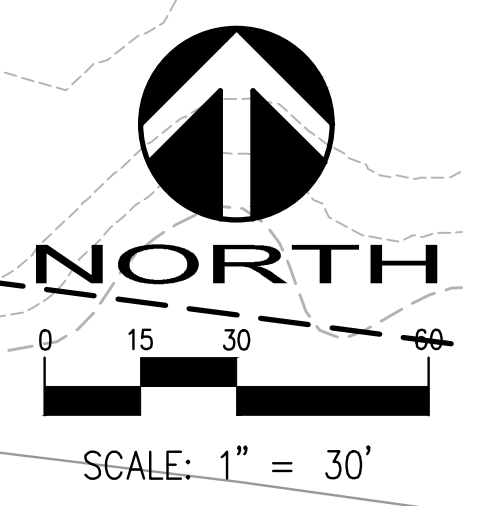
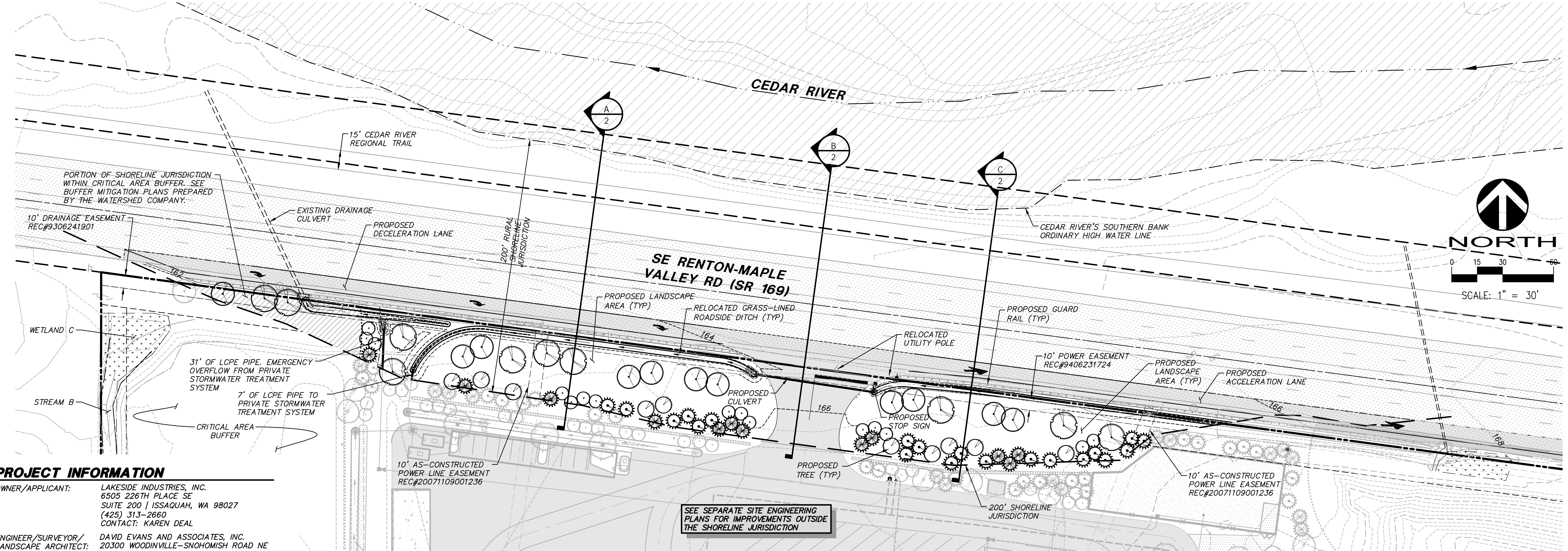


# SR 169/LAKESIDE/WSDOT TRANSPORTATION FACILITY SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT PLANS

**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Woodinville Washington 98072  
Phone: 425.415.2000

SHORELINE JURISDICTION IMPROVEMENT PLAN  
LAKESIDE INDUSTRIES, INC.  
**SR 169/LAKESIDE/WSDOT TRANSPORTATION  
FACILITY**  
KING COUNTY, 18825 RENTON-MAPLE VALLEY SE (SR 169) WASHINGTON



**PROJECT INFORMATION**

**OWNER/APPLICANT:** LAKESIDE INDUSTRIES, INC.  
6505 226TH PLACE SE  
SUITE 200 | ISSAQUAH, WA 98027  
(425) 313-2660  
CONTACT: KAREN DEAL

**ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:** DAVID EVANS AND ASSOCIATES, INC.  
20300 WOODINVILLE-SNOHOMISH ROAD NE  
SUITE A | WOODINVILLE, WA 98072  
(425) 551-0679  
CONTACT: GARY MAYNARD, AICP

**WETLAND BIOLOGIST:** THE WATERSHED COMPANY  
750 6TH STREET S  
KIRKLAND, WA 98033  
(425) 822-5242  
CONTACT: HUGH MORTENSEN, PWS

**GEOTECH:** ASSOCIATED EARTH SCIENCES, INC.  
911 5TH AVE  
KIRKLAND, WA 98033  
(425) 827-7701  
CONTACT: MATT MILLER, PE

**PROJECT LEGAL DESCRIPTION**

THAT PORTION OF THE EASTERLY 950.00 FEET OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE RENTON-MAPLE VALLEY HIGHWAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EASTERLY 950.00 FEET, SAID POINT LYING ON THE SOUTH MARGIN OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID MARGIN, SOUTH 82°19'28" EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID MARGIN, SOUTH 66°30'00" EAST, 34.00 FEET; THENCE SOUTH 71°00'00" EAST, 58.00 FEET; THENCE SOUTH 65°00'00" EAST, 101.00 FEET; THENCE SOUTH 81°00'00" EAST, 142.00 FEET; THENCE SOUTH 77°00'00" EAST, 74.00 FEET; THENCE SOUTH 82°30'00" EAST, 222.00 FEET; THENCE NORTH 88°30'00" EAST, 130.00 FEET; THENCE NORTH 53°00'00" EAST, 33.00 FEET; THENCE NORTH 80°41'16" EAST, 55.70 FEET TO SAID SOUTH MARGIN; THENCE CONTINUING NORTH 80°41'16" EAST, 41.22 FEET; THENCE SOUTH 83°12'42" EAST, 72.07 FEET; THENCE NORTH 83°22'21" EAST, 39.84 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 23 FEET NORTH OF SAID MARGIN, NORTH 82°19'28" WEST, 1022.72 FEET; THENCE SOUTHERLY, SOUTH 07°40'32" WEST, 10.55 FEET; THENCE SOUTHEASTERLY, SOUTH 66°30'00" EAST, 45.66 FEET TO SAID SOUTH MARGIN AND THE TRUE POINT OF BEGINNING.

CONTAINING 58,445 SQ. FT. OF LAND, MORE OR LESS.

**SITE INFORMATION**

**PROJECT ADDRESS:** 18825 SE RENTON-MAPLE VALLEY RD (SR 169)

**ZONING:** I - INDUSTRIAL

**A PORTION OF TAX PARCEL NUMBER:** 192306-9026

**SHORELINE DEVELOPMENT INFORMATION**

**SHORELINE ENVIRONMENT DESIGNATION:** RURAL

**DISTURBED AREA WITHIN 200' SHORELINE JURISDICTION:** 56,918 SF

**IMPERVIOUS COVERAGE**

EXISTING:	28,083 SF, 49%
PROPOSED:	20,759 SF, 36%

**PROPOSED GRADING QUANTITIES:**

CUT:	1,474 CY
FILL:	1,351 CY

**PROPOSED LANDSCAPE QUANTITIES:**

TREES:	76
SHRUBS:	1,360

**DATUM AND BENCHMARKS**

**HORIZONTAL DATUM:** NAD 83/2011

**VERTICAL DATUM:** NAVD 1988

**ORIGINAL BENCHMARKS:**

DESCRIPTION: WSDOT MONUMENT DESIGNATION NO. IS17242: FOUND ALUMINUM CAP IN TOP OF IRON PIPE IN MON CASE, ON SW SIDE OF SR 169, APPROX. 0.75 MILES EASTERLY OF SITE, ELEVATION = 234.71

DESCRIPTION: WSDOT MONUMENT DESIGNATION NO. IS17243: FOUND ALUMINUM CAP IN TOP OF IRON PIPE N MON CASE, ON SW SIDE OF SR 169, APPROX. 0.5 MILES EASTERLY OF SITE, ELEVATION = 230.01

**IBM "A":** RAILROAD SPIKE IN NORTH FACE OF EASTERMOST POWER POLE ALONG NORTH SIDE OF SITE, ELEVATION = 169.05

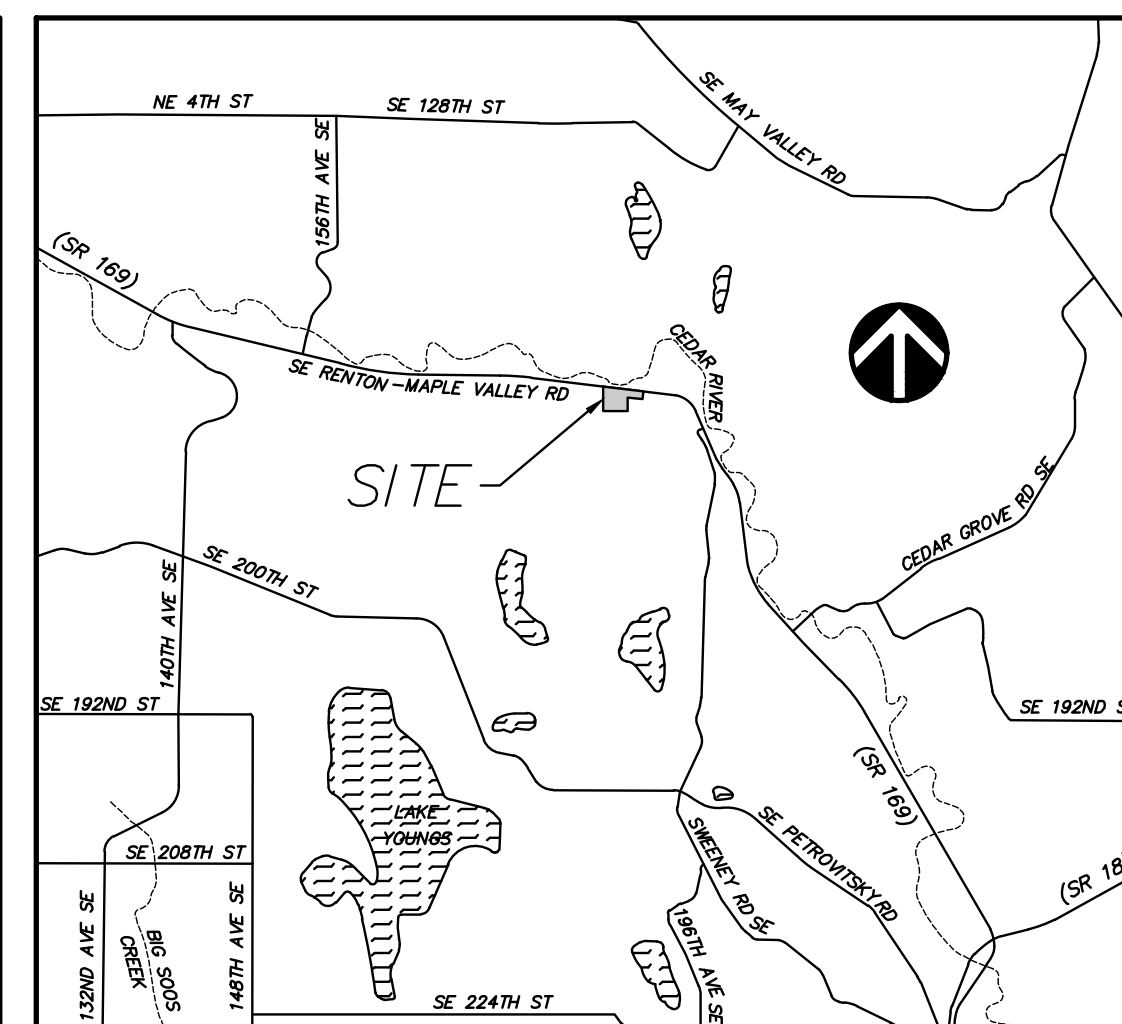
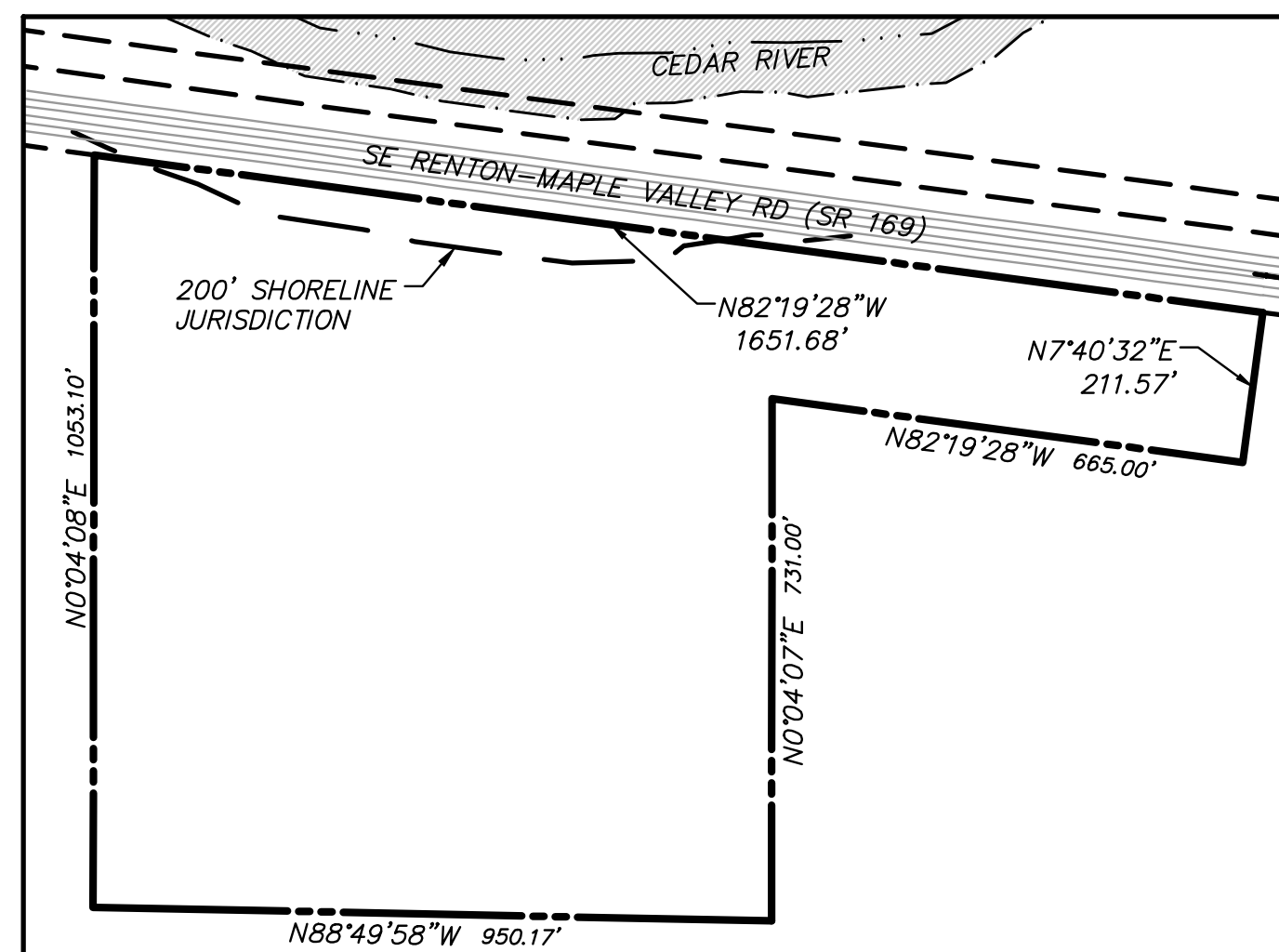
**IBM "B":** RAILROAD SPIKE IN NORTH FACE OF POWER POLE, APPROX. 60' EAST OF NW PROPERTY CORNER, ELEVATION = 162.26

**BASIS OF BEARING**

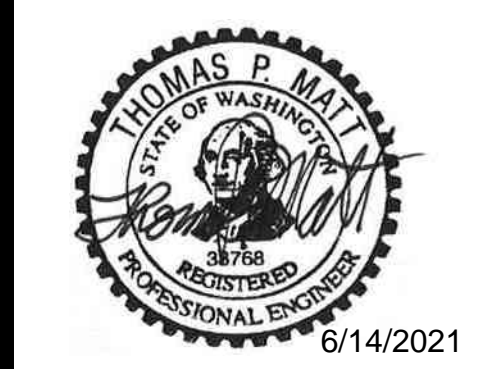
NORTH 82°19'28" WEST BETWEEN THE FOUND NORTHWEST AND NORTHEAST SUBJECT PROPERTY CORNERS ACCORDING TO AND AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY NOTED IN GENERAL NOTE # 1 (SEE TOPOGRAPHIC SURVEY SHEET 1 OF 1)

**STATEMENT OF PURPOSE**

THE PROPOSED DEVELOPMENT WILL ADD A DECELERATION AND ACCELERATION LANE TO THE STATE HIGHWAY AND RELOCATE THE ACCESS TO THE LAKESIDE PROPERTY PER WSDOT STANDARDS. THE EXISTING HIGHWAY DRAINAGE DITCH WILL BE RELOCATED, A UTILITY POLE WILL BE RELOCATED, A STOP SIGN WILL BE ADDED, A GUARDRAIL WILL BE ADDED AND LANDSCAPING WILL BE ADDED. THE HIGHWAY DRAINAGE DITCHES WILL BE VEGETATED TO IMPROVE WATER QUALITY. THE DRAINAGE FROM THE WESTERLY HIGHWAY DRAINAGE DITCH WILL BE CONVEYED TO A TREATMENT AND INFILTRATION FACILITY ON THE ADJACENT LAKESIDE PROPERTY.



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DATE: 6/14/2021  
NO. [Signature]  
DESIGNED BY: [Signature]



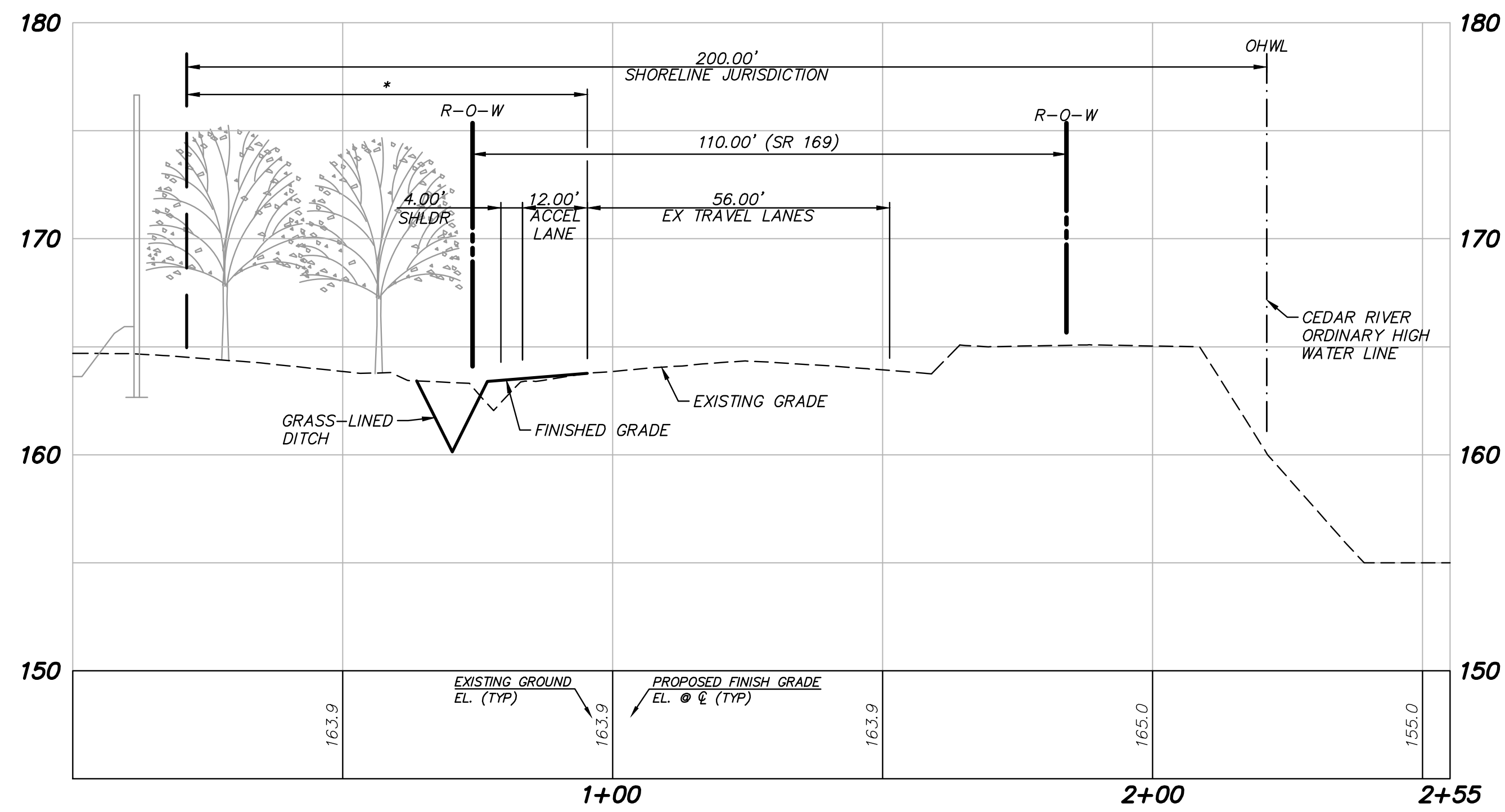
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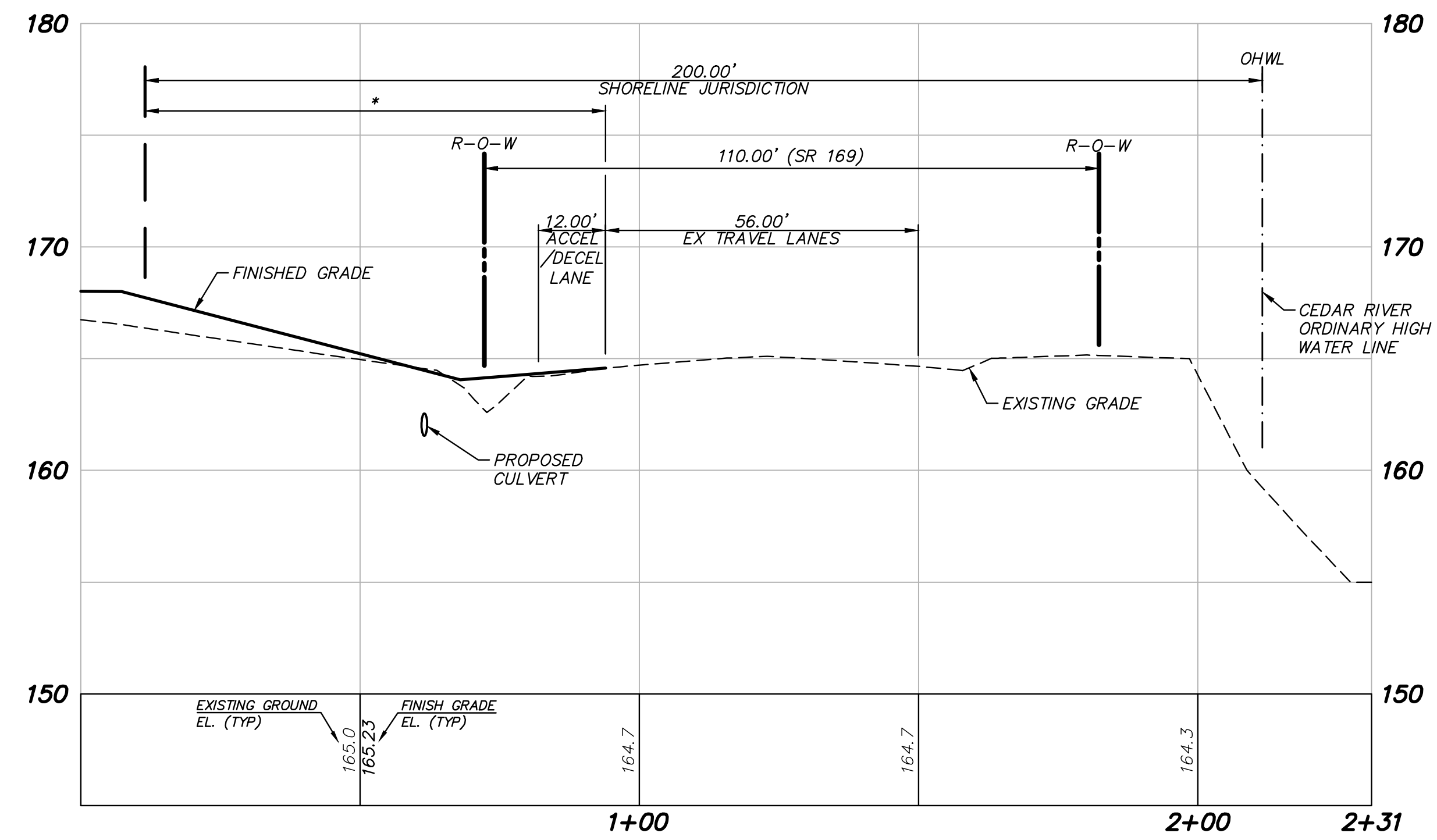
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SHEET NO.  
**1**  
OF **2**

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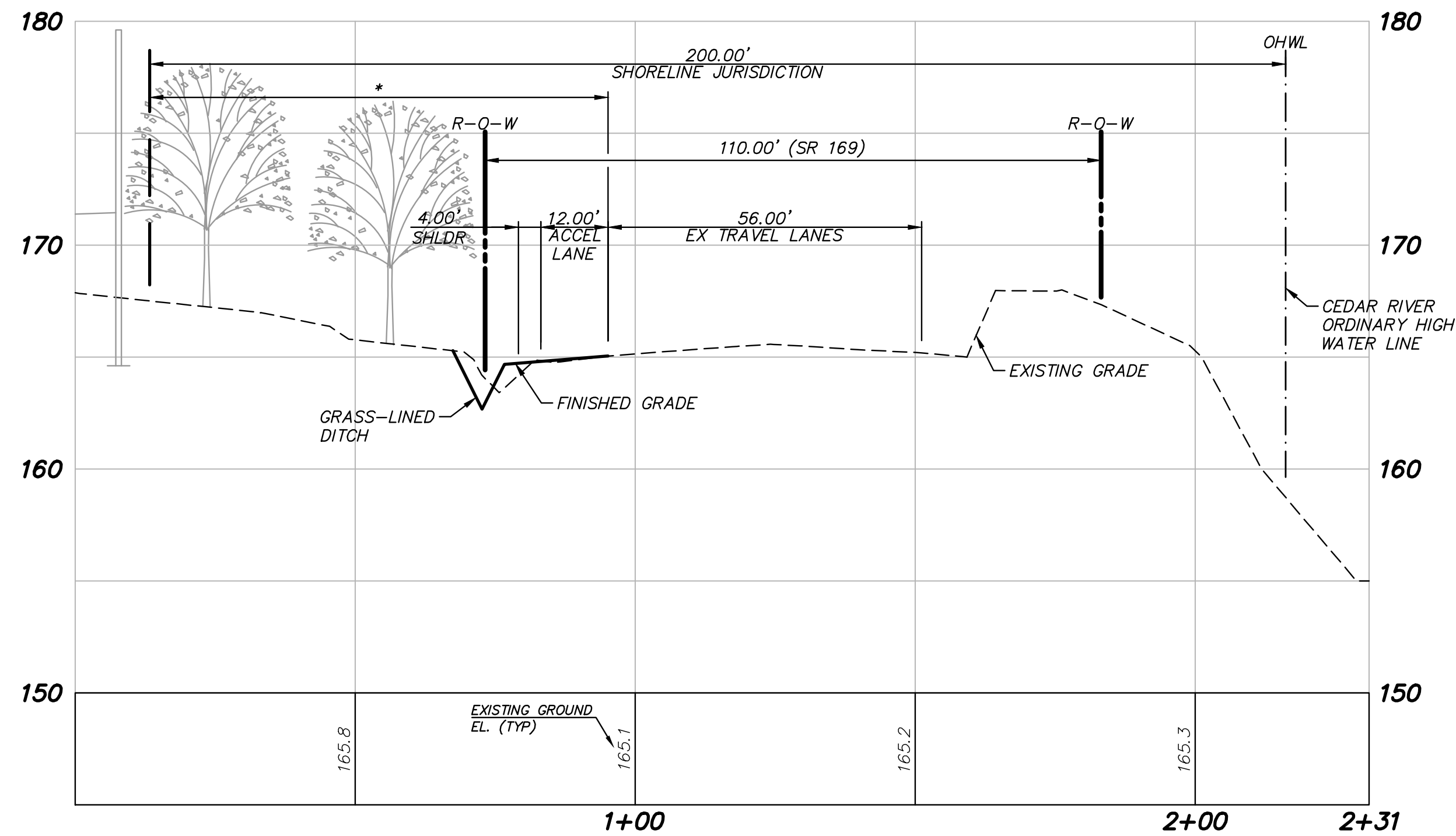


**SECTION A**  
 SCALE: 1"=20' HORIZ, 1"=5' VERT



**SECTION B**  
 SCALE: 1"=20' HORIZ, 1"=5' VERT

\* PROPOSED LANDSCAPE AND TRANSPORTATION FACILITY IMPROVEMENTS WITHIN SHORELINE JURISDICTION.



**SECTION C**  
 SCALE: 1"=20' HORIZ, 1"=5' VERT

**SECTIONS**  
 LAKESIDE INDUSTRIES, INC.  
**SR 169/LAKESIDE/WSDOT TRANSPORTATION FACILITY**  
 KING COUNTY, 18825 RENTON-MAPLE VALLEY SE (SR 169) WASHINGTON

REVIEWED BY: <i>REV</i>	DATE: 6/14/21	BY: <i>CK</i>
DATE: 6/14/21	REVISION: SITE PLAN REVISIONS	DATE: 6/14/21
NO. 1	DATE: 6/14/21	BY: <i>CK</i>



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 OF **2**

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