



King County
Permitting Division
 Department of Local Services
 RTN-LS-0300
 919 SW Grady Way, Suite 300
 Renton, WA 98057
 206-296-6600
<https://kingcounty.gov/depts/local-services/permits>

Notice of Application and SEPA Notice Optional DNS/MDNS Process

(Type 1)

Project Name: Naumann Bulkhead Repair	File No.: SHOR24-0041
Applicant: Andrew Naumann 63 Stony Brook Ln Princeton NJ, 08540	
SEPA Permit Project Manager: Kathlene Barnhart, Senior Planner Phone No: 206-477-5937 E-mail: kbarnhart@kingcounty.gov	
Date Application Filed: 12/11/2024 Date Determined Complete: 3/25//2025 Date of Mailing: 04/8/2025	
Project Location: 20518 Chautauqua Beach Rd SW, Vashon, WA 98070 Parcel No. 1535200400	
Project Description: Replace existing horizontal timbers/lagging where necessary, install filter fabric and fill at washed-out areas. New foundations to be constructed where existing bluff stair/deck have been undermined. Erosion control/planting on slope areas.	
Permit requested in this application: Shoreline Exemption	
Environmental review is required, and relevant environmental documents are available on-line at www.kingcounty.gov/permits, or at the above address.	
Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County codes including Roads Standards, Surface Water Design Manual, Zoning, Grading and Critical Areas Codes.	
Other permits not included in this application, known at this time: None	

King County Code requires notification of property owners within at least 500 feet of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

The Department of Local Services, Permitting Division will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **21-day public comment period** which ends on **May 2, 2025**. The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

This may be the only opportunity to comment on the environmental impacts of the proposal. Written comments on this application must be submitted to Permitting Division at the address above by the end of the comment period.

Any person wishing additional information on this proposed project should contact the Permit Project Manager at the phone number or e-mail listed above. You may also review the application and any environmental documents or studies in our Renton office or at www.kingcounty.gov/permits/.

NOTE: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the SEPA Threshold Determination on this application, complete and return the portion below to the Permitting Division at the address above.

=====

Please send me notification of any official notices concerning this application. **(Please print)**

File No.: SHOR24-0041
 Name: _____ Phone No.: _____

Email Address: _____

Mailing Address (optional): _____

Note: Notifications will be sent via Email unless mail is requested

Residential Site Plan Template
24" x 36"
For Planning Use

Received Date _____
Max. Impervious Surface Allowed _____
Min. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____
Date _____

Building Approval
Signature _____
Date _____

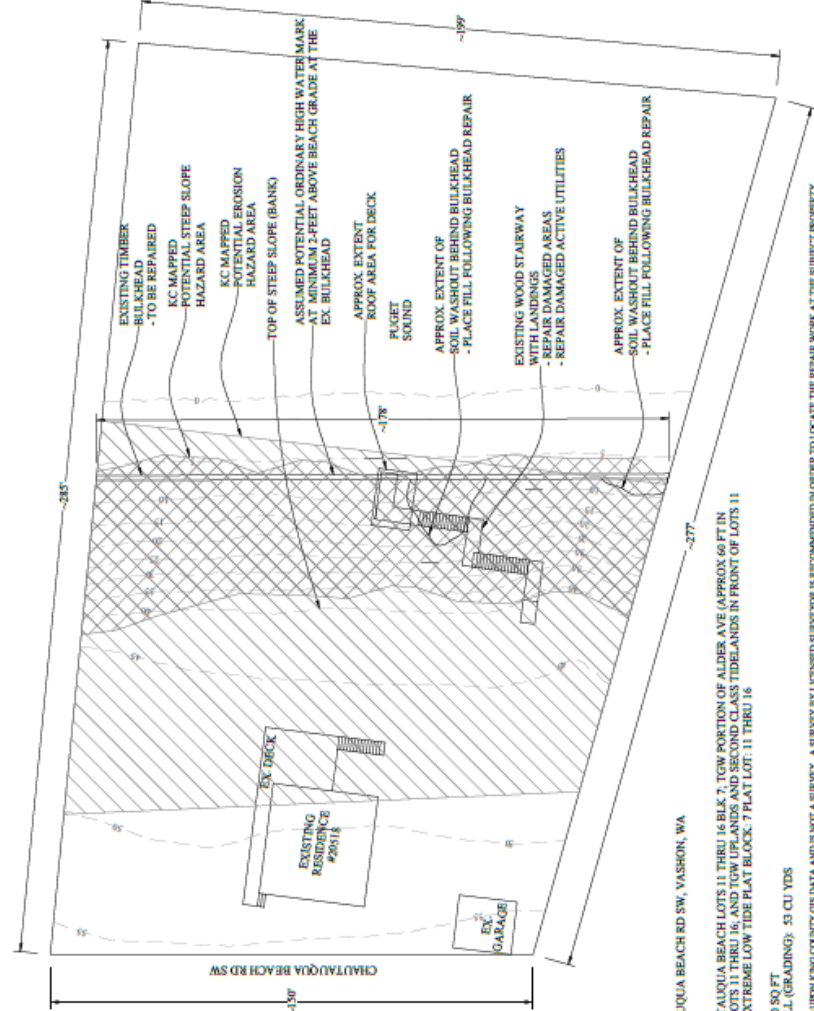
Engineering / Drainage Approval
Signature _____
Date _____

Critical Areas Approval
Signature _____
Date _____

Clearing / Grading Approval
Signature _____
Date _____

Fire Approval
Signature _____
Date _____

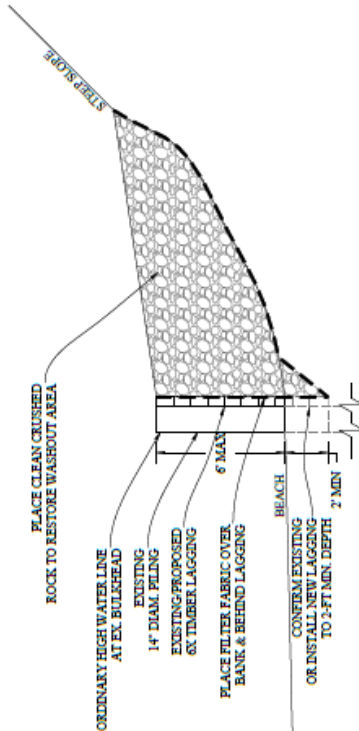
Research property online using
King County's iMap:
<https://imap.kingcounty.gov/Map/>



SCHEMATIC SITE PLAN
SCALE: 1" = 20'

ADDRESS: 2018 CHAUTAUQUA BEACH RD SW, VASHON, WA
PARCEL: 153520-0400
LEGAL (ABBREV.): CHAUTAUQUA BEACH LOTS 11 THRU 16 BLK 7, T2W PORTION OF ALDER AVE (APPROX 60 FT IN WIDTH) ABUTTING SAID LOTS 11 THRU 16, AND T2W UPLANDS AND SECOND CLASS TIDELANDS IN FRONT OF LOTS 11 THRU 16 EXTENDING TO EXTREME LOW TIDE FLAT BLOCK: 7 PLAT LOT: 11 THRU 16
PROPOSED IMPERVIOUS: 0 SQ FT
PROPOSED ESTIMATED FILL (GRADING): 33 CU YDS

*NOTE: THE SITE PLAN IS BASED UPON KING COUNTY GIS DATA AND IS NOT A SURVEY. A SURVEY BY LICENSED SURVEYOR IS RECOMMENDED IN ORDER TO LOCATE THE REPAIR WORK AT THE SUBJECT PROPERTY.



TYPICAL X-SECTION @ WASHOUT LOC.
SCALE: 1" = 3'

SPECIFICATIONS

REMARKS: THE EXISTING TIMBER BULKHEAD HAS BECOME DAMAGED DUE TO TYPICAL WEATHER PATTERNS. WASHOUT AREAS BEHIND REPAIR BULKHEADS, A PORTION OF THE EXISTING TIMBER LANDING BULKHEADS REQUIRE REPAIR/REPLACEMENT AT THE BULKHEAD. ESTIMATED ABOVE-GROUND LANDING REPAIR/REPLACEMENT - 100%. THE WASHOUT HAS ALSO REMOVED SUPPORT AT SOME LOCATIONS FOR THE EXISTING TIMBER STRUCTURE AT THE STEEP SLOPE AREA. NEW FOUNDATIONS MAY BE REQUIRED AT PORTIONS OF THE STRUCTURE AREA.

LABELLING DESIGN PARAMETERS

EXISTING FRAMING: UNFINISHED LUMBER (2x4 - LIVE)
ALLOWABLE 3-INCH PIPE PILE AXIAL CAPACITY = 4000 LBS/TONS
SPECTRED HELICAL ANCHOR AXIAL TENSILE CAPACITY (WORKING) = 1000 LBS (45 TONS)
SOIL BEARING CAPACITY IS VERIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION, 3000 PSF

MATERIALS

BULKHEAD LANDING BULKHEAD SHALL MATCH EXISTING BOARD SIZE OR BE MIN. 6x FRESHLY TREATED
GEOTEXTILE FILTER FABRIC TO BE MEANT 18IN OR EQUIVALENT.
FILL SHALL BE 3-INCH CLEAN CRUSHED ROCK (BASED ON BALLAST)
CONCRETE FOR FOOTING/PILE CAPS SHALL BE MIN. FC=3000 PSI
PIPE PILES SHALL BE MIN. 3-INCH DIAMETER SCHED 40 GALVANIZED STEEL PIPE WITH GALVANIZED COUPLERS
LATERAL EARTH ANCHORS TO BE GALVANIZED STEEL HELICAL ANCHORS HAVING AT LEAST ONE 3/8-INCH DIAMETER HELIX AND HAVING MANUFACTURER'S SPECIFIED CAPACITY EQUAL TO OR GREATER THAN THE DESIGN WORKING CAPACITY NOTED HEREIN.

INSTALLATION NOTES

1. ALL WORK WILL BE PERFORMED FROM THE UPLAND WITH NO EQUIPMENT ON THE BEACH AND NO WORK OCCURRING WATERWARD OF THE ORNAMENT. THE CONTRACTOR WILL HANDLING AREAS WHERE LOWER LANDING BULKHEADS ARE TO BE INSTALLED TO THE BULKHEAD BELOW THE REPAIR LINE AND WILL WORK LANDWARD OF THE BULKHEAD TO ANTICIPATED EXCAVATION TO CENTRE EXISTING ACCEPTABLE TIMBER LANDING TO 2-FT DEPTH OR REPLACE LANDING TO THE 2-FT DEPTH.
2. ALL HELIXES PLACED BEHIND THE EXISTING BULKHEAD SHALL CONSIST OF 3-INCH CLEAN CRUSHED ROCK AND SHALL BE PROTECTED FROM TYPICAL WASHOUT BY ENCASCATION WITHIN FILTER FABRIC AND PLACEMENT BEHIND REPAIRED TIMBER BULKHEAD LANDING BULKHEAD.
3. REPAIR/REPLACE BULKHEAD SUPPORTS MAY BE EITHER REINFORCED CONCRETE SPREAD FOOTINGS (6-12" DEPTH) BEARING ON TOP OF THE GEOTECHNICAL ENGINEER APPROVED MEDIUM DENSE TO DENSE NATIVE SOILS OR COMPACTED STRUCTURAL FILL PLACED ON TOP OF THE COMPACTED SOILS OR REINFORCED CONCRETE PILE CAPS SUPPORTED BY EXISTING PIPE PILING AND RESTRAINED WITH HELICAL ANCHORS FOR THE PLAN.
4. PIPE PILES SHALL BE DRIVEN VERTICALLY BY 60.3 INCH DIAMETER OR EQUIVALENT TO MEET THE DEPTH. CRITERIA OF LESS THAN ONE-INCH OF PILE PENETRATION PER MINUTE FOR 1 CONSECUTIVE MINUTES SHALL HAVE A MINIMUM DEPTH OF 3-FEET AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
5. HELICAL ANCHORS TO BE INSTALLED AT 10-DEGREE DECLINATION FROM HORIZONTAL BY ROTATING INTO THE EXISTING BANK AND SHALL HAVE A MINIMUM GROUND PENETRATION OF 10-FOOT. THE CONTRACTOR SHALL VERIFY ACCEPTANCE OF EACH ANCHOR VIA THE EMPERICAL RELATIONSHIP. HELICAL ANCHOR INSTALLATION MAY REQUIRE BRACING TO THE HELIX AND APPLICATION OF CHOKING FORCE IN ORDER TO FORCE THE ANCHOR INTO THE UNDERLYING DENSE SOIL DEPOSIT.
6. BROKEN PILING WAS OBSERVED AT THE SOIL WASHOUT LOCATION IN OCTOBER 2024. CONTRACTOR SHALL INVESTIGATE IF THIS PILING IS AN ACTIVE UNDERGROUND UTILITY. IF THE PILING IS OBSERVED TO BE AN ACTIVE UNDERGROUND WATER CARRYING UTILITY THEN REPAIR SHALL INVOLVE DIRECTIONAL NEW PILING TO DISCHARGE AT THE BEACH.

RESTRAINED PILING

ALL CONCRETE SPREAD FOOTINGS BULKHEADS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.

ALL PIPE PILES SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

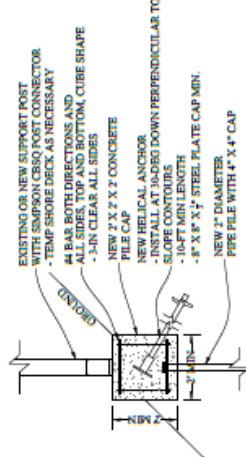
ALL HELICAL ANCHORS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND ONE PERFORMANCE TEST TO 200% DESIGN LOAD SHALL OCCUR AT THE HELICAL ANCHORS.

UNREPAIRED LEGAL DECK SPECIFICATIONS

CHAUTAUQUA BEACH LOTS 11 THRU 16 BLK 7, T2W PORTION OF ALDER AVE (APPROX 60 FT IN WIDTH) ABUTTING SAID LOTS 11 THRU 16, AND T2W UPLANDS AND SECOND CLASS TIDELANDS IN FRONT OF LOTS 11 THRU 16 EXTENDING TO EXTREME LOW TIDE FLAT BLOCK: 7 PLAT LOT: 11 THRU 16



VICINITY MAP
NOT TO SCALE



EX. DECK - PILE CAP DETAIL
SCALE: 1" = 2'



Group Northwest, Inc.
1705 Birchwood Bl. Bellevue, WA 98005
Phone 425.649.4757 Fax 425.649.4758
Email info@groupnw.com