



Department of Local Services  
Permitting Division

Residential Site Plan Template  
24" x 36"

For Permitting Use

Received Date \_\_\_\_\_

Max. Impervious Surface Allowed \_\_\_\_\_

Max. 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

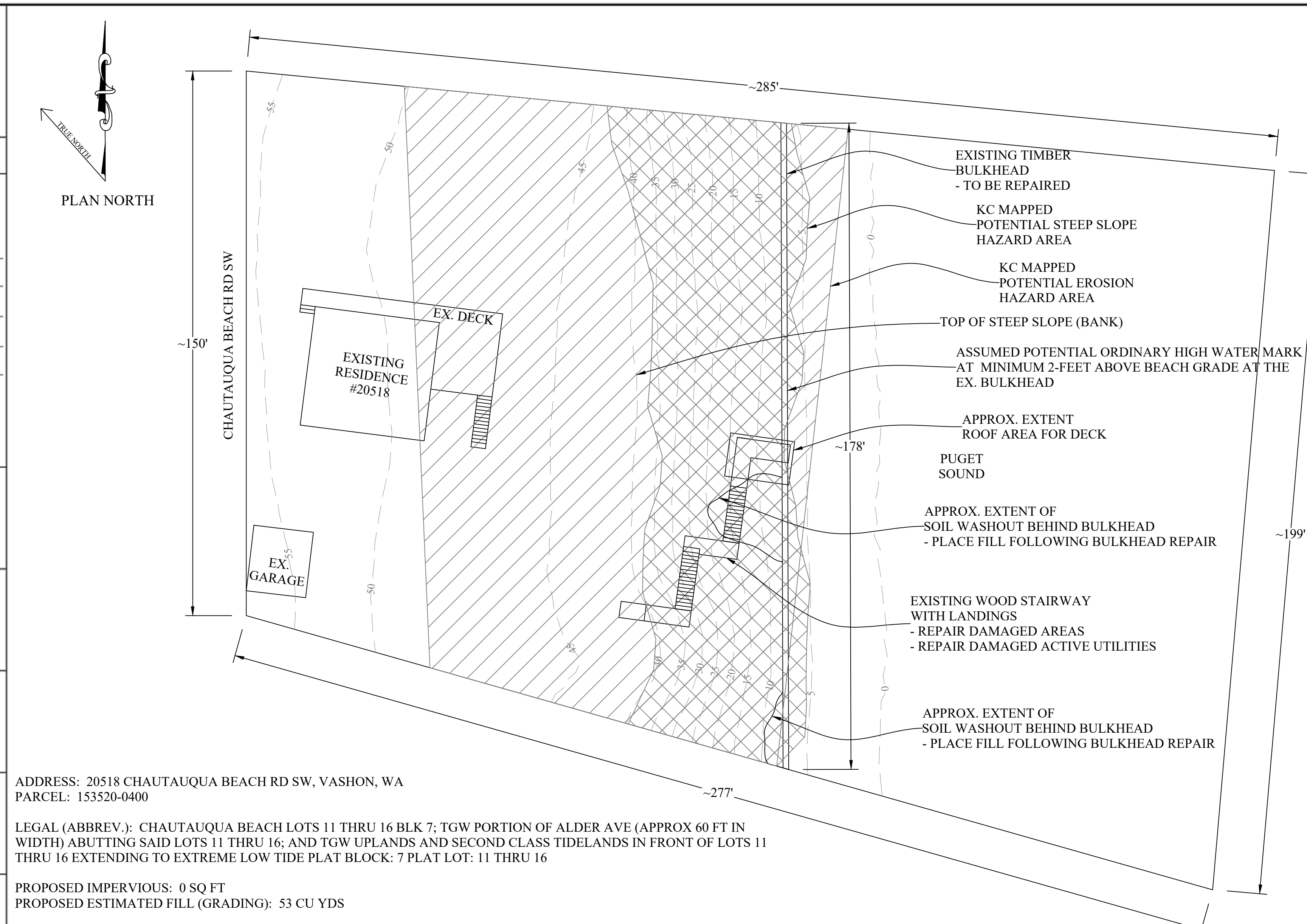
Signature \_\_\_\_\_

Date \_\_\_\_\_

Fire Approval

Signature \_\_\_\_\_

Date \_\_\_\_\_



ADDRESS: 20518 CHAUTAUQUA BEACH RD SW, VASHON, WA  
PARCEL: 153520-0400

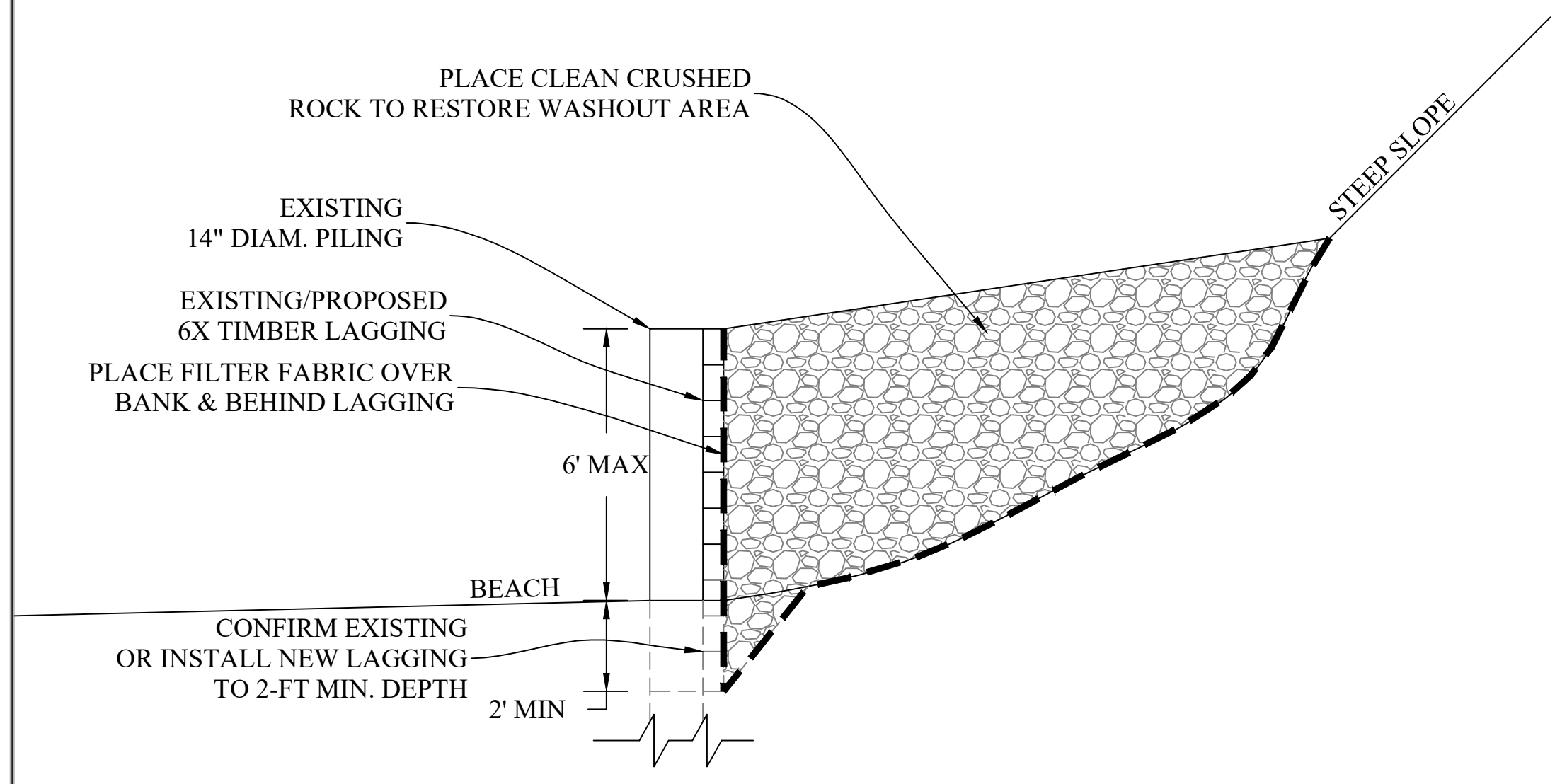
LEGAL (ABBREV.): CHAUTAUQUA BEACH LOTS 11 THRU 16 BLK 7; TGW PORTION OF ALDER AVE (APPROX 60 FT IN WIDTH) ABUTTING SAID LOTS 11 THRU 16; AND TGW UPLANDS AND SECOND CLASS TIDELANDS IN FRONT OF LOTS 11 THRU 16 EXTENDING TO EXTREME LOW TIDE PLAT BLOCK: 7 PLAT LOT: 11 THRU 16

PROPOSED IMPERVIOUS: 0 SQ FT  
PROPOSED ESTIMATED FILL (GRADING): 53 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.

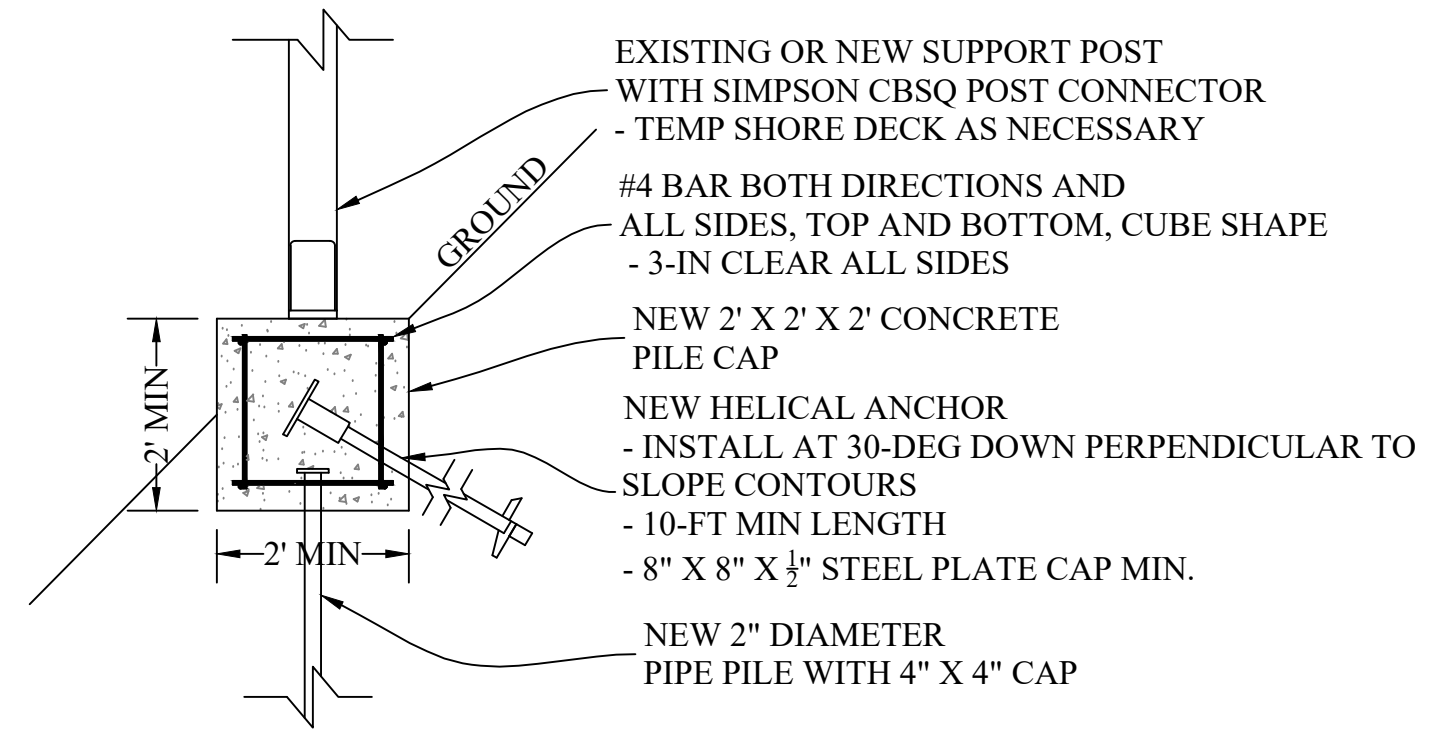
**SCHMATIC SITE PLAN**

SCALE: 1" ~ 20'



**TYPICAL X-SECTION @ WASHOUT LOC.**

SCALE: 1" ~ 3'



**EX. DECK - PILE CAP DETAIL**

SCALE: 1" ~ 2'

**SPECIFICATIONS**

**PURPOSE:** THE EXISTING TIMBER BULKHEAD HAS BECOME DAMAGED DUE TO TIDAL INFLUENCED SOIL WASHOUT AND IT REQUIRES REPAIR/MAINTENANCE. A PORTION OF THE HORIZONTAL LAGGING BOARDS REQUIRE REPLACEMENT AT THE BULKHEAD. THE WASHOUT HAS ALSO REMOVED SUPPORT AT SOME LOCATIONS FOR THE EXISTING TIMBER STAIR/DECK AT THE STEEP SLOPE AREA. NEW FOUNDATIONS MAY BE REQUIRED AT PORTIONS OF THE STAIR/DECK AREA.

**LOADS / SOIL DESIGN PARAMETERS:**

EXISTING STAIR/DECK ASSUMED LOADS: 50 PSF (DEAD + LIVE)  
ALLOWABLE 2-INCH PIPE PILE AXIAL CAPACITY = 6000 LB (3 TONS)  
SPECIFIED HELICAL ANCHOR AXIAL TENSILE CAPACITY (WORKING) = 1,000 LB (1/2 TON)  
SOIL BEARING CAPACITY IF VERIFIED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION: 2,000 PSF

**MATERIALS:**

BULKHEAD LAGGING BOARDS SHALL MATCH EXISTING BOARD SIZES OR BE MIN. 6X PRESSURE TREATED.  
GEOTEXTILE FILTER FABRIC TO BE MIRAFI 180N OR EQUIVALENT.  
FILL SHALL BE 2-INCH CLEAN CRUSHED ROCK (RAILROAD BALLAST)  
CONCRETE FOR FOOTINGS/PILE CAPS SHALL BE MIN. FC=2,500 PSI  
PIPE PILES SHALL BE MIN. 2-INCH DIAMETER SCHEDULE 80 GALVANIZED STEEL PIPE WITH GALVANIZED COUPLERS  
LATERAL EARTH ANCHORS TO BE GALVANIZED STEEL HELICAL ANCHORS HAVING AT LEAST ONE 8-INCH DIAMETER HELIX AND HAVING MANUFACTURER SPECIFIED CAPACITY EQUAL TO OR GREATER THAN THE DESIGN WORKING CAPACITY NOTED HEREIN.

**INSTALLATION NOTES:**

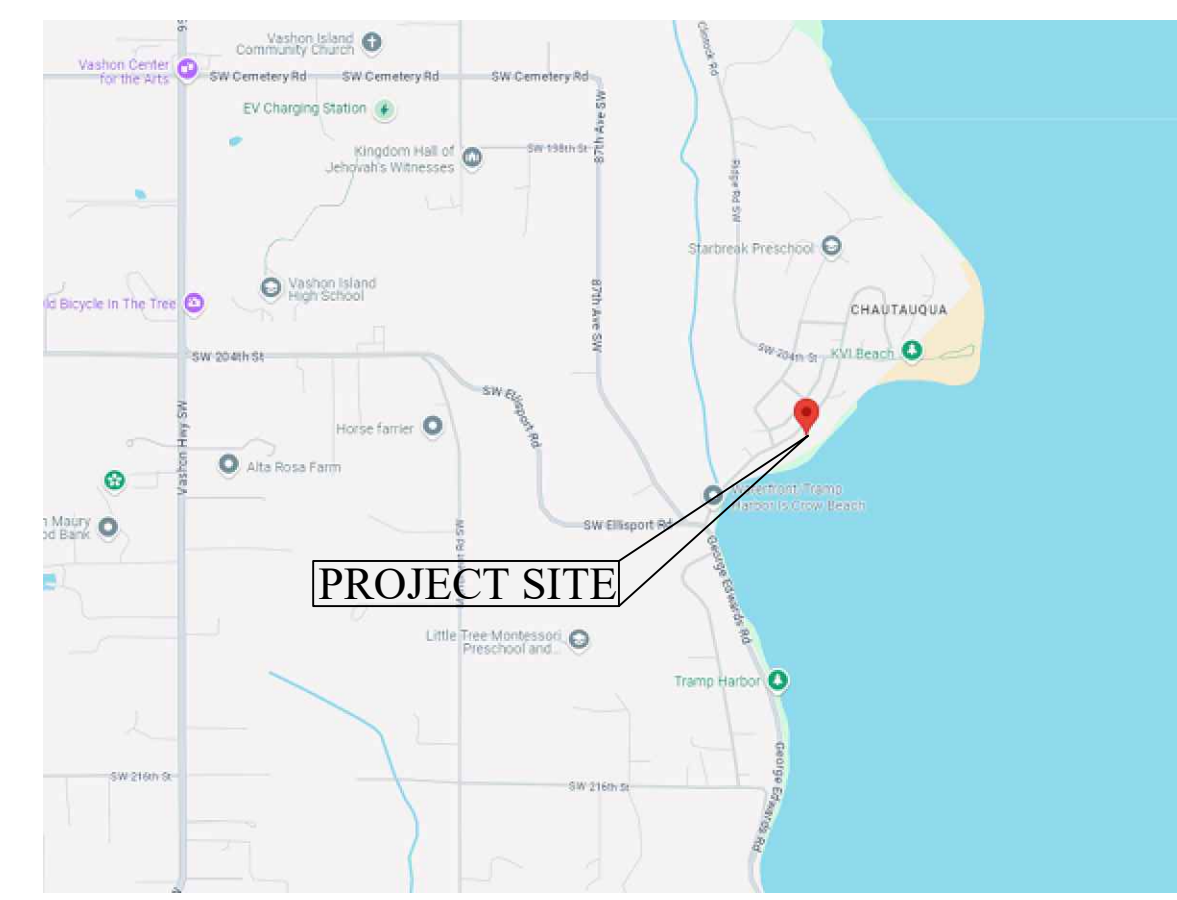
- CONTRACTOR SHALL DETERMINE ACCESS POINT FOR BULKHEAD REPAIR. IT APPEARS THAT IT MAY BE POSSIBLE TO ACCESS THE WORK AREA LANDWARD OF THE BULKHEAD. ANTICIPATED EXCAVATION TO CONFIRM EXISTING ACCEPTABLE TIMBER LAGGING TO 2-FT DEPTH OR REPLACE LAGGING TO THE 2-FT DEPTH. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO SHORELINE HABITAT.
- ALL FILLS PLACED BEHIND THE EXISTING REPAIRED BULKHEAD SHALL CONSIST OF 2-INCH CLEAN CRUSHED ROCK AND SHALL BE PROTECTED FROM TIDAL WASHOUT BY ENCAPSULATION WITHIN FILTER FABRIC AND PLACEMENT BEHIND REPAIRED TIMBER BULKHEAD LAGGING BOARDS.
- REPLACEMENT DECK/STAIR SUPPORTS MAY BE EITHER REINFORCED CONCRETE SPREAD FOOTINGS (<2-FT DEPTH) BEARING ON TOP OF THE GEOTECHNICAL ENGINEER APPROVED MEDIUM DENSE TO DENSE NATIVE SOILS OR COMPACTED STRUCTURAL FILLS PLACED ON TOP OF THE COMPETENT SOILS OR REINFORCED CONCRETE PILE CAPS SUPPORTED BY DRIVEN PIPE PILING AND RESTRAINED WITH HELICAL ANCHORS PER THE PLAN.
- PIPE PILES SHALL BE DRIVEN VERTICALLY BY 90LB JACKHAMMER OR EQUIVALENT TO MEET THE REFUSAL CRITERIA OF LESS THAN ONE-INCH OF PILE PENETRATION PER MINUTE FOR 3 CONSECUTIVE MINUTES, SHALL HAVE A MINIMUM DEPTH OF 3-FEET AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- HELICAL ANCHORS TO BE INSTALLED AT 30-DEGREES DECLINATION FROM HORIZONTAL BY ROTATING INTO THE EXISTING BANK AND SHALL HAVE A MINIMUM GROUND EMBEDMENT OF 10-FEET. CONTRACTOR SHALL INSTALL USING A TORQUE MOTOR AND SHALL PROVIDE AN IN-LINE GAUGE INDICATING INSTANTANEOUS TORQUE SO THAT THE GEOTECHNICAL ENGINEER SHALL VERIFY ACCEPTANCE OF EACH ANCHOR VIA THE EMPIRICAL RELATIONSHIP. HELICAL ANCHOR INSTALLATION MAY REQUIRE SHARPENING THE HELICES AND APPLICATION OF CROWDING FORCE IN ORDER TO FORCE THE ANCHOR INTO THE UNDERLYING DENSE SOIL DEPOSIT.
- BROKEN PIPING WAS OBSERVED AT THE SOIL WASHOUT LOCATION IN OCTOBER 2024. CONTRACTOR SHALL INVESTIGATE IF THIS PIPING IS AN ACTIVE UNDERGROUND UTILITY. IF THE PIPING IS DETERMINED TO BE AN ACTIVE UNDERGROUND WATER CARRYING UTILITY THAN REPAIR SHALL INVOLVE DIRECTING NEW PIPING TO DISCHARGE AT THE BEACH.

**TESTING/APPROVAL:**

ALL CONCRETE SPREAD FOOTING SUBGRADES SHALL BE APPROVED THE 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 APPROVED BY THE GEOTECHNICAL ENGINEER AND ONE PERFORMANCE-TEST TO 200% DESIGN LOAD SHALL OCCUR AT THE HELICAL ANCHORS.

**ABBREVIATED LEGAL DESCRIPTION:**

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



**VICINITY MAP**

NOT TO SCALE

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

Permit Number \_\_\_\_\_ Parcel Number 153520-0400 Applicant Name ANDREW NAUMANN Site Address 20518 CHAUTAUQUA BEACH RD SW

Engineering Scale:  
1" = AS SHOWN

Sheet 1 of 2

**Group Northwest, Inc.**  
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