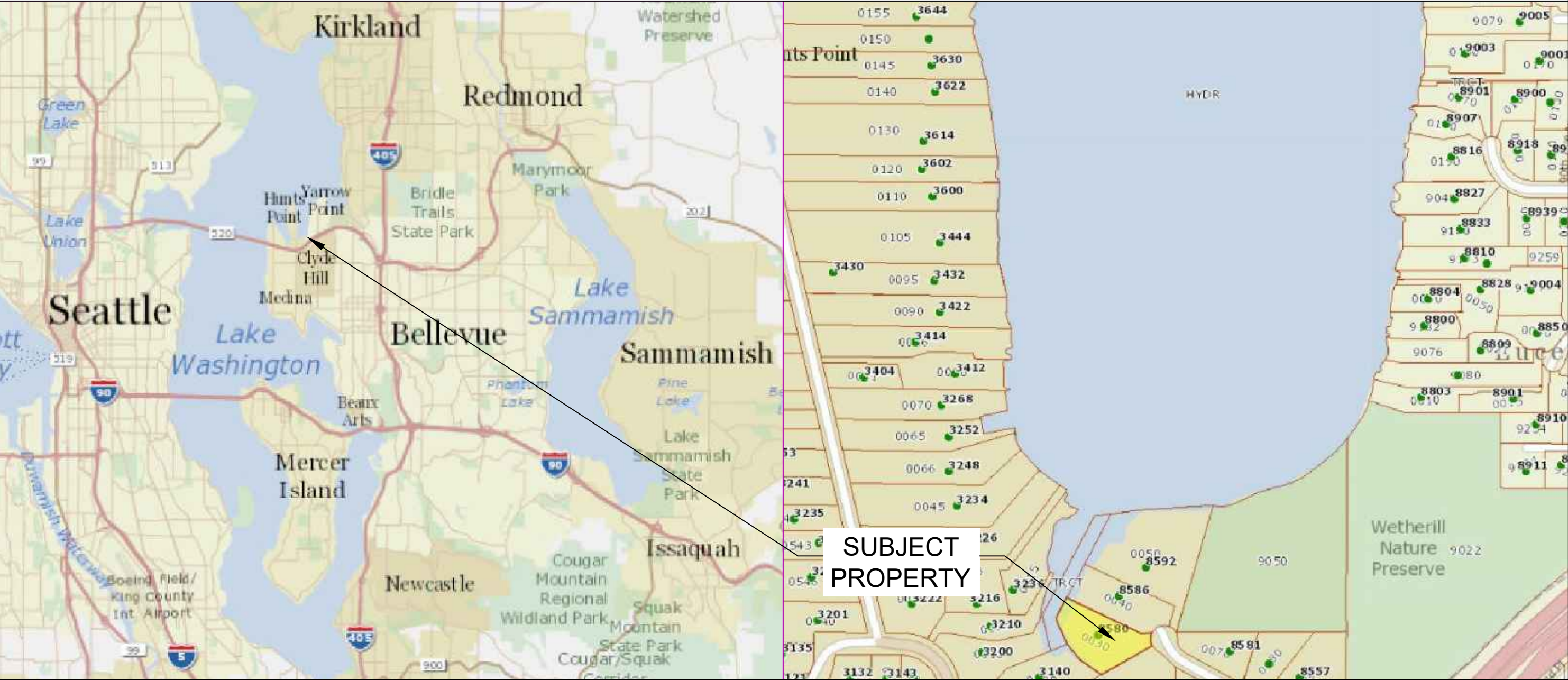
Project Manager

U.S. Army Corps of Engineers, Seattle District, Regulatory

(206) 764-3262

Colleen.C.Anderson@usace.army.mil

SITE PLAN



Pin: 1801700030

Legal Description: COZY COVE HAVEN TGW UND INT TR A

Plat Block:
Plat Lot: 3

LAT: 47.63916 LONG: -122.22609



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

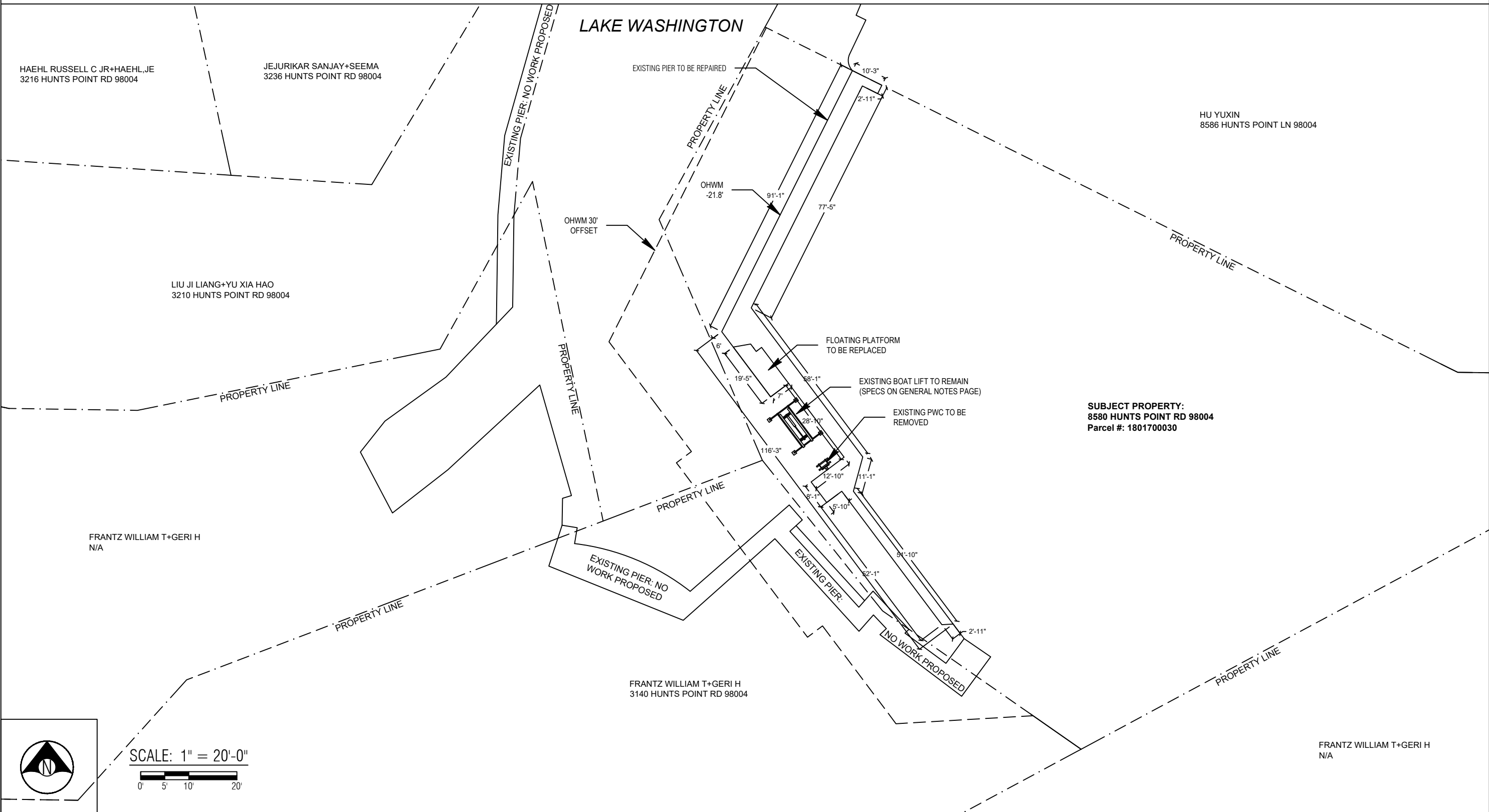
Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

NWS-2021-1015

County: King County Location: Lake Washington	
Applicant: Ellis Residence 8580 Hunts Point Lane Hunts Point, WA 98004	
Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 19, Township 25, Range 05	Created: 06-01-2021 Last Updated: 10/13/2021 12:45 PM Kelse
Adjacent Owners: FRANTZ WILLIAM T+GERI H 3140 HUNTS POINT RD 98004	
SHEET A1.0	
NWS-2021-XXX PAGE 1 OF 9	

EXISTING CONDITIONS

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



County: King County
Location: Lake Washington

Applicant: Ellis Residence
8580 Hunts Point Lane
Hunts Point, WA 98004

Last Updated: 10/13/2021 12:45 PM Kelse

Created: 06-01-2021

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 19, Township 25, Range 05

Adjacent Owners:
FRANTZ WILLIAM T+GERI H
3140 HUNT'S POINT RD 98004
HU YUXIN
8586 HUNT'S POINT LN 98004

Adjacent Owners:

FRANTZ WILLIAM T+GERI H
3140 HUNTS POINT RD 98004



SCALE: 1" = 20'-0"



A horizontal scale bar with four segments. The first segment is labeled 0', the second 5', the third 10', and the fourth 20'.



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 (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

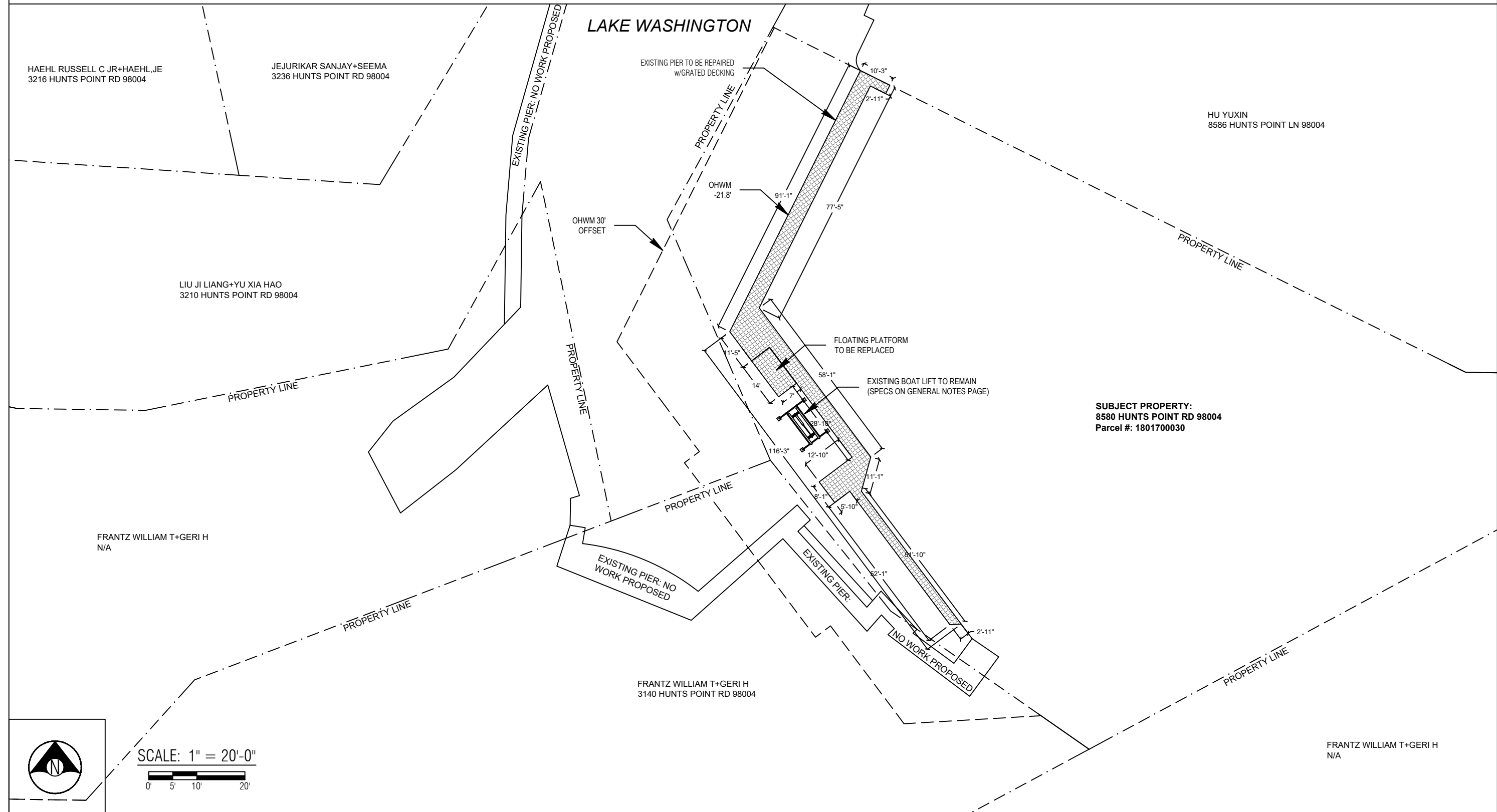
**SHEET
A2.0**

NWS-2021-XXX
PAGE 2 OF 9

NWS-2021-1015

PROPOSED CONDITIONS

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



County: King County
Location: Lake Washington

Applicant: Ellis Residence
8580 Hunts Point Lane
Hunts Point, WA 98004

Last Updated: 10/13/2021 | 2:45 PM Keise

Created: 06-01-2021

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 19, Township 25, Range 05

Adjacent Owners:
FRANTZ WILLIAM T+GERI H
3140 HUNTS POINT RD 98004

Adjacent Owners:
FRANTZ WILLIAM T+GERI H

FRANTZ WILLIAM T+GERI H
3140 HUNTS POINT RD 98004

SHEET
A3.0

NEWS-2021-XXX
PAGE 3 OF 9

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

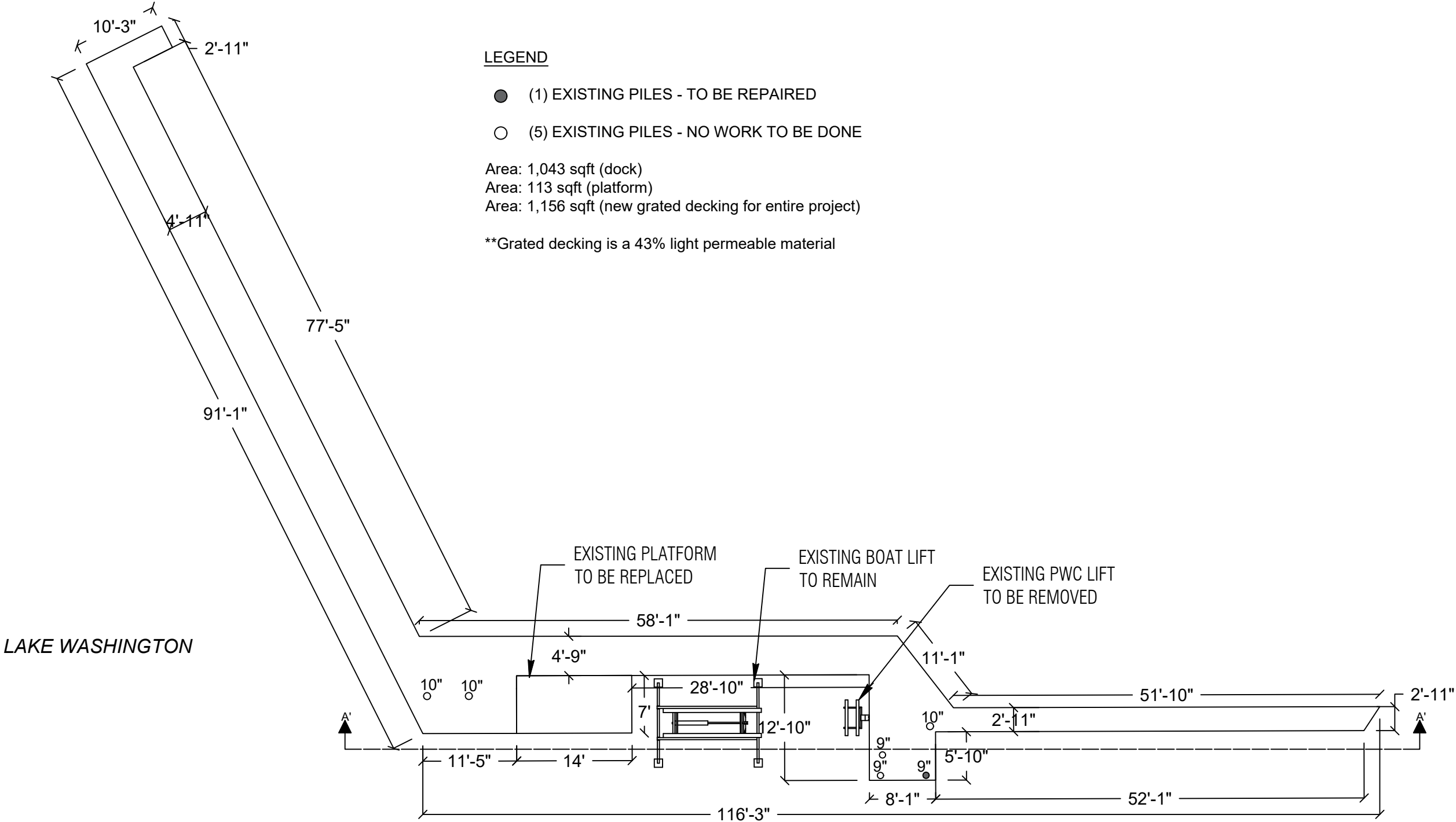
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

NWS-2021-1015



PIER DETAILS - EXISTING/PROPOSED



PLAN VIEW



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

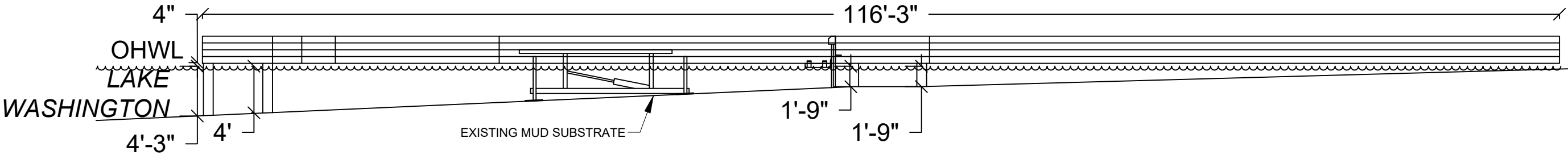
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

NWS-2021-1015

Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 19, Township 25, Range 05	Applicant: Ellis Residence 8580 Hunts Point Lane Hunts Point, WA 98004	County: King County Location: Lake Washington
	Adjacent Owners: FRANTZ WILLIAM T+GERI H 3140 HUNTS POINT RD 98004	Created: 06-01-2021

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

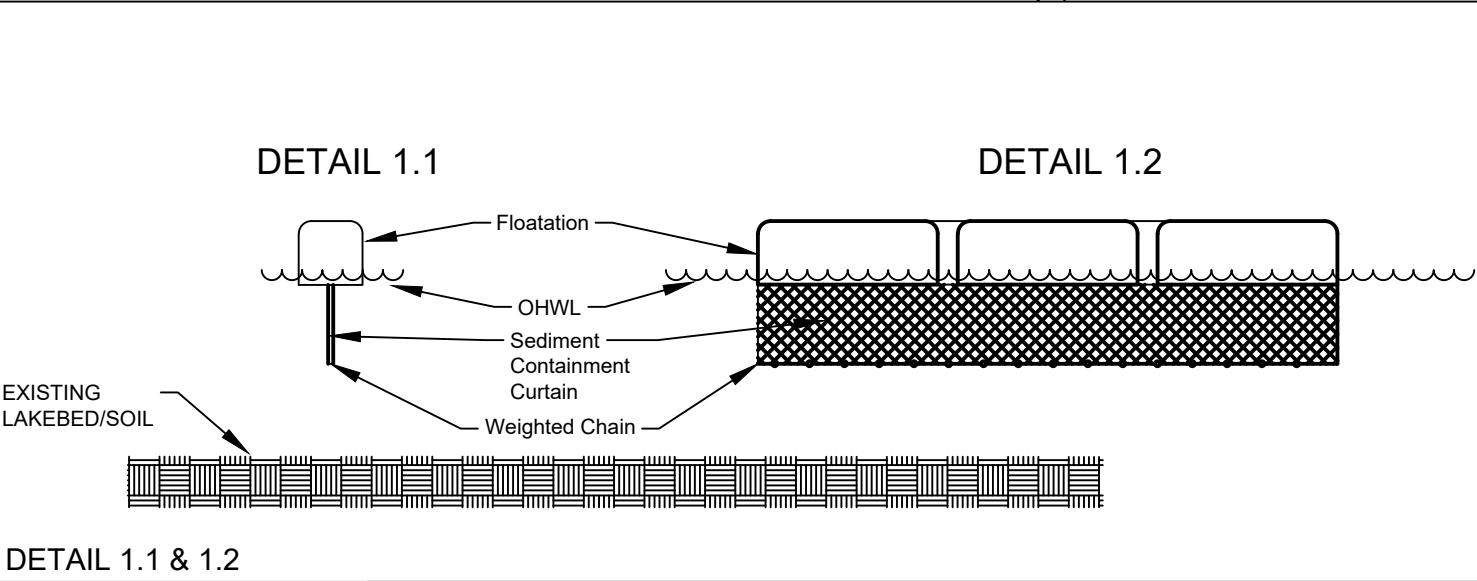
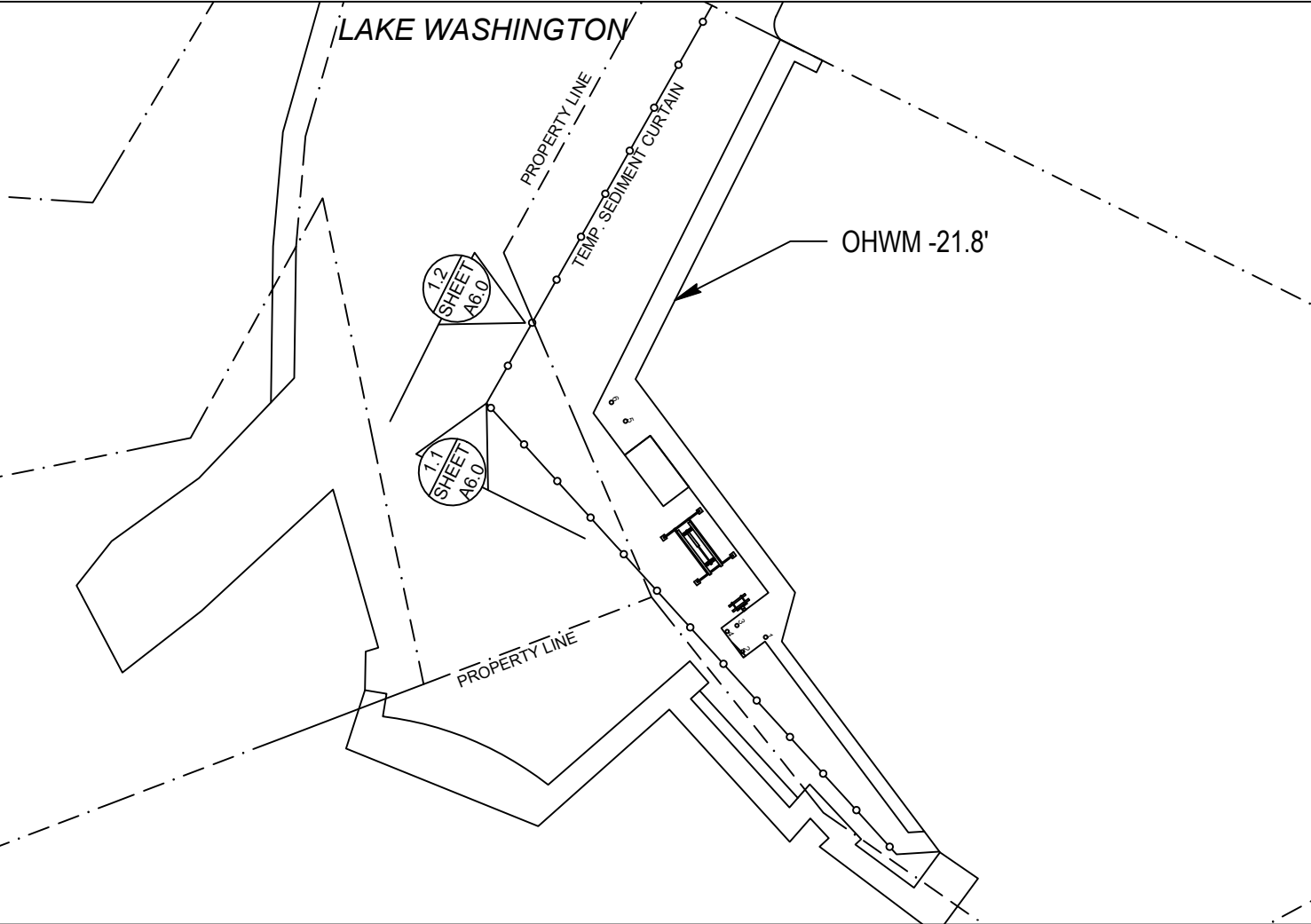
Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 19, Township 25, Range 05
Adjacent Owners:
FRANTZ WILLIAM T+GERI H
3140 HUNTS POINT RD 98004
HU YUXIN
8586 HUNTS POINT LN 98004

Applicant: Ellis Residence
8580 Hunts Point Lane
Hunts Point, WA 98004
Created: 06-01-2021

County: King County
Location: Lake Washington
Last Updated: 10/13/2021 12:45 PM Kelse

SHEET
A5.0

BMP INFORMATION



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.



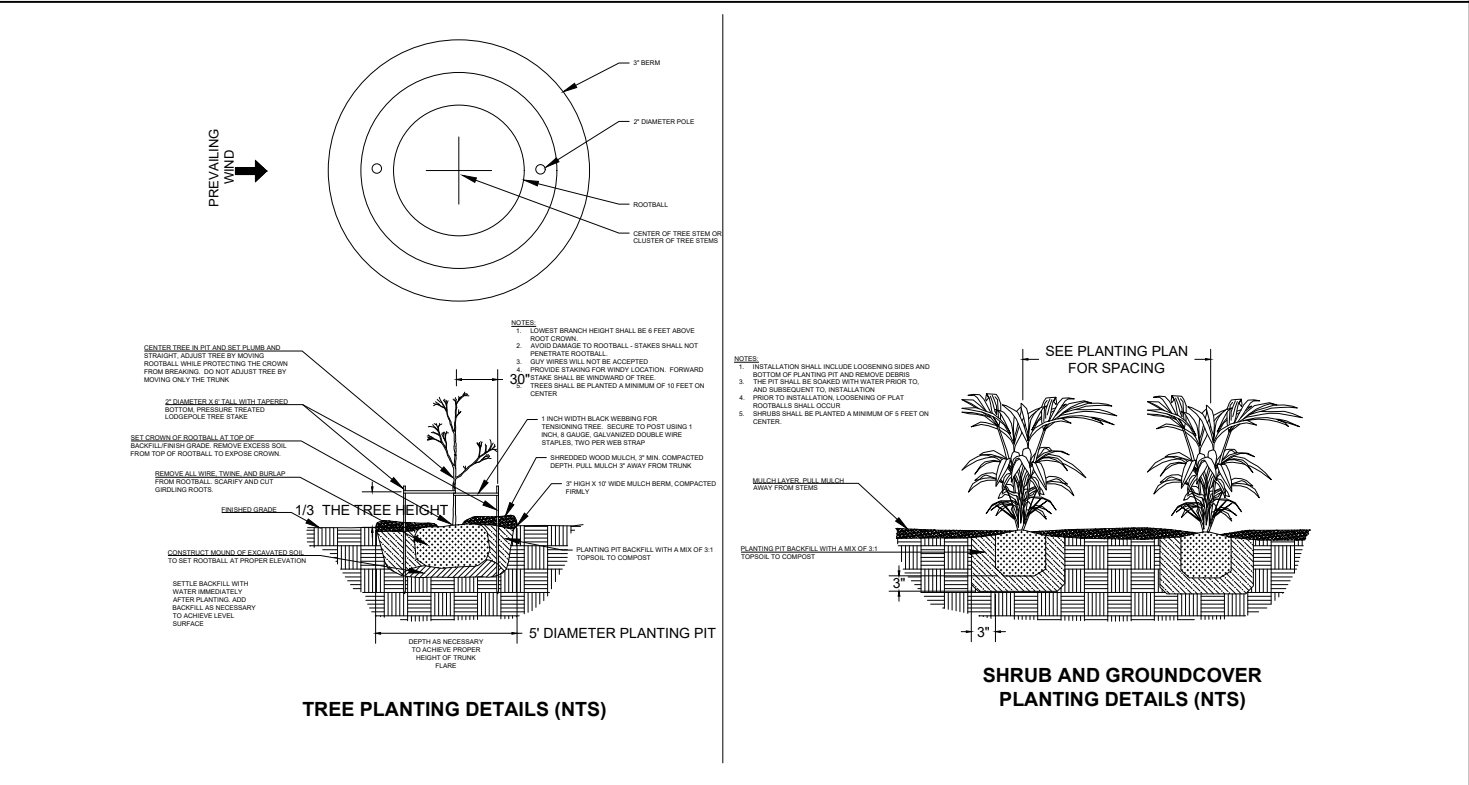
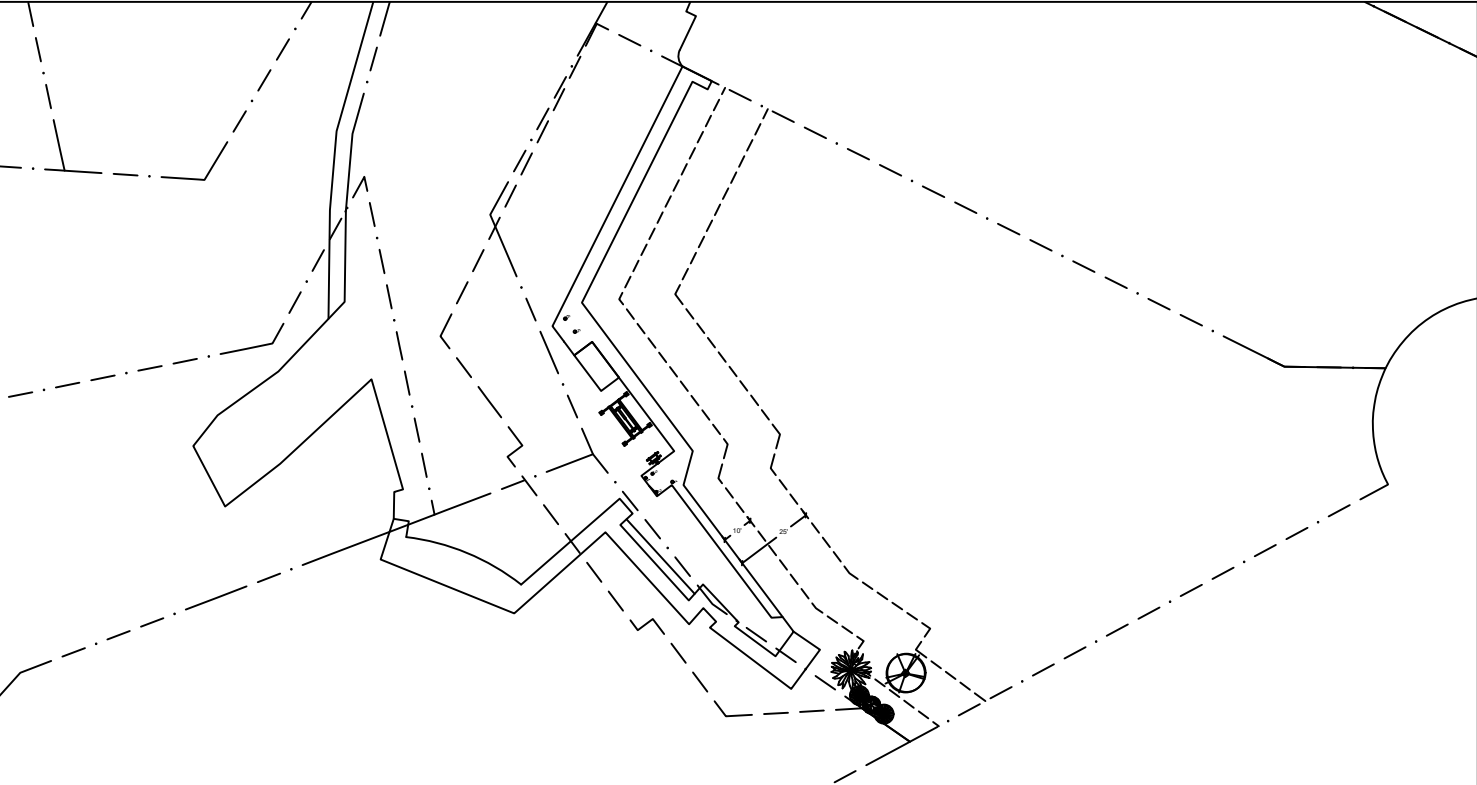
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 19, Township 25, Range 05 Adjacent Owners: FRANTZ WILLIAM T+GERI H 3140 HUNTS POINT RD 98004	Applicant: Ellis Residence 8580 Hunts Point Lane Hunts Point, WA 98004	County: King County Location: Lake Washington
	Last Updated: 10/13/2021 12:45 PM Kelse Created: 06-01-2021	

MITIGATION PLAN



- Notes:
- 1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
 - 2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
 - 3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
 - 4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	1	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

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

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 (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.

SHEET A7.0

NWS-2021-1015

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 19, Township 25, Range 05

Adjacent Owners:
FRANTZ WILLIAM T+GERI H
3140 HUNTS POINT RD 98004

County: King County
Location: Lake Washington

Applicant: Ellis Residence
8580 Hunts Point Lane
Hunts Point, WA 98004

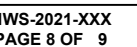
Created: 06-01-2021

Last Updated: 10/13/2021 12:45 PM Kelse

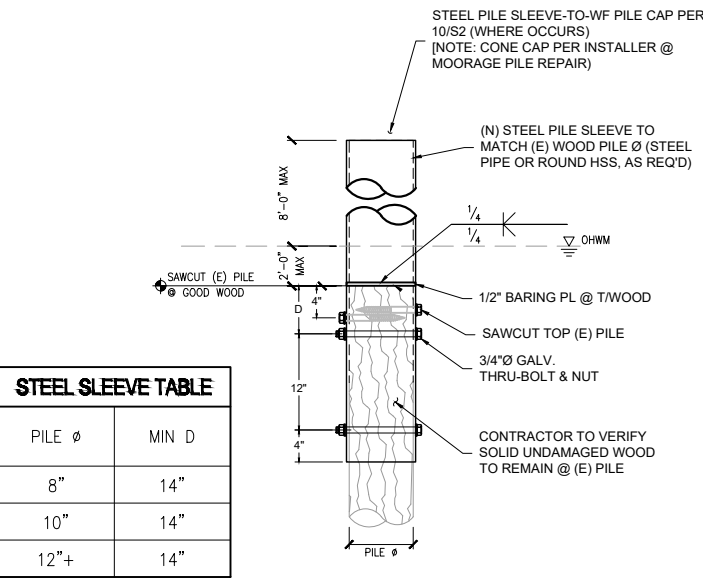
GENERAL NOTES:					
MATERIALS SPEC LIST: Boat Lifts: - SL8012ARW - 146" x 167" Thruflow Decking Material: FRPP - Fiberglass reinforced polypropylene Light permeable percentage: - Surface - 43% 18" Dock Height - 61% PILES: - Repair piles are done as a sleeve/strap method SEWER: - All sewer is field verified by probing the lake bed manually during the allowed work windows for the area. DOCK: being repaired/replaced 0 Ln.Ft of fascia (this is a non structural element) 100 % of Decking 100 % of stringers 100 % of caps MITIGATION: - Originally submitted mitigation will change following ETA review prior to RAP submittal. We will update the plan set to reflect all changes before submitting		CODE REFERENCES: Hunts Point We are applying for the permit to be reviewed under the: “6.6C Moorage Facility Repair” ADDITIONAL INFORMATION: - We cannot adjust dock height - All debris around job site will be removed from the lake bed as part of this project - Any logs noted on site will stay as necessary and we will avoid touching the log at all costs per WDFW request.			
Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 19, Township 25, Range 05		Applicant: Ellis Residence 8580 Hunts Point Lane Hunts Point, WA 98004		County: King County Location: Lake Washington	Last Updated: 10/13/2021 12:45 PM Kelse
Adjacent Owners: FRANTZ WILLIAM T+GERI H 3140 HUNTS POINT RD 98004					

Created: 06-01-2021

HU YUXIN
8586 HUNT

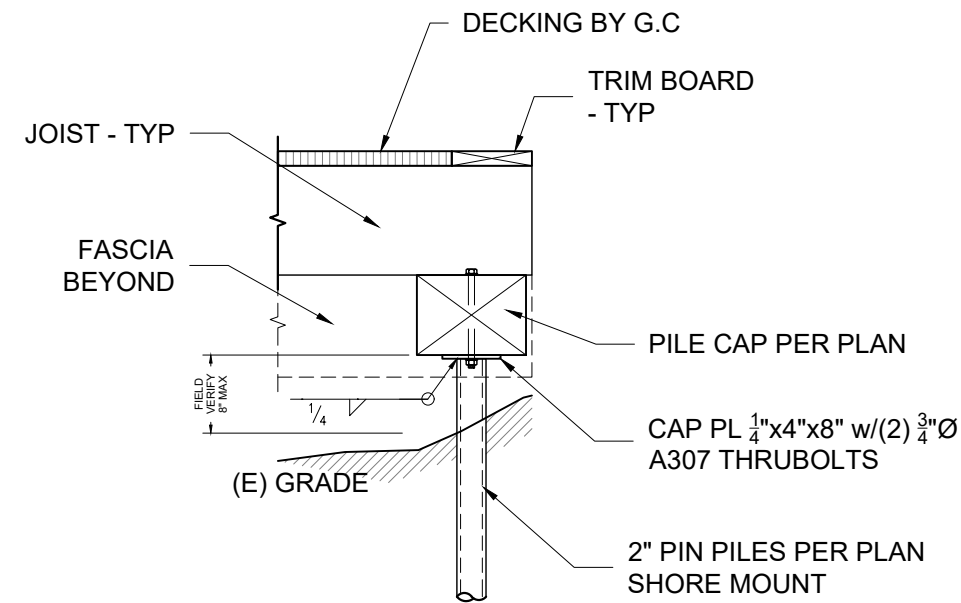


DETAILS - REPAIR

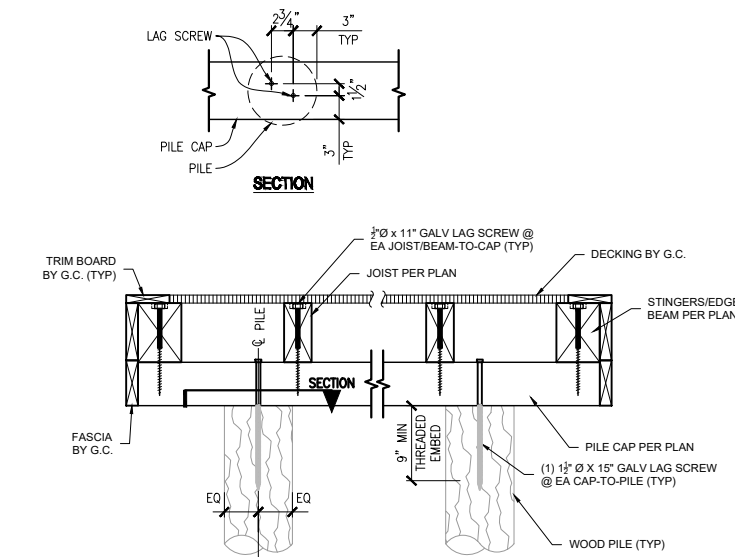


S1 SLEEVE PILE REPAIR - TYP
SCALE: 1/2" - 1"

S2 DETAIL NOT IN USE
SCALE: 1/2" - 1"



S3 PIN PILE @SHORE MOUNT - TYP
SCALE: 1" - 1"

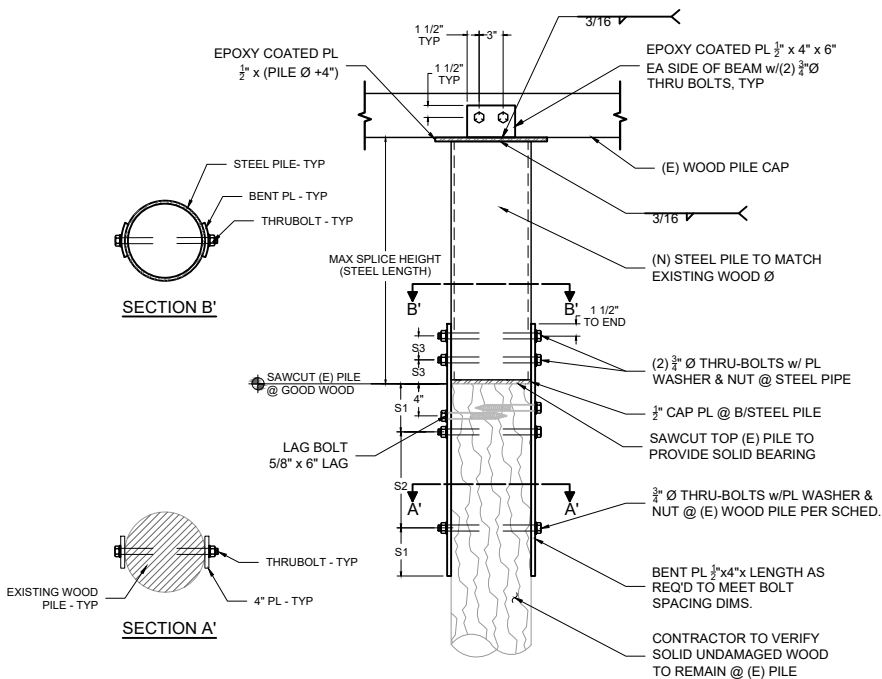


S4 DOCK SECTION REBUILD w/(E) PILES - TYP
SCALE: 1/2" - 1"

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

NOTES:
1. MAX PILE LOAD = 722#/PILE (BOAT LOAD PARALLEL TO DOCK).
CONTACT DEI IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
2. MINIMUM BOLT SPACING = 3"

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



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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

Scope of Work: We propose to repair (1) dock pile, remove (1) existing PWC, replace (1) existing platform, and replace existing decking with new grated decking material.