Exhibit 1
P-26-007 & P-26-021

MEDINA, WASHINGTON

HEARING EXAMINER

A Remote Public Hearing
Wednesday, September 30, 2026, 2:00 PM

AGENDA

Virtual Meeting Participation

The scheduled hearing will be held using remote meeting technology. Please either login or call in a few minutes before the start of the meeting to participate. Written comments may still be submitted before the hearing by emailing Kimberly Gunderson, Planning Consultant, at kmahoney.planning@gmail.com. Written comments are given the same weight as verbal public testimony.

Join Zoom Meeting
https://medina-wa.zoom.us/j/85063068241?pwd=RWymb4oki9j9vZl8pRoQYhHx3RQxpj.1

Meeting chat link
https://medina-wa.zoom.us/launch/jc/85063068241

Meeting ID: 850 6306 8241
Passcode: 935544

One tap mobile
+12532158782,,85063068241#,,,,*935544# US (Tacoma)
+12532050468,,85063068241#,,,,*935544# US

Public Hearings:

NOTE: *The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits to ensure an equal opportunity is available for all people to testify.*

PRE-DECISION HEARING:

File No.: P-26-007 Non-Administrative Shoreline Substantial Development Permit
P-26-021 SEPA

Agent: Katherine Rupert of Seaborn Pile Driving, Agent for Binhong Chen, property owner of 1201 Evergreen Point Road, Medina, WA 98039

Proposal: Non-Administrative Substantial Development Permit to demolish an existing dock and its wood piles and replace it with a new 560 square foot dock. The new dock would include 16 new 8-inch epoxy coated steel piles driven into the lakebed. The applicant also proposes to install one (1) boat lift and one (1) dual jet ski lift

with an associated catwalk for a total of three (3) lifts at the new dock. The project includes planting native vegetative species along the property's shoreline frontage as mitigation to offset any potential impacts to the Lake Washington shoreline. The described activities would occur at 1201 Evergreen Point Road, Medina, WA 98039 (Parcel No. 2525049099).

Legal Info: Parcel #2525049099: POR GL 3 N 140 FT OF S 1473 FT OF W 1/2 OF SEC & SH LDS ADJ LESS CO RD

Prepared by: Kimberly Gunderson, Mahoney Planning LLC, Planning Consultant for the City of Medina

PART 1 - GENERAL INFORMATION

ZONING: R-30, Residential

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential

SHORELINE ENVIRONMENT DESIGNATION: Shoreline Residential (landward of Ordinary High Water Mark [OHWM]) and Aquatic (waterward of OHWM)

CRITICAL AREAS: Shoreline (Lake Washington)

EXHIBITS:

1. Staff Report prepared by Mahoney Planning LLC, dated September 15, 2026
2. Declaration of Agency, dated January 29, 2026
3. Proof of Ownership, dated January 26, 2026
4. Fish and Wildlife Evaluation and Ecological No Net Loss Report, prepared by Northwest Environmental Consulting, LLC, dated February 2026
5. Technical Memorandum, Grette Associates (Farallon Consulting), dated July 7, 2026
6. Legal Notices
    a. Determination of Complete Application, dated March 12, 2026
    b. Notice of Application, dated March 18, 2026
    c. Notice of Hearing, dated September 15, 2026
7. Mailing Labels and Buffer Map received January 29, 2026
8. Non-Administrative Substantial Development Application, received January 15, 2026
9. SEPA Environmental Checklist, prepared by Agent, dated January 21, 2025
10. SEPA Determination of Non-Significance, issued by Medina SEPA Responsible Official, dated August 5, 2026
    a. SEPA Comment from Department of Ecology, dated August 24, 2026 and August 26, 2026
    b. Applicant Response to Ecology Comment Letter, dated August 27, 2026 and September 2, 2026
11. Plan Set, prepared by Seaborn Pile Driving, revised July 21, 2026
12. Water Depth Waivers for Boat Lift, Jet Ski Lifts, and Lift Finger, approved August 19, 2026
13. Grated Decking Detail, "Sure Step" manufactured by Perspective Products
14. Historic Aerial Imagery of dock at 1201 Evergreen Point Road
15. Plans for Medina Permit File Nos. ENG-GD-17-027, ENG-GD-19-027, and P-19-037

PART 2 - SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject site is developed with a single-family residence, garage, overwater dock, and related typical residential site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-30 District	Residential
South	R-30 District	Residential
East	R-20 District	Residential
West	Lake Washington	N/A

ACCESS: Vehicular access to the subject parcel is from Evergreen Point Road, a public road.

PART 3 - COMPREHENSIVE PLAN

The residential nature of the city's shoreline preserves its character while encouraging good stewardship and enjoyment of the shoreline, including protecting and preserving shoreline ecological functions, which is the primary vision of the shoreline master program (SMP). The following comprehensive plan goals and policies apply to the proposed project:

SM-G8: Manage shoreline modification to avoid, minimize, or mitigate significant adverse impacts.

SM-G9: Minimize impacts to the natural environment and neighboring uses from new or renovated piers and docks and their associated components, such as boat lifts and canopies.

SM-P4.4: At a minimum, development should achieve no net loss of ecological functions, even for exempt development.

SM-P7.3: Boating facilities should not unduly obstruct navigable waters and should avoid causing adverse effects to recreational opportunities such as fishing, pleasure boating, swimming, beach walking, picnicking and shoreline viewing.

SM-P7.6: Boating facilities should be located, designed, constructed and operated so that other appropriate water-dependent uses are not adversely affected and to avoid adverse proximity impacts such as noise, light and glare; aesthetic impacts to adjacent land uses; and impacts to public visual access to the shoreline.

SM-P9.5: Establish development regulations that encourage property owners to make renovations to their existing piers and docks outside of normal maintenance and repairs that improve the environmental friendliness of their structure.

PART 4 - AGENCY REVIEW/PUBLIC COMMENT

NOTICES (Exhibit 6):

Application received: January 28, 2026
Determination of Completeness: March 12, 2026

Notice of Application:	March 18, 2026
Notice of Hearing:	September 15, 2026

The application was received on January 28, 2026, and was deemed *incomplete* on January 29, 2026. A revised application was received on March 6, 2026, which was again deemed *incomplete* on March 10, 2026. Another revised application was received on March 10, 2026, and was deemed *complete* on March 12, 2026, pursuant to MMC 16.80.100 (Exhibit 6a).

A Notice of Application (NOA) was sent by mail to property owners per MMC 16.80.140(B)(2) and was posted on-site and at other public notice locations such as city hall, the Medina Post Office, park boards and the City of Medina's website on March 18, 2026. Pursuant to MMC 16.80.110(B)(7), a 30-day comment period was established (Exhibit 6b). No comments were received by the City in response to the NOA.

Consistent with MMC 16.80.120, a Notice of Hearing (NOH) was issued on September 15, 2026. The notice was mailed to property owners according to MMC 16.80.140(B)(2), published in The Seattle Times newspaper, and posted on the site and other public notice locations including city hall, the Medina Post Office, city park boards, and the City of Medina's website (Exhibit 6c). At the time of this staff report's preparation, no comments were received by the City in response to the NOH.

GENERAL PUBLIC COMMENTS: No public comments were received by the City in response to the NOA or the NOH as of the date of this staff report. Any comments received by the public in response to the NOH after the dissemination of this staff report will be entered into the record during the public hearing and will be addressed, as needed, in written or spoken testimony by the City during the hearing.

AGENCY COMMENTS: No agency comments were received.

PART 5 - STAFF ANALYSIS

GENERAL:

1. Binhong Chen and Lian Shao are the owners and taxpayers of record for 1201 Evergreen Point Road (Parcel No. 2525049099) according to the proof of ownership submitted by the applicant (Exhibit 3). The property owner is represented by Seaborn Pile Driving, a part of Seaborn Companies (see Exhibit 2).

2. The proposed project consists of demolishing an existing dock and its wood piles and replacing it with a new 560 square foot dock. The new dock would include 16 new 8-inch epoxy coated steel piles driven into the lakebed. The applicant also proposes to install one (1) boat lift and one (1) dual jet ski lift with an associated catwalk for a total of three (3) lifts at the new dock. The project includes planting native vegetative species along the property's shoreline frontage as mitigation to offset any potential impacts to the Lake Washington shoreline. All project activities are proposed to occur overwater in the Lake Washington shorelands fronting the subject site to its west. The upland site is an approximately 3.14 acre parcel and is rectangularly shaped with maximum dimensions of approximately 960 feet (greatest length) by 138 feet (greatest width). The site is developed with a single-family residence and typical appurtenant features, including a garage and outdoor leisure space. The site is also developed with an overwater dock that is non-conforming to development standards applicable to the subject dock today.

3. The subject dock structure is non-conforming to a number of design and dimensional standards that would be applicable to the dock if built today. The applicant is electing to abandon on legally established non-conforming rights and is proposing to redevelop the subject dock in compliance with the design and dimensional standards applicable in today's codes.

4. The applicant has applied for a Non-Administrative Shoreline Substantial Development Permit to replace the existing non-conforming dock and install three (3) lifts associated with the dock. The applicant also proposes shoreline mitigation by planting native species along the property's shoreline frontage. Proposed improvements to the site are depicted in the applicant's plan set (Exhibit 11).

ENVIRONMENTAL (SEPA) REVIEW:

5. The proposed project has undergone a SEPA Threshold Determination under Medina file no. P-26-021. The City of Medina is the SEPA Lead Agency for this project. The City has reviewed a SEPA Environmental Checklist (Exhibit 9) and other project information on file and has determined that the proposed project does not have a probable significant adverse impact on the environment. A Determination of Non-significance (DNS) was issued according to WAC 197-11-355 on August 10, 2026 (Exhibit 10), with a 14-day comment period and an appeal deadline of August 24, 2026.

6. On August 24, 2026, the City received a comment from the Department of Ecology (Ecology) in response to the City's issued DNS (Exhibit 10a). Ecology's comment letter generally includes feedback on two matters, summarized as:

    - Ecology interprets the reconstructed dock to be subject to "new structure" development standards set forth in MMC 16.65.030, rather than "existing structure" development standards. The City does not concur with this interpretation; please see Part 5, Section 12 of this staff report for further discussion.

    - Ecology cites aerial imagery from 2014 to 2021 to document apparent vegetation removal in an area of approximately 7,200 square feet within the shoreline jurisdiction. Ecology notes that, if this clearing was done unlawfully, than the cleared area should be restored with native vegetation at a 1:1 ratio. Please see Part 5, Section 10 of this staff report for further discussion.

ANALYSIS OF THE NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT:

7. The Medina Municipal Code (MMC) 16.72.100(D) requires a Non-Administrative Substantial Development Permit for activities and uses defined as "development" pursuant to RCW 90.58.030(3)(a) and located within the shoreline jurisdiction as defined by the Shoreline Management Act. The proposal for the dock replacement and boat lift additions meet these criteria. The proposal does not qualify for a substantial development permit exemption as outlined in MMC 16.70.030. The project proposal also does not qualify for an *Administrative* Substantial Development Permit as outlined in MMC 16.71.050(D), given the total fair-market value of the entire proposal exceeds $50,000 (Exhibit 8). Therefore, a *Non-Administrative* Substantial Development Permit is required to authorize the proposed project.

8. The Shoreline use Table is codified in MMC 16.62.040 and outlines that the proposed uses (e.g., piers, docks, and boat lifts) are permitted uses in the City's Aquatic Environment designation.

9. MMC 16.66.010(B) requires that to assure no net loss of shoreline ecological functions, applicants must demonstrate a reasonable effort to analyze environmental impacts from a proposal and include measures to mitigate impacts on shoreline ecological functions.

   The applicant has prepared a Fish and Wildlife Evaluation and Ecological No Net Loss Report ("No Net Loss Report," see Exhibit 4). It was prepared by a professional biologist and analyzes the ecologic effect of the project, details a mitigation plan and monitoring measures, and discusses best management practices that would be employed to minimize the potential for the proposed project to cause a loss of ecological function.

   The No Net Loss Report was reviewed by the City's third-party biological consultant, Grette Associates (Grette), for their recommendation on whether the project aligned with provisions of the MMC governing no net loss of ecological function. Grette reviewed the No Net Loss Report and found that the No Net Loss Report, "the revised site plans have addressed Grette's outstanding comment and the project is compliant with MMC 16.65.040" (Exhibit 5). Based on Grette's review findings captured in Exhibit 5, the City finds that the proposed project will have no net loss of ecological function if constructed and mitigated as proposed. Staff have prepared Recommended Condition No. 1 in Part 7 of this staff report for the Hearing Examiner to consider adopting as a part of his decision to ensure that the proposed mitigation is installed consistent with Exhibits 4 and 11, which would reassure proper stewardship of Lake Washington and the Medina shoreline at large.

10. MMC 16.66.050 governs shoreline vegetation management. The City received a comment from Ecology interpreting a record of aerial imagery from 2014 to 2021 as documentation of apparent vegetation removal in an area of approximately 7,200 square feet within the shoreline jurisdiction, and finding that the area should be restored with native vegetation at a 1:1 ratio if the clearing activity was performed unlawfully (Exhibit 10a). Ecology cites MMC 16.66.050 as its SMP reference for requiring such restoration.

    The City is aware of its obligation to exact conditions of approval only in instances where a nexus is present between a proposed development and a condition of approval, and only to an extent of rough proportionality. The City is also aware of its authority to investigate and manage instances of code violations via code enforcement actions separate of the processing and decision of a land use entitlement.

    After having received Ecology's comment letter, the City applied good faith efforts to investigate and understand the clearing activity appearing to occur between 2014 and 2021 (Exhibit 10a). The City reviewed its available records of permitted activity at the subject site (Exhibit 15) and notes that grading activity had been authorized under Medina permit file nos. ENG-GD-17-027, ENG-GD-19-027, and P-19-037. Grading activity captured on plans associated with these permit files document the construction of an energy dissipation pad and installation of compost socks stabilized with hydroseeding and landscaping in the general area of concern depicted in aerial imagery submitted by Ecology (Exhibit 10a). Landscaping plans referenced on these grading sheets could not be located by the City. The grading improvements depicted in Exhibit 15 were approved for construction and received final approved inspection on January 4,

2022, indicating the observed improvements aligned with activity that was authorized by the City.

The City also asked the applicant to describe any clearing activity in response to Ecology's comment letter. The applicant questioned Ecology's implication that the vegetation removed was necessarily native (and therefore deserving of replacement with native vegetation at a 1:1 ratio) and indicated that "many plants died due to crowding from Himalayan blackberry and Scotch broom which…their gardener continues to work to control" (Exhibit 10b). MMC 16.66.050(A)(4) allows for the removal of noxious or invasive species and maintenance of established lawn or landscaped areas. The applicant was unable to produce complete permit records of clearing activity authorized within the shoreline.

In reviewing the records available to the City, the City has found that permits were issued by the City that authorized grading activity to occur in the general area of concern identified by Ecology. The City has also reviewed its record of inspections related to ENG-GD-17-027, noting that the final inspection was approved by the City on January 4, 2022, after the cited 2021 aerial imagery sent by Ecology. Considering this record of permitted work within the general area of concern expressed by Ecology and inspected immediately after the documented occurrence of grading activity, and considering the applicant's written confirmation that shoreline vegetation removal was limited to invasive species or other species which could not survive against the proliferation of invasive species, the City has not found evidence to consider the grading activity captured in Exhibit 10a as being unlawfully done.

Additionally, considering that Exhibit 15 makes no reference to dock improvements as a present or envisioned scope of work, and given the five or more years that have lapsed between the documented grading activity and this subject application for dock replacement, the City has not found a nexus between upland vegetation removal and the scope of work that would be authorized with the approval of P-26-007. Rather, it seems unreasonable to the City to suppose that the upland vegetation removal could pre-date the dock's reconstruction so vastly if it were a necessary component of the scope of work that would be authorized by approving P-26-007.

Finally, the City acknowledges that shoreline vegetation management provisions codified in MMC 16.66.050 require that land areas exposed to development activity "be re-vegetated to similar conditions or better," but do not quantify any minimum replacement ratio, including a 1:1 replacement ratio identified by Ecology. In its review of the permit record associated with the site, the City has not identified any record that would indicate what type of vegetation persisted in the graded area prior to the grading activity, or whether that vegetation was native. The applicant has offered that the vegetation removed by its gardener included noxious or invasive species and unsuccessful landscape species that were overcome by invasive species. Absent any documentation to the contrary, the City rests on the applicant's obligation for accurate and complete information required of MMC 16.10.080(B) and agreed to under penalty of perjury on their permit application (Exhibit 8).

Therefore, the City observes no nexus that would justify a condition of approval requiring the applicant to restore its uplands with native vegetation, nor observes any evidence to suggest the grading activity occurred unlawfully and could be subject to code enforcement action. The City retains its authority to amend its position if new information

is discovered, including after the issuance of a decision on P-26-007. No condition of approval has been recommended for the Hearing Examiner's adoption related to retroactively correcting a record of grading activity at the subject site.

11. MMC 16.66.090 establishes provisions for non-conformities in the Medina regulated shoreline. The subject dock is a non-conforming structure; it is configured or constructed in manners which do not conform to present regulations or standards of the SMP. The SMP today would require the dock's walkway to be no wider than 4 feet within 30 feet of the Ordinary High Water Mark (OHWM) and no wider than 6 feet when more distance from the OHWM; the subject dock is 5 feet-10 inches wide at its landward extent and widens to 7 feet-10 inches at its waterward extent. Piles must be a minimum of 18 feet waterward of the OHWM; the four landward-most piles associated with the subject dock are closer than 18 feet from the OHWM. The dock's decking is required to be constructed of grated material that allows for at least 40% light transmission; the subject dock is constructed of solid decking.

    Any legally established nonconforming structure may continue until such time that the rights for the nonconformity are abandoned; where the rights to a non-conforming structure have been abandoned, subsequent repair work of the structure shall require the structure to be brought into compliance with all development regulations in effect.

    The applicant is voluntarily abandoning any legal right to nonconformities associated with the dock and is proposing to reconstruct its dock in a manner which complies with all development regulations in effect.

12. MMC 16.65.040 establishes the dimensional and design standards for the existing dock structure. Based on publicly available aerial imagery (Exhibit 14), it appears to the City's satisfaction that the subject dock was constructed prior to April 18, 2014 in a form substantively similar to its existing configuration and is subject to the dimensional standards established for "existing structures" in Table 16.65.040 of MMC 16.65.040.

    Of note, the City received a comment from Ecology interpreting the subject dock as a "new structure" under MMC 16.65.040 rather than an "existing structure." Ecology's finding is based on its interpretation that any non-conforming use of the dock appears to have been abandoned for two years given the dock was allowed to fall into a partial state of disrepair and therefore cannot be reviewed under MMC 16.65.040 as an existing structure (Exhibit 10a).

    The City does not concur with Ecology's interpretation and applies the distinction between existing and new structures as set forth in MMC 16.65.030. MMC 16.65.030(A) and (B) have codified the distinction between existing and new structures, which are notably absent any consideration of a structure's subjectivity to non-conforming use rights. MMC 16.65.030(A) and (B) together read:

    > "Where a property owner can demonstrate that a pier or dock was legally established prior to April 18, 2014, the dimensional and design standards for existing overwater structures set forth in Table 16.65.040 shall apply. Where a property owner cannot demonstrate that a pier or dock was legally established prior to April 18, 2014, the dimensional and design standards for new overwater structures set forth in Table 16.65.040 shall apply."

An applicant is not required to demonstrate that rights to non-conforming use have not been abandoned to subject their proposed development to the "existing structure" provisions of MMC 16.65.040; applicants need only demonstrate that an existing dock was legally established prior to April 18, 2014 for the City to review the dock against "existing structure" development standards in MMC 16.65.040. As is documented in this staff report, the applicant has met this requirement and is subject to the existing structure development standards.

MMC 16.65.080 establishes the dimensional and design standards for the three proposed lifts. The applicant proposes to install one (1) boat lift and one (1) dual jet ski lift with an associated catwalk for a total of three (3) lifts at the new dock. The dock is used exclusively by the subject property and is not a joint use dock.

MMC 16.65.040 – (Existing Structure) Dock:

The maximum overwater surface coverage for an existing dock is 1,200 square feet when the dock is used by a single property owner; the subject dock is used only by the owner of its upland residence at 1201 Evergreen Point Road. Existing docks used by one property owner are required to maintain 12 foot setbacks from their adjoining parcels. The maximum length of the dock shall not exceed 100 feet from the OHWM. All ells, fingers, and other structures associated with the dock are required to be at least 30 feet waterward of OHWM with a minimum water depth of 10 feet. There is no maximum length or width of fingers or ells. The maximum width of a walkway located within 30 feet waterward of the OHWM is 4 feet. The maximum width of a walkway located greater than 30 feet waterward of the OHWM is 6 feet. There is no maximum width applicable to fingers or ells, and no maximum length applicable to ells. The maximum height above the plane of the OHWM and the bottom of the stringers on the dock is 1.5 feet. The maximum height above the plane of the OHWM and the top of the decking of a pier is 5 feet. Decking for piers, docks, and platform lifts shall be grated or made with materials that allow a minimum of 40% light to be transmitted through. The maximum height of piles above the top of a pier is 5 feet, and is otherwise limited to a maximum height of 7 feet above the plane of the OHWM. The minimum distance of the landward edge of ells, fingers, buoys, and moorage piles in 30 feet and a minimum water depth of 10 feet unless a water depth waiver is issued by the City. The minimum distance of all piles, except moorage piles, waterward from the OHWM is 18 feet.

The applicant is proposing to replace its existing non-conforming dock. As has been described above in Part 5, Staff Analysis Item 9, the applicant is voluntarily abandoning any legal right to nonconformities associated with the dock and is proposing to reconstruct its dock in a manner which complies with all development regulations in effect. The overwater coverage of the proposed dock is 560 square feet (Sheet 5 of Exhibit 11). The proposed length of the dock from OHWM is approximately 79 feet (Sheet 4 of Exhibit 11). The width of the walkway would be 4 feet within 30 feet of OHWM and would widen to 6 feet when more distant than 30 feet from the OHWM (Sheet 4 of Exhibit 11). The existing dock is constructed atop 16 piles, which would be replaced by 16 new steel piles; all piles would be no closer than 18 feet from OHWM and no piles exceed their maximum allowed height of 7 feet. A new finger is proposed to provide access to the dual jet ski lifts; the finger is proposed to be approximately 2 feet-4 inches wide (Sheet 5 of Exhibit 11). A new ell is proposed at the waterward extent of the dock which would be 26 feet long and 6 feet wide. A grated deck allowing for an advertised 53% light penetration would be installed throughout the entirety of the dock,

replacing the existing solid wood decking (see Exhibit 13). The height of the dock above the plane of the OHWM and the bottom of the stringers is approximately 1 foot (Sheet 6 of Exhibit 11). The height above the plane of the OHWM and the top of the decking is approximately 2 feet (Sheet 6 of Exhibit 11). The dock and its associated structures are proposed interior to the 12 foot setbacks from adjoining properties.

The proposed new finger providing access to the dual jet ski lifts is not located in water depth of at least 10 feet, as is required by MMC 16.65.040. In these instances, an applicant may apply for a water depth waiver pursuant to MMC 16.65.040(K). The applicant has applied for a water depth waiver to allow its finger to be located in a water depth of approximately 9 feet-5 inches, which the City has approved (Exhibit 12).

As proposed, the dock **complies** with the germane design and dimensional standards for replacement activities on existing docks set forth in MMC 16.65.040.

<u>MMC 16.65.080 – Boat Lifts:</u>

MMC 16.65.080 sets forth the requirements for boat lifts. The maximum distance waterward of the OHWM where a lift may be located is no more than 100 feet. The minimum distance waterward of the OHWM where a lift may be located is no less than 30 feet and 9 feet of water depth. The maximum number of boat lifts allowed per single dwelling using the dock is three. The boat lifts must maintain 12 foot setbacks from adjoining properties.

The applicant proposes to install one (1) boat lift and one (1) dual jet ski lift with an associated catwalk for a total of three (3) lifts at the new dock. The proposed boat lift and dual jet ski lift would be located more than 30 feet and less than 100 feet from the OHWM; the closest boat lift is approximately 62 feet-7 inches from the OHWM, and the furthest is approximately 79 feet from OHWM (see Sheet 5 of Exhibit 11). All lifts are proposed interior to the 12 foot setbacks from adjoining properties.

Each of the three lifts is not proposed to be installed with a minimum water depth of 9-foot (see Sheet 6 of Exhibit 11). In these instances, an applicant may apply for a water depth waiver pursuant to MMC 16.65.080(D). The applicant has applied for water depth waivers to allow each of its three lifts to be located in a water depth of less than 10 feet, which the City has approved (Exhibit 12).

As proposed, the applicant's proposed boat lifts **comply** with the germane design and dimensional standards for boat lifts set forth in MMC 16.65.080.

ANALYSIS OF THE MEDINA COMPREHENSIVE PLAN:

1. SM-G8: Manage shoreline modification to avoid, minimize, or mitigate significant adverse impacts.

   <u>Staff Discussion</u>: The proposed dock replacement has demonstrated an avoidance of significant adverse impacts, and in fact is found to improve the ecological environment of the project area. The applicant's No Net Loss Report (Exhibit 4) has been reviewed by the City's third-party biological consultant, Grette (Exhibit 5) who concurs that no net loss of ecological function will occur as a result of the proposed project. Additionally, the City's SEPA Responsible Official has reviewed the applicant's SEPA Checklist (Exhibit

9) and found that the proposed project action is unlikely to adversely affect the environment, particularly given its increase of light transmission to the shallow substrate by replacing opaque structural components with grated decking.

The proposed application has demonstrated consistency with this Medina Comprehensive Plan goal.

2. SM-G9: Minimize impacts to the natural environment and neighboring uses from new or renovated piers and docks and their associated components, such as boat lifts and canopies.

   Staff Discussion: As has been described in the staff discussion of SM-G8 in this section, the natural environment is not expected to be adversely affected by the proposed dock replacement project. The dock's configuration is proposed to comply with all design and dimensional standards set forth in the Medina SMP. Notably, each of the subject site's neighboring properties are improved with a dock which is at least 76 feet from the subject dock, far more distant than that required of the SMP. Given that the proposed dock replacement has been designed to comply with the SMP's dimensional standards, and considering the ample spacing between the subject dock and neighboring docks, impacts to neighboring uses are expected to be negligible.

   The proposed application has demonstrated consistency with this Medina Comprehensive Plan goal.

3. SM-P4.4: At a minimum, development should achieve no net loss of ecological functions, even for exempt development.

   Staff Discussion: See staff discussion in response to SM-G8 in this section.

   The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

4. SM-P7.3: Boating facilities should not unduly obstruct navigable waters and should avoid causing adverse effects to recreational opportunities such as fishing, pleasure boating, swimming, beach walking, picnicking and shoreline viewing.

   Staff Discussion: The subject dock is not expected to unduly obstruct navigable waters or cause adverse effects to recreational opportunities. The replaced dock is proposed to comply with all dimensional standards applicable to existing structures in the Medina shoreline, and its configuration will be substantively similar (although more compliant) with the site's existing dock set for demolition. The installation of three lifts landward of the dock's furthest waterward extent is not expected to unduly obstruct waters. The dock has been documented as existing in a substantively similar configuration for at least 24 years (Exhibit 14). Given its longevity and the compliant dimensions of the proposed dock, it is not expected to obstruct navigable waters or adversely affect recreational opportunities in its vicinity.

   The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

5. SM-P7.6: Boating facilities should be located, designed, constructed and operated so that other appropriate water-dependent uses are not adversely affected and to avoid adverse

proximity impacts such as noise, light and glare; aesthetic impacts to adjacent land uses; and impacts to public visual access to the shoreline.

Staff Discussion: See staff discussion in response to SM-P7.3 in this section.

The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

6. SM-P9.5: Establish development regulations that encourage property owners to make renovations to their existing piers and docks outside of normal maintenance and repairs that improve the environmental friendliness of their structure.

   Staff Discussion: The proposed dock replacement is a renovation of a partially damaged existing dock that improves the environmental friendliness of the structure. See staff discussion in response to SM-G8 in this section.

   The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

PART 6 - CONCLUSIONS

1. According to MMC 16.72.100(C) and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and issue a decision on this application.

2. Notice of this public hearing was posted on the property and mailed to surrounding property owners within 300 feet, published in the Seattle Times newspaper, and posted at City Hall, the Medina Post Office, and other locations around Medina on September 15, 2026, at least 15 days before the hearing date (Exhibit 6c).

3. According to MMC 16.72.100(F), a Substantial Development Permit may only be approved if the following criteria are met:

   a. *Requirement: The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (chapter 90.58 RCW).*

      CONCLUSION: The Medina Shoreline Master Program (SMP) has been adopted in a manner that is consistent with the policies and provisions of the Washington Shoreline Management Act ("the Act," RCW 90.58). MMC 16.60.060(A) sets forth that "all use and development proposals, including those that do not require a permit, must comply with the policies and regulations established by the Act as expressed through the Shoreline Master Program (SMP)." Because the Medina SMP has been adopted to express the Act's policies and regulations, an applicant's consistency with the provisions of the Medina SMP inherently conveys consistency with the policies and provisions of the Act. As represented in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP and is therefore consistent with the Washington Shoreline Management Act. This criterion has been satisfied.

   b. *Requirement: The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures (chapter 173-27 WAC).*

CONCLUSION: The Medina SMP has been adopted in a manner that is consistent with the guidelines of WAC Chapter 173-27. MMC 16.60 has been adopted under the authority of RCW 90.57 and WAC Chapter 173-27 (MMC 16.60.040), and its purpose is to comply with WAC Chapter 173-27 (MMC 16.60.030). Because the Medina SMP has been adopted in a manner that complies with WAC Chapter 173-27, an application's consistency with the provisions of the Medina SMP inherently conveys consistency with WAC Chapter 173-27. As is represented in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP and is therefore consistent with the Washington Shoreline Management Permit and Enforcement Procedures. This criterion has been satisfied.

c. *Requirement: The proposed development is consistent with the provisions of the city shoreline master program.*

CONCLUSION: As has been demonstrated in the analysis provided in Part 5 of this staff report, the applicant's proposed dock replacement and boat lift additions are consistent with the use provisions and dimensional limitations outlined in the Medina SMP. Therefore, this criterion has been satisfied.

PART 7 - STAFF RECOMMENDATION

Staff recommends the Hearing Examiner **approve** the Non-Administrative Substantial Development Permit (File No. P-26-007) given the project's demonstrated consistency with the Medina Municipal Code, Medina Shoreline Master Program, the State Shoreline Management Act of 1971, and the State Shoreline Management Permit and Enforcement Procedures.

Should the Hearing Examiner approve the Non-Administrative Substantial Development Permit, the City recommends the Hearing Examiner include the following conditions of approval with his decision:

1. Mitigation shall be provided consistent with Exhibits 4 and 11, including the monitoring plan. A financial security for the mitigation plan described in Exhibit 11 will be required by the City in a form and amount consistent with MMC 16.66.120 prior to issuance of a building permit for the subject dock improvements.

2. The development must comply with and be consistent with the Medina Shoreline Master Program (Chapters 16.60 through 16.67 MMC, in combination with Sub-Element 2.1 of the Medina Comprehensive Plan per MMC 16.60.010), Chapter 173-27 WAC (Shoreline Management Permit and Enforcement Procedures), and Chapter 90.58 RCW (Shoreline Management Act).

3. The applicant shall obtain a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW), unless expressly in writing informed otherwise by WDFW, and shall provide the approved HPA authorization to the City prior to issuance of a building permit.

4. The applicant shall obtain authorization under Section 10 of the Rivers and Harbor Act and/or Section 404 of the Clean Water Act from the Seattle District of the United States

Corps of Engineers (Corps), unless expressly in writing informed otherwise by the Corps, and shall provide the approved authorization to the City prior to issuance of a building permit.

5. The project shall be carried out in substantial conformance with the representations appended to this staff report.

6. All other zoning and development regulations applicable to the project shall be followed and confirmed during the building permit review.

Date: 9-15-2026

Kimberly Gunderson, Mahoney Planning, LLC
on behalf of the City of Medina

Exhibit 2
P-26-007 & P-26-021

DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

OWNER'S DECLARATION OF AGENCY

A-05

Project Address 1201 Evergreen Point Rd, Medina, WA 98039 **Parcel No.** 252504-9099

I/We Binhong Chen do hereby declare and affirm that

[X] I/we are: the owners or contract purchasers of the above property

[ ] an officer or representative of _____, a Washington corporation or trust which is the owner of the above property. I am duly authorized by this entity to represent the above property in matters of ownership, land use, and construction. Attached, please find a copy of the Power of Attorney or other document by which I have been appointed.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

[ ] will act as my own agent

[X] do hereby appoint Katherine Rupert/Seaborn to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
- To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official. I/We will provide all data and details of revisions to the approved plans to the City prior to undertaking any work that differs from the approved plans. The official approved plans for the project shall be those plans that are stamped and dated as approved by the City of Medina.
- To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
- To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
- To ensure that requests are made to the City for the required inspections. Failure to notify the Development Services Department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform required inspections.
- To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work. I/We understand that the City will not issue a Certificate of Completion or a Certificate of Occupancy until these documents are completed.
- I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work. I/We agree to be responsible for the payment of these fees and understand that the payment of these fees is required prior to issuance of a Certificate of Occupancy.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly \combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature DocuSigned by: Kevin Chen 552EE0F1C3734BC... **Date** 1/29/2026

Name Kevin Chen

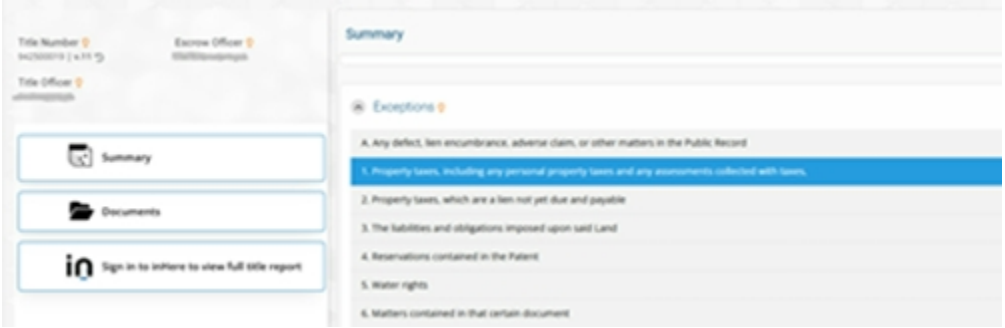
Exhibit 3
P-26-007 & P-26-021

Guarantee

File No.: 0304749-etu
Property Address: 1201 Evergreen Point Rd Medina, WA 98039
END OF SCHEDULE B

Title Officer: Eastside Title Unit

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
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Click to view custom titleLOOK®

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When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0304749-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Seaborn Companies

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$36.05

Effective Date: January 12, 2026 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Binhong Chen and Lian Shao, as Trustees of the Lakeview Trust under agreement dated May 20, 2014

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 252504-9099-01

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,333 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 25;
THENCE NORTH 140 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25 TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 1,333 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25 EXTENDED;
THENCE EAST TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 529839;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS:

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

GENERAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Bellevue Sewer District
   Purpose: Utilities
   Recording Date: September 29, 1960
   Recording No.: 5207138
   Affects: a portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   Purpose: Side sewers
   Recording Date: March 21, 1969
   Recording No.: 6486151
   Affects: a portion of said premises

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

   Recording No: 20140602001559

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Puget Sound Energy, Inc
   Purpose: Easement
   Recording Date: October 3, 2019
   Recording No.: 20191003000939
   Affects: a portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

   Recording No: 20140417900004

SCHEDULE B
(continued)

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	252504-9099-01
Levy Code:	1836
Assessed Value-Land:	$15,824,000.00
Assessed Value-Improvements:	$8,285,000.00

General and Special Taxes:	
Billed:	$168,372.31
Paid:	$168,372.31
Unpaid:	$0.00

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

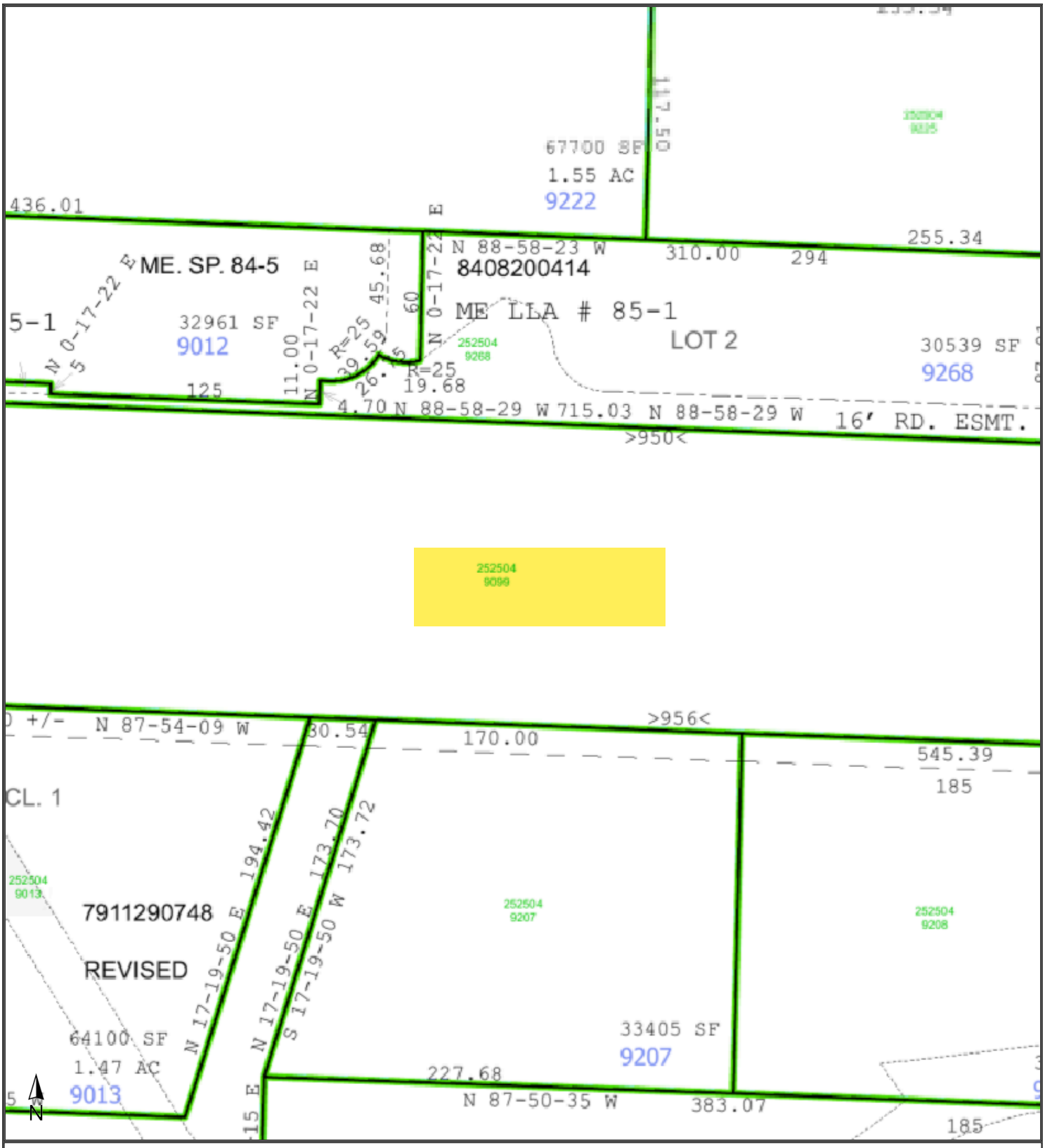
The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN GOV LT 3, SEC 25-25-4E, W.M.
Tax Account No.: 252504-9099-01

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

1201 Evergreen Point Rd
Medina, WA 98039

END OF SCHEDULE B



ParcelID: 2525049099
Tax Account #: 252504909901
1201 Evergreen Point Rd, Medina WA 98039

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Exhibit 4
P-26-007 & P-26-021

Fish and Wildlife Evaluation and Ecological No Net Loss Report

Prepared for

Chen Residence
1201 Evergreen Point Road
Medina, WA 98039

Prepared by

Northwest Environmental Consulting, LLC

Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

February 2026

Purpose

The purpose of this report is to fulfill the requirements of City of Medina Municipal Code (MMC) 20.66.000 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 "the set of actions taken to achieve and ensure no overall reduction in existing ecosystem functions and values, or the natural systems constituting the protected critical areas."

Permits are being applied for moorage improvements and a dock repair.

Code Compliance

Permits are being applied for a dock reconfiguration, pile removal, repair, and installation as needed and installation of a new boat lift and dual personal watercraft lift. The boat lifts will be placed in the deepest water possible and is an accessory to the existing pier. It is not possible to put the lifts in 9-feet of water at the site, but the minimum 5-feet of depth will be met. The dock is an established use and the proposed project will bring the decking into standards and reduce the overall footprint of the dock.

Location

The subject property is located at 1201 Evergreen Point Road in the City of Medina, Washington (parcel # 252504-9099). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species. (see Appendix A – Sheet 1.0)

Project Description

The proposed work will remove the existing 598 square feet of opaque decking. Work will include removal of 12 existing timber piles, from 10 to 12 inches in diameter, repair of 4 additional wood piles and driving of 16 new epoxy coated steel piles. The dock will be reconfigured by adding an ell, reducing the length by approximately 6 feet and narrowing the dock from almost 6 feet in width to less than 4 feet in width within 30 feet of shore. A 13-foot by about 2-foot jet ski walkway will be added to the dock. New framing will be constructed over the repaired and new pilings and 593 square feet of ThruFlow grated decking will be installed. The new boat lift and dual personal watercraft lift will be installed, both free standing. (See Appendix A – Sheet 2.0 to 12.0).

During construction, a floating boom will surround the work barge and dock. (See Appendix A – Sheet 7.0).

A shoreline vegetation plan is proposed, that will add 2 native evergreen trees and 3 native shrubs. These shoreline plantings will provide shade and allow beneficial allochthonous material to enter the lake along the shoreline. The existing vegetation will be preserved including a beaked hazelnut and common hawthorn and snowberry. (See Appendix A – Sheet 8.0 and 9.0).

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NWEC) biologist Brad Thiele conducted a site visit on February 17, 2026, to evaluate conditions on site and adjacent to the site. NWEC 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 western boundary with single-family homes to the north and south along the shoreline.

The only existing structures on the property are the house and dock.

The shoreline is lawn with some ornamental shrubs and trees along the property lines. The lawn terminates at the granite bulkhead. The lake substrate is cobble with sand to about 20 feet from shore and shifts to sands after that. No aquatic vegetation was observed along the shoreline.

The neighboring shorelines are landscaped similarly with docks and bulkheads. See attached photos in Appendix B- Photos.

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

The shoreline is not mapped as a Sockeye spawning location; sockeye spawning is mapped about 1,000 feet south of the property.

Priority Habitats and Species mapping does not map any priority species within 1,000 feet of the parcel except for Lake Washington.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance may occur below the OHWM during boat lift replacement. Care will be taken to set the boatlifts on the bottom without dragging. Pile driving and removal

may cause sediment disturbance, but visual plumes are unusual. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to and from the site.

The project will meet state water quality standards.

Shoreline: Preserving and planting native vegetation, including native trees and shrubs, will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A sheet 8.0 and 9.0).

Lakebed: Removal of 12 piles will occur (9, ~10-inch and 3, ~12-inch) will occur and installation of 16 8-inch steel piles will be installed. This will result in a restoration of about 1.7 square feet of lakebed.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The risk of impact to the aquatic environment is expected to be minimized because a trained crew will be onsite that will implement spill containment measures should a spill occur. The crew will report any spills as required by permits.

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 in larger numbers.

Shading: The proposal will decrease overwater coverage by 5 square feet from reconfiguration of the dock. In addition, all decking will be replaced with grated ThruFlow decking. The reconfigured dock will be raised by about 8-inches and the nearshore coverage within 30 feet of shore will be reduced by about 60 square feet.

Grated decking allows light to penetrate the waters below the dock, which can increase productivity in the water column, 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. In addition, hard shadowing may increase juvenile salmonid outmigration times when encountered along the shoreline. Using grated decking, raising the dock and reducing overwater coverage within 30 feet of shore will minimize this effect and be an improvement over the existing design.

ThruFlow grated decking has a 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. The effective coverage of the new dock will be approximately 338 Square feet.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The moorage improvements 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 March 15). 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 that use the nearshore environment where the work occurs.

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 supplies 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 native, overhanging vegetation. The project 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 to offset impacts from the project if not enough mitigation credits can be complete on site. The owner cannot complete the required mitigation at the subject property required by NMFS 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 Water & Land Resources Division. The RAP program has funded restoration projects through the King County Conservation District. Project elements include removal of overwater structures, derelict pilings, including creosote, and restoration of Taylor Creek. https://kingcounty.gov/en/dept/dnrp/nature-recreation/environment-ecology-conservation/wetlands/mitigation-reserves-program/restoration-and-permitting-program

Impact Minimization and Mitigation

Reasonable efforts were made to apply mitigation sequencing when altering habitats within shoreline areas. This sequence has three steps: avoidance, minimization, and mitigation.

Avoidance and Minimization

The pier is an established use and all activities are allowed by code. It is not possible to work in the lake and avoid impacts to the lake.

The lifts will be placed in the deepest water possible at the site. Placing watercraft on lifts reduces maintenance of the craft reducing chemical use and loss of sacrificial anodes that may introduce zinc to the water.

All new decking will be grated to allow light to penetrate to the water below.

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 is 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 all new deck surfaces, and the structure will be reduced in size by 5 square feet.

The shoreline will be planted with 2 native trees and 3 native shrubs. The existing native vegetation will be preserved.

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.

Shoreline Function and Values Improvements

Shoreline planting will increase the shoreline functions and values by adding native trees and shrub buffer between the house and Lake Washington that will increase screening, filtering of runoff, and vertical and overhanging structure along the lake edge, and will provide food sources for songbirds and other native fauna that use the Lake Washington shoreline.

Docks can act as a partial barrier to juvenile fish migration. Using grated decking and reducing overwater coverage, especially in the nearshore, will improve aquatic habitat functions for salmonids by improving fish migration functions of the shoreline environment.

Using watercraft lifts will reduce degradation of boat anodes and the use of cleaning chemicals because the watercrafts will be out of the water and require less maintenance. This will improve water quality functions.

Proposed Mitigation

Mitigation Goals

Mitigation goals will include the following:

- Enhancement of the shoreline by planting with native plantings.
- Removal of overwater coverage.
- Paying into the King County Conservation District through the RAP in lieu fee program.

Performance Standards

Buffer plantings shall maintain a 100% survival for the first five years and be maintained in perpetuity per Corps requirements outline on Sheet 8.0 in Appendix A.

The removal of overwater coverage and installation of grated decking will be completed during construction.

Payment to the King County Conservation District will be completed as required by the US Army Corps permit.

Planting Plan

Shrubs and groundcovers will be containerized or bare root. The planting layouts, details, and quantities are shown in Appendix A – Sheet 8.0.

Schedule and Maintenance

Plantings shall be installed in the same season or before completion of the dock construction. Watering should be completed for at least the first year after planting during the summer months, and any invasive plants removed.

Maintenance and Monitoring

The owner will maintain and monitor the plantings per Sheet 8.0 of the plan set as required by the RAP program. The required report that will be sent to the Corps of Engineers, will also be sent to the City of Medina when the reports are due annually.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline. Lake Washington is a Shoreline of the State.

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 and long-term impacts will occur from maintaining an overwater structure.

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 effects of construction will be short term.

Overwater structures may delay juvenile salmonid outmigration times and provide habitat for predatory fish.

The use of grated decking at the site reduces the effective coverage of the reconfigured structure by 255 square feet. This reduction in effective overwater coverage may reduce predatory fish habitat and reduce the chance of juvenile salmonids from hesitating while passing under the structure. In addition, the overall footprint of the dock will be reduced by 5 square feet. The reconfiguration will reduce the overwater coverage in the nearshore by approximately 45 square feet. The new configuration will also raise the dock by about 8 inches over the existing condition which will have a similar effect to using grated decking, further reducing the chances of delaying outmigrating salmonids.

Boatlifts reduce shading by allowing light under the boat when on the lift. In addition, boat lifts reduce boat maintenance that can add cleaning chemicals to the lake and can preserve zinc anodes. A cleaner hull on a boat also reduces drag that increase fuel use.

A shoreline planting plan will be implemented that will add 1 western red-cedar, 1 shore pine, and 3 native shrubs (2 species) that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials that will improve shoreline conditions at the site in the long-term. The existing native vegetation will be preserved. 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	32 years of experience	Northwest Environmental Consulting, LLC (NWEC)

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

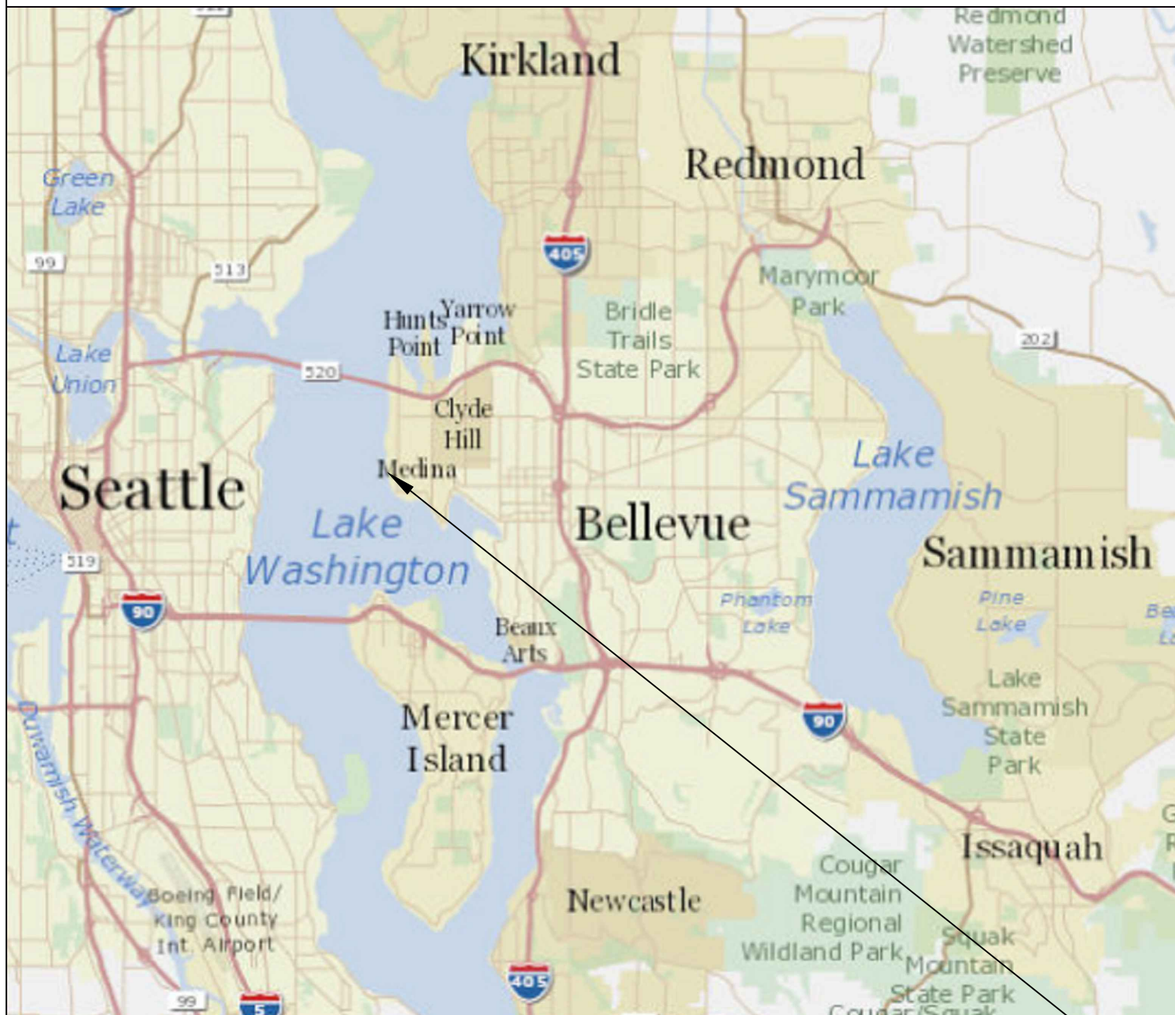
King County. 2026. King County iMap. Online database. Accessed February 2026 at https://gismaps.kingcounty.gov/iMap/

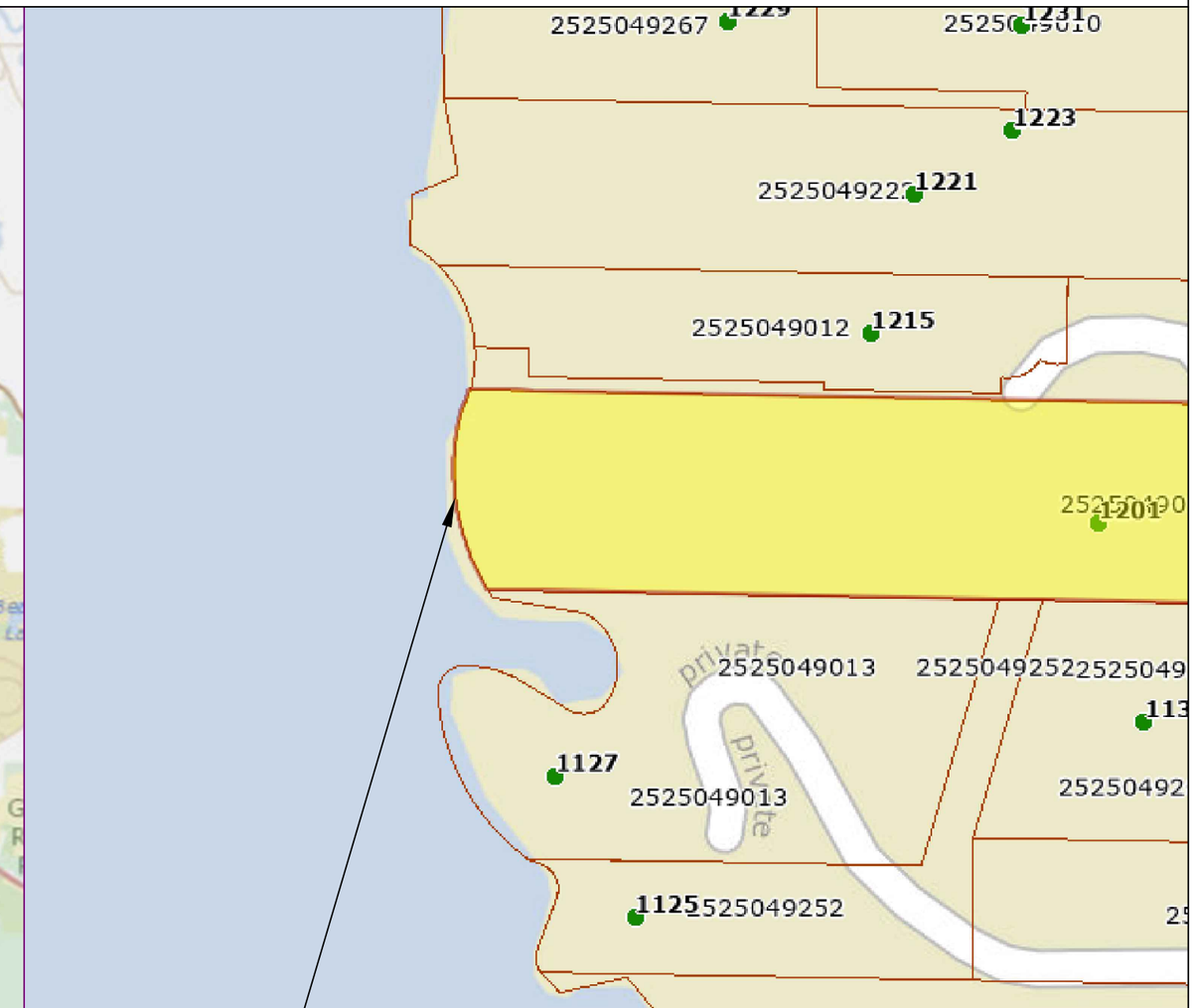
Washington Department of Fish and Wildlife (WDFW). 2026. Priority Habitats and Species. Online database. Accessed February 2026 at http://apps.wdfw.wa.gov/phsontheweb/

WDFW. 2026. SalmonScape. Online database. Accessed February 2026 at http://apps.wdfw.wa.gov/salmonscape/

Appendix A:
Project Drawings

SITE PLAN





SUBJECT PROPERTY

Pin: 252504-9099

Legal Description: POR GL 3 N 140 FT OF S 1473 FT OF W 1/2 OF SEC & SH LDS ADJ LESS CO RD

Plat Block: --
Plat Lot: --

Parcel	Dock
LAT: 47.621376	LAT: 47.621434
LONG: -122.2409	LONG: -122.242751

BUILT BY SEABORN · ESTD 1947 ·

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1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to reconfigure the existing dock, repair (4) existing wood piles, remove (12) existing wood piles, drive (16) new 8" epoxy coated steel piles, reduce the current dock by 5 sqft, install (1) new boat lift, and install (1) dual pwc lift.

County: King County
Location: Lake Washington

Applicant: Chen Residence
1201 Evergreen Point Rd
Medina, WA 98039

Created: 08-15-2024

Last Updated: 11/6/2025 9:28 AM Kady

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 25, Township 25, Range 04

Adjacent Owners:
ZENG RESIDENCE
1215 EVERGREEN POINT RD 98039
GUYMAN RESIDENCE
1127 EVERGREEN POINT RD 98039

SHEET 1.0

NWS-2023-XXX
PAGE 1 OF 12

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum
* SL10014ARW - 146" x 191"
* SL2008AR2D2 - 104" 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
* Repair piles are done as a sleeve method
* Piles are driven using the vibro method

Preservatives
* 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 (AWP) UC4A. All wood shall bear a treatment identification mark by the certifying agency.

CODE REFERENCES: Medina

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

16.65.40. - Design standards for piers, docks, buoys, moorage piles, and floats. (New)

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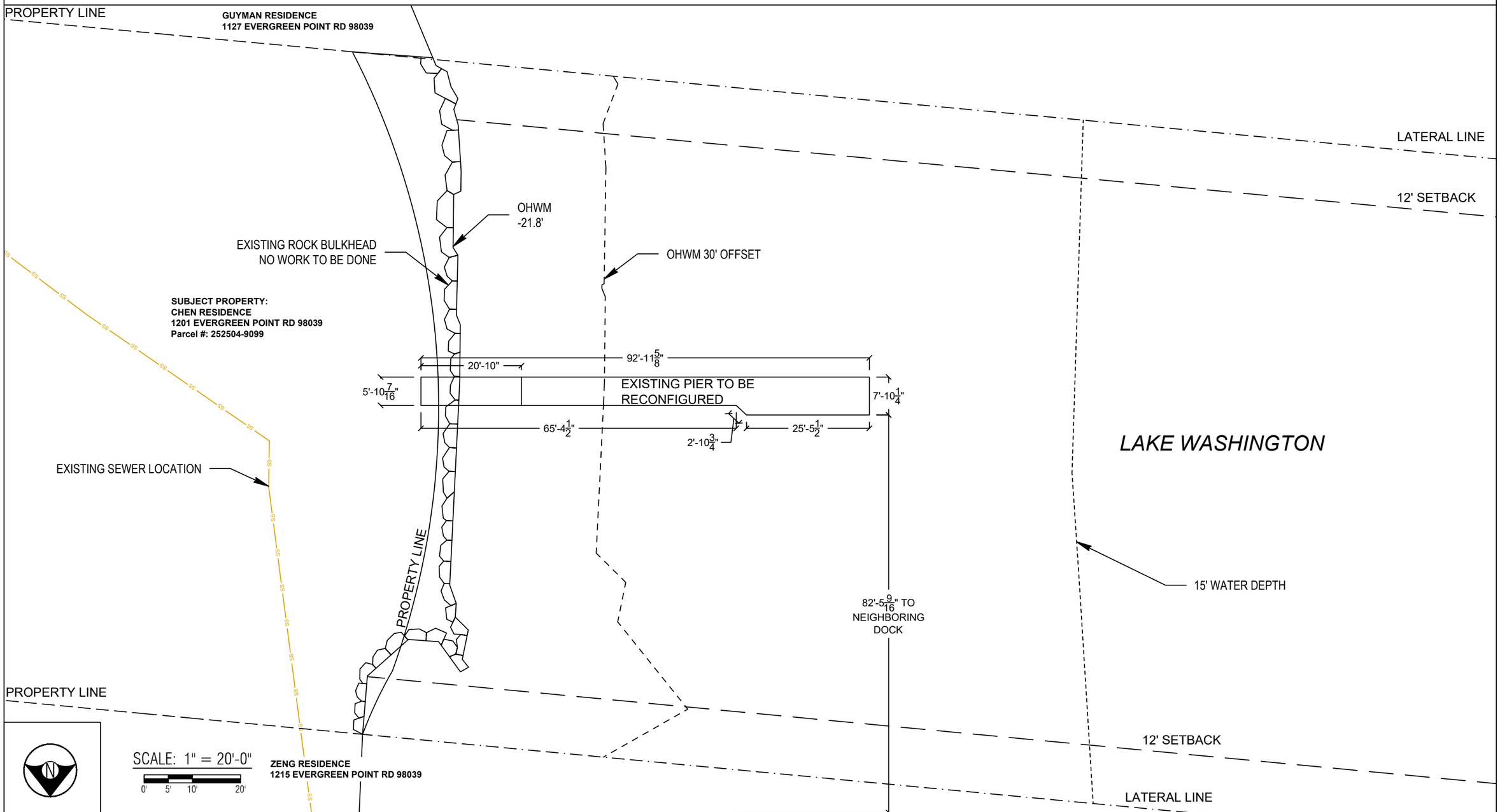
SHEET 2.0

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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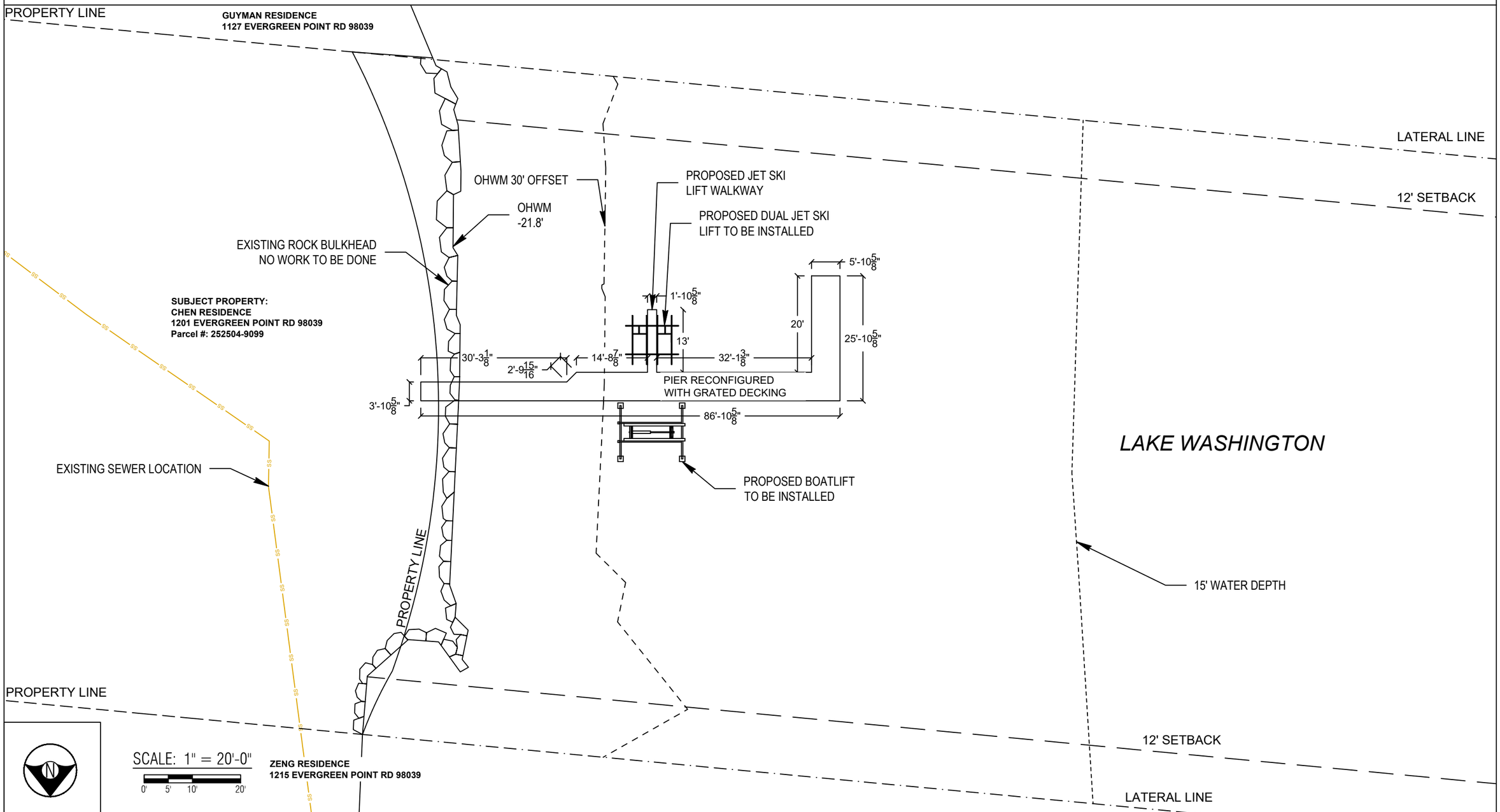
SHEET 3.0

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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SHEET
4.0

PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

LEGEND

- (4) EXISTING PILES - TO BE REPAIRED
- (12) EXISTING PILES - TO BE REMOVED
- (16) NEW 8" STEEL PILES - TO BE INSTALLED

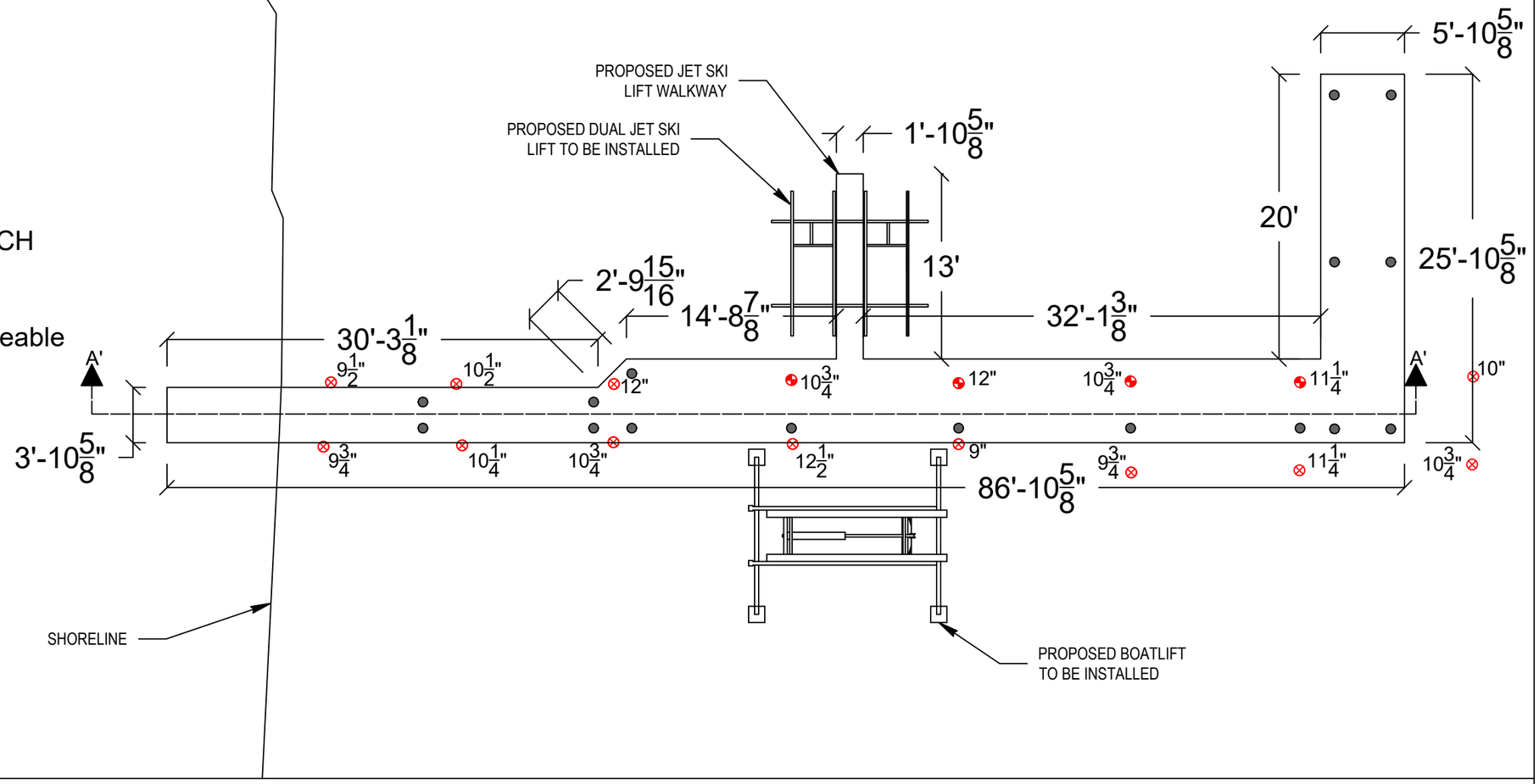
Existing Pier Overwater: 598 sqft
Existing Pier Total: 598 sqft

Proposed Pier Reduction: 5 sqft

New Pier Overwater: 593 sqft
New Pier Total: 593 sqft

DOCK TO BE RAISED 8" TO MATCH HEIGHT AT BULKHEAD

**Grated decking is 43% light permeable



PLAN VIEW

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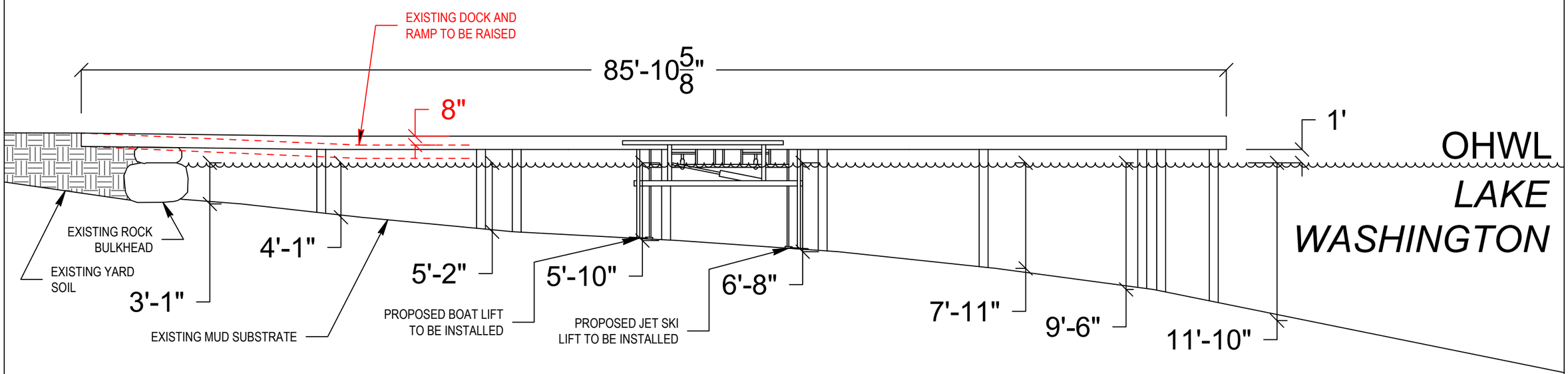
SHEET 5.0

PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'

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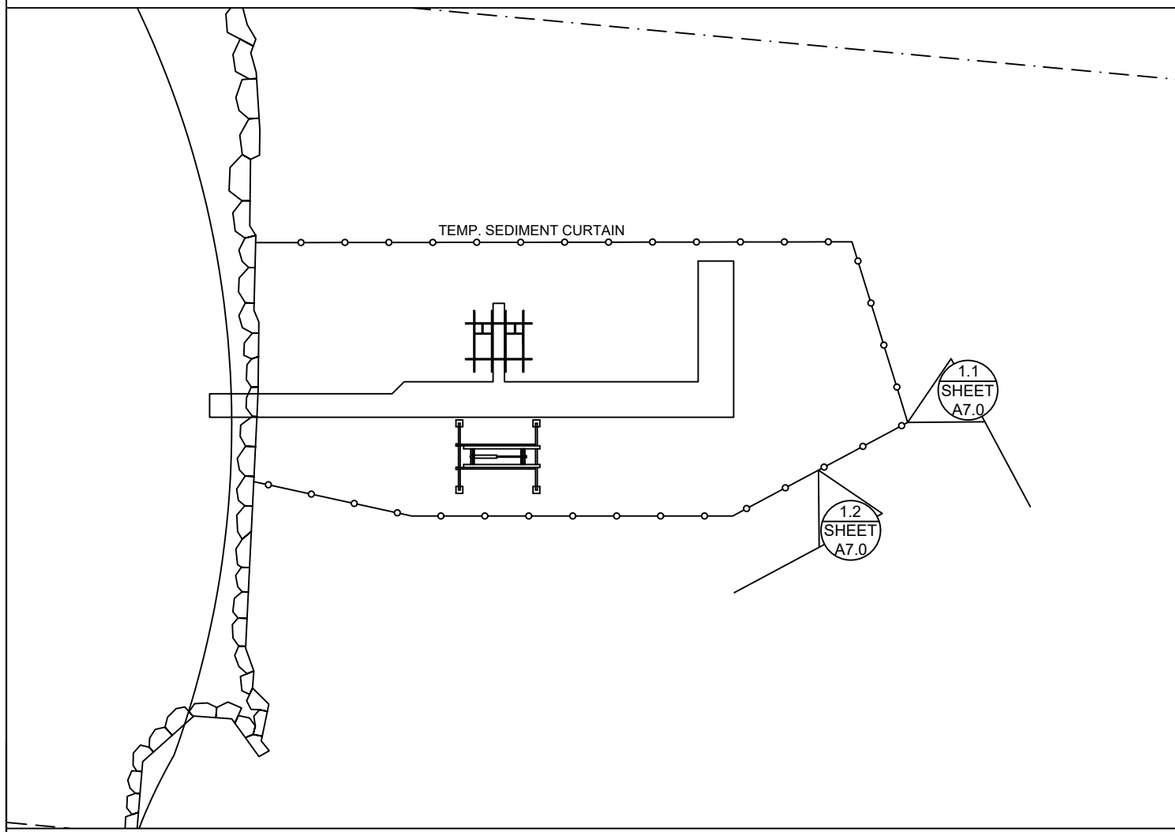
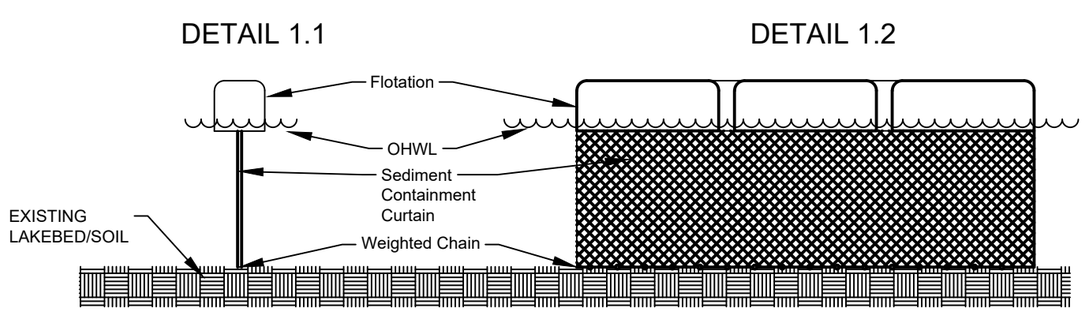
SHEET
6.0

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 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 an agency approved treatment.

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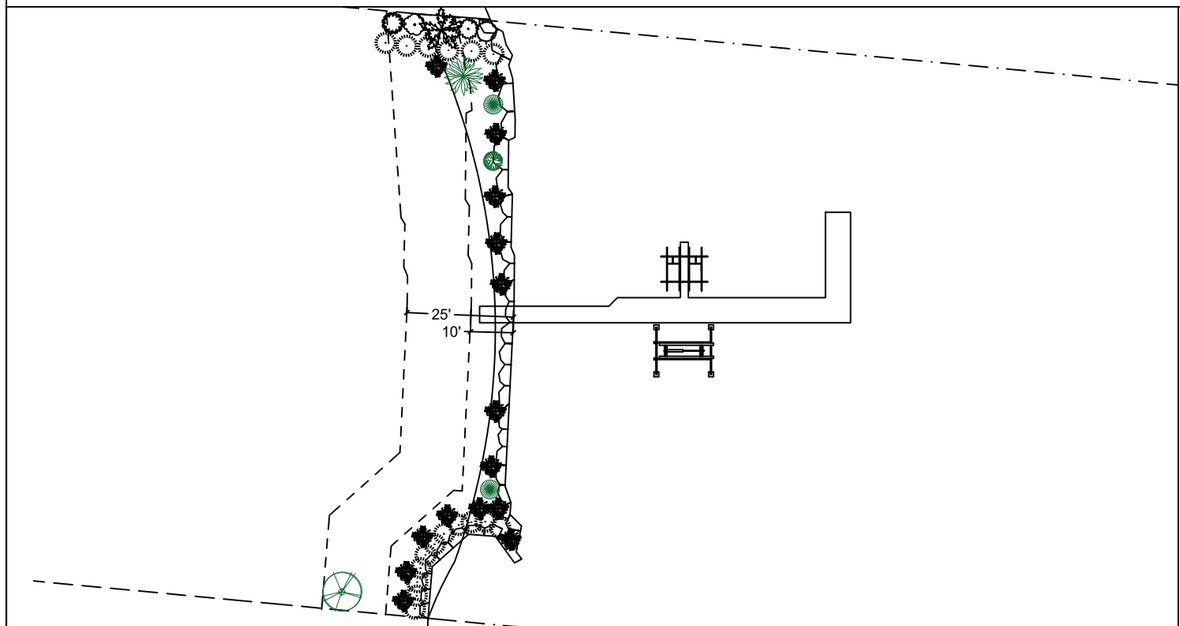
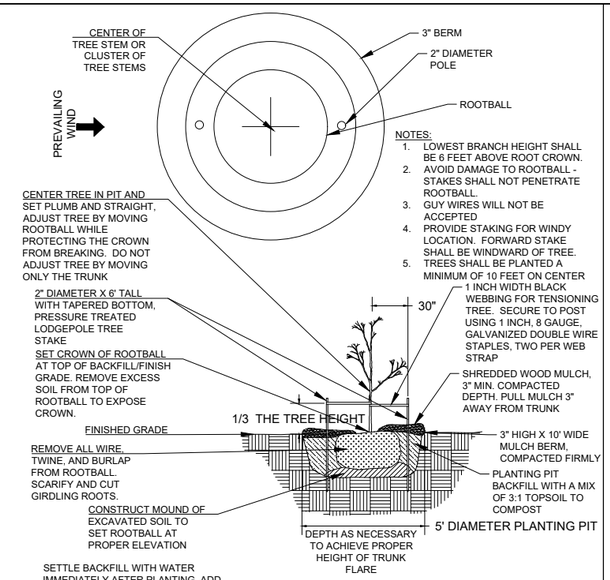
SHEET 7.0

MITIGATION PLAN

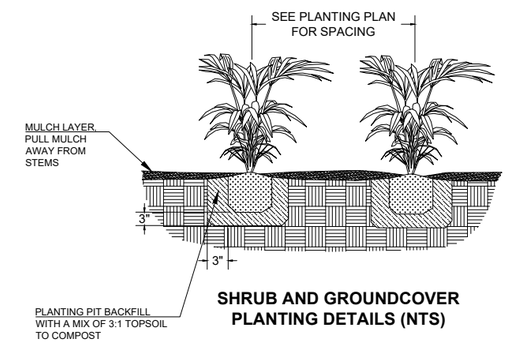




NOTES:
1. LOWEST BRANCH HEIGHT SHALL BE 6 FEET ABOVE ROOT CROWN.
2. AVOID DAMAGE TO ROOTBALL - STAKES SHALL NOT PENETRATE ROOTBALL.
3. GUY WIRES WILL NOT BE ACCEPTED
4. PROVIDE STAKING FOR WINDY LOCATION. FORWARD STAKE SHALL BE WINDWARD OF TREE.
5. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET ON CENTER

TREE PLANTING DETAILS (NTS)

NOTES:
1. INSTALLATION SHALL INCLUDE LOOSENING SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
3. THE PIT SHALL BE SOAKED WITH WATER PRIOR TO, AND SUBSEQUENT TO, INSTALLATION
4. PRIOR TO INSTALLATION, LOOSENING OF PLAT ROOTBALLS SHALL OCCUR
5. SHRUBS SHALL BE PLANTED A MINIMUM OF 5 FEET ON CENTER.



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

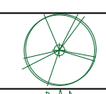
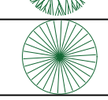
1.The property owner shall implement and abide by the shoreline planting plan, including the installation of the identified species, in the identified locations. Shrubs shall be planted at least five feet on center, and trees shall be planted at least ten feet on center.

2.For best plant survival, planting should be completed the first October through March period concurrent with or immediately following 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 shall preserve in good health 100% of shoreline planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place. Plants that die must be replaced with the appropriate plant type (i.e. tree for tree, shrub for shrub) from the RAP Plant List.

4.The property owner shall monitor the survival of shoreline planting plan vegetation for five years (Monitoring Years 1-5) after the U.S. Army Corps of Engineers accepts the as-built report. The property owner shall also submit annual monitoring reports to the U.S. Army Corps of Engineers each year during this period. Each annual monitoring report will include written and photographic documentation that the performance standards are being met, including documentation of plant mortality and replacement. 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 plicata	Western Red Cedar	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.

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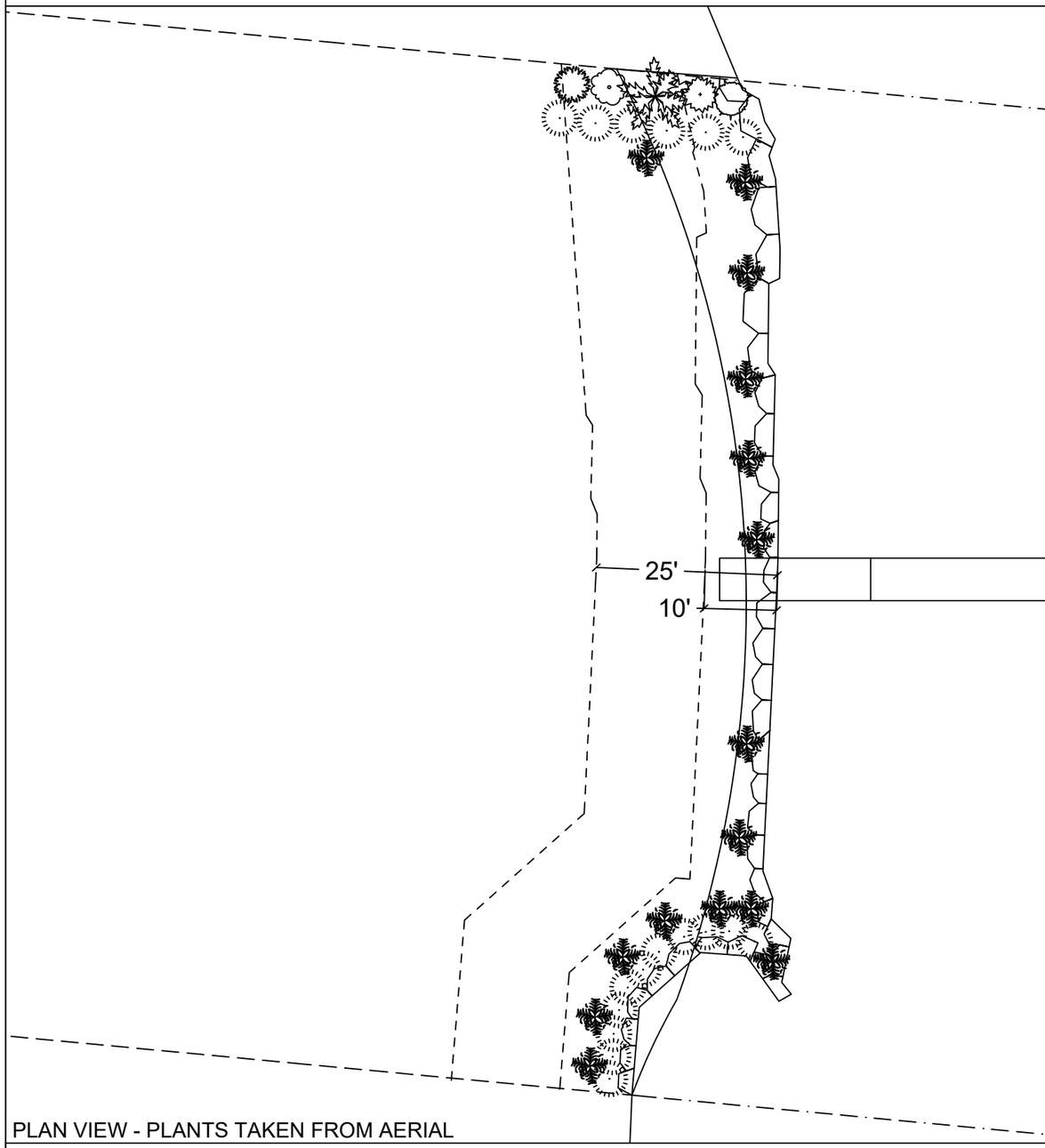
SHEET 8.0

EXISTING PLANT PLAN



PLAN VIEW - PLANTS TAKEN FROM AERIAL

SYMBOL	PLANT	SCIENTIFIC NAME	QUANTITY
	English Ivy	Hedera helix	17
	Himalayan Blackberry	Rubus armeniacus	15
	Beaked Hazelnut	Corylus cornuta	1
	European Blackberry	Rubus vestitus	1
	English Holly	Ilex aquifolium	1
	Common Hawthorn	Crataegus monogyna	1
	Common Snowberry	Symphoricarpos albus	1

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SHEET 9.0

GENERAL ENGINEERING NOTES:

GENERAL

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS.
2. 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 (±) 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.
3. 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
5. ALL MATERIALS SHALL BE NEW, UNO.
6. 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.
7. 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.
8. ALL MOORAGE COVERS AND LIFTS SHALL BE FREESTANDING AND SHALL NOT BE ATTACHED TO THE DOCK, UNLESS NOTED OTHERWISE.

CODES AND STANDARDS

1. ALL METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
2. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 7–16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. WOOD WORK SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
4. 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} = 98MPH — 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 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

1. ALL MISCELLANEOUS STEEL SHAPES AND PLATES, EXCEPT AS NOTED BELOW, SHALL CONFORM TO ASTM 36.
2. ALL WF SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI
3. ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3, Fy = 45 KSI
4. ALL BOLTS SHALL BE ASTM A307, UNO.
5. ALL NUTS SHALL BE ASTM A563, UNO.
6. ALL WASHERS SHALL BE ASTM F436, UNO.
7. ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
8. ALL STEEL MEMBERS AND FASTENERS THAT ARE NOT EPOXY COATED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

1. ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
2. ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PREQUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
3. 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.
4. WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW–HYDROGEN ELECTRODES."

WOOD

1. 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).
2. DIMENSION LUMBER SHALL BE P.T. DOUG–FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
3. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE ALASKAN CEDAR AC.AC 20F–V12.
4. WOOD SHALL BE SEASONED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
5. 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.
6. 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"ø x 3/16" THICK.

GRATING

1. 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
VIF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to reconfigure the existing dock, repair (4) existing wood piles, remove (12) existing wood piles, drive (16) new 8" epoxy coated steel piles, reduce the current dock by 5 sqft, install (1) new boat lift, and install (1) dual pwc lift.

County: King County
Location: Lake Washington

Applicant: Chen Residence
1201 Evergreen Point Rd
Medina, WA 98039

Last Updated: 11/6/2025 9:28 AM Kady

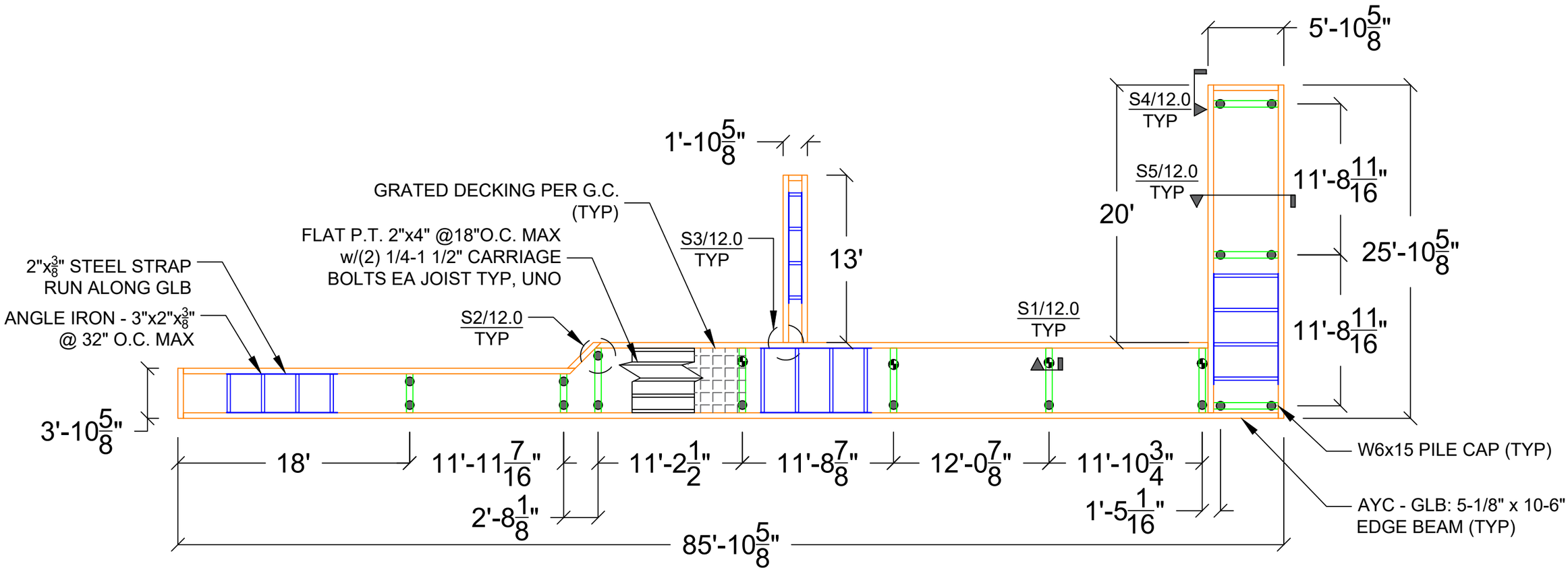
Created: 08-15-2024

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 25, Township 25, Range 04

Adjacent Owners:
ZENG RESIDENCE
1215 EVERGREEN POINT RD 98039
GUYMAN RESIDENCE
1127 EVERGREEN POINT RD 98039

SHEET 10.0

FRAMING PLAN



County: King County
Location: Lake Washington

Applicant: Chen Residence
1201 Evergreen Point Rd
Medina, WA 98039

Created: 08-15-2024
Last Updated: 11/6/2025 9:28 AM Kady

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BUILT BY SEABORN
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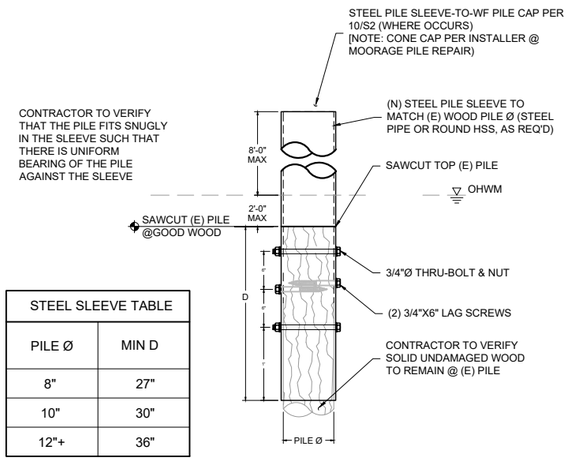
Scope of Work: We propose to reconfigure the existing dock, repair (4) existing wood piles, remove (12) existing wood piles, drive (16) new 8" epoxy coated steel piles, reduce the current dock by 5 sqft, install (1) new boat lift, and install (1) dual pwc lift.

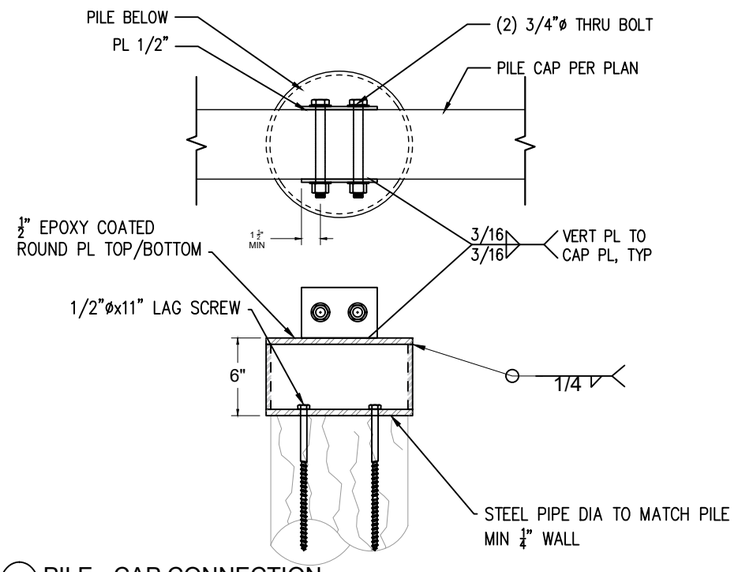
SHEET 11.0

DETAILS - REPAIR

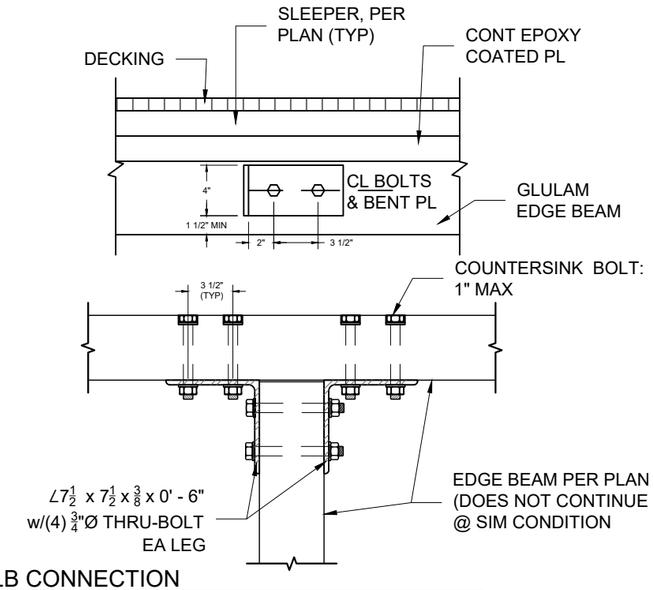


STEEL SLEEVE TABLE	
PILE Ø	MIN D
8"	27"
10"	30"
12"+	36"

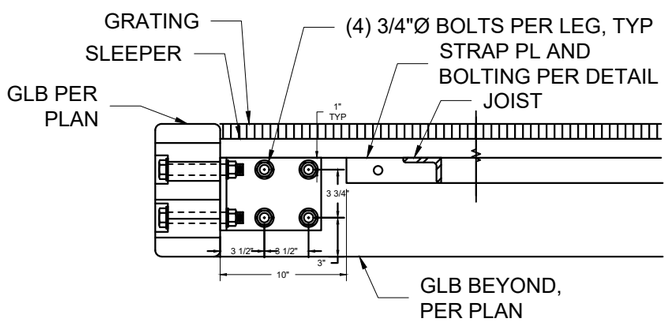
S1 SLEEVE PILE REPAIR - TYP
SCALE: 1/2" - 1'



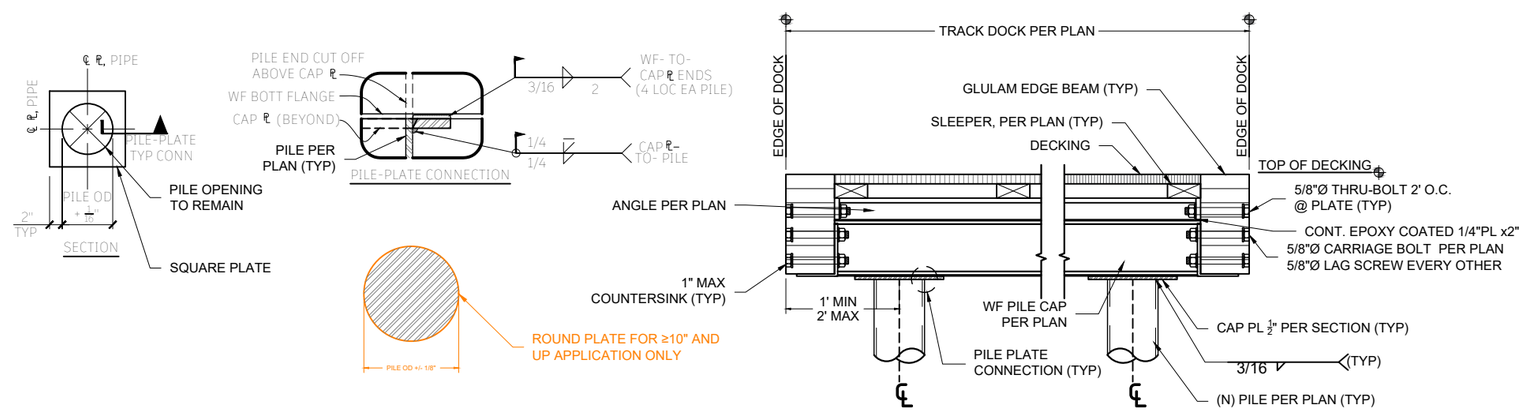
S2 PILE - CAP CONNECTION
SCALE: 1" - 1'



S3 GLB CONNECTION
SCALE: 1" - 1'



S4 EDGE BEAM CONNECTION
SCALE: 1" - 1'



S5 DOCK SECTION DETAIL
SCALE: 3/4" - 1'

County: King County
Location: Lake Washington

Applicant: Chen Residence
1201 Evergreen Point Rd
Medina, WA 98039

Created: 08-15-2024

Last Updated: 11/6/2025 9:28 AM Kady

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 25, Township 25, Range 04

Adjacent Owners:
ZENG RESIDENCE
1215 EVERGREEN POINT RD 98039
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1127 EVERGREEN POINT RD 98039

BUILT BY SEABORN · ESTD 1947 ·

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Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to reconfigure the existing dock, repair (4) existing wood piles, remove (12) existing wood piles, drive (16) new 8" epoxy coated steel piles, reduce the current dock by 5 sqft, install (1) new boat lift, and install (1) dual pwc lift.

SHEET 12.0

NWS-2023-XXX
PAGE 12 OF 12

Appendix B:
Site Photographs

Photo 1 - Existing dock looking waterward.

Photo 2 - Existing dock conditions.

Photo 3 - Existing shoreline conditions looking north.

Photo 4 - Existing shoreline conditions looking south.

Photo 5 - Existing conditions north of the site.

Photo 6 - Existing conditions south of the site.

Exhibit 5
P-26-007 & P-26-021

TECHNICAL MEMORANDUM

TO: Rebecca Bennett – City of Medina

FROM: Chad Wallin, PWS, Associate Biologist

DATE: July 7, 2026

RE: NO NET LOSS THIRD PARTY REVIEW
P-26-007 AND P-26-021 1201 EVERGREEN POINT ROAD
MEDINA, WASHINGTON
FARALLON PN: 3362-001 TASK 22

The City of Medina (City) has contracted with Grette Associates (Grette), a division of Farallon Consulting, L.L.C., to assist in the review of the Ecological No Net Loss Assessment Report (Report; dated February 2026) prepared by Northwest Environmental Consulting L.L.C. (NWEC). The Report was prepared in support of a proposed dock replacement project located at 1201 Evergreen Point Road (King County Parcel 252504-9099) in the City of Medina.

Grette conducted an initial third-party review of the Report on April 13, 2026[1] for compliance with Subtitle 16.6 (Shoreline Master Program [SMP]) of the current version of the Medina Municipal Code (MMC). In summary, Grette recommended that the Report be revised for compliance with the SMP. Grette completed a second review on June 5, 2026[2] of a revised Report that was submitted to the City in response to Grette's April 2026 review comments. In summary of Grette's June 2026 review, one of Grette's April 2026 comments was not sufficiently addressed.

[1] Grette Associates. 2026. P-26-007 and P-26-021 1201 Evergreen Point Road: Third-Party Review. Prepared for the City of Medina. Technical Memorandum. April 13, 2026.
[2] Grette Associates. 2026. P-26-007 and P-26-021 1201 Evergreen Point Road: Third-Party Review. Prepared for the City of Medina. Technical Memorandum. June 5, 2026.

Seaborn Pile Driving provided a revised site plan[3] and a comment response memo[4] to address Grette's June 2026 review. Provided below is a summary of the outstanding comment from Grette's April and June 2026 review followed by Grette's response upon review of Seaborn Pile Driving revised site plan and comment response memo.

- *Per MMC 16.65.040. docks shall have a maximum width of 4 feet within 30 feet waterward of the ordinary high water mark (OHWM). The current design shows the dock widening from 4 feet to 6 feet within approximately 22 feet from the OHWM. The design needs to be updated accordingly.*

The comment response memo states that the dock has been revised to comply with the required width within 30 feet of the OHWM. Upon review of the revised site plans, Sheet 5 adequately reflects this change; however, Sheet 4 continues shows the dock widening from 4 feet to 6 feet within approximately 22 feet from the OHWM. As Sheet 5 is a more detailed design sheet, it is assumed that Sheet 4 is an error and does not accurately reflect the project.

In conclusion, contingent on the City verifying the error on Sheet 4, the revised site plans have addressed Grette's outstanding comment and the project is compliant with MMC 16.65.040.

If you have any questions regarding this memorandum, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

Grette Associates, a division of Farallon Consulting, L.L.C.

Chad Wallin, PWS
Associate Biologist

Madison Miele
Staff Biologist

[3] Seaborn Pile Driving. Site Plan – 1201 Evergreen Point Road. Prepared for Chen Residence. June 2026.
[4] Seaborn Pile Driving. Corrections Required – Application for Non-Administrative Substantial Development Permit and SEPA, P-26-007 & P-26-021, 1201 Evergreen Point Road. Prepared for City of Medina Reviewer. June 25, 2026.

Exhibit 6a
P-26-007 & P-26-021

CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

March 12, 2026

Katherine Rupert, Seaborn
1080 W. Ewing Pl
Seattle, WA 98119
Via email to permits@seaborncompanies.com

Re: **Determination of Complete Application – 1201 Evergreen Point Road**
Non-Administrative Substantial Development Permit and SEPA Review (P-26-007 and P-26-021)

Dear Katherine,

The City has reviewed the above-referenced Non-Administrative Substantial Development Permit and SEPA Review applications for 1201 Evergreen Point Road and has determined them **complete** pursuant to Medina Municipal Code (MMC) 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be mailed and posted by the City within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the City from requesting additional information. If you have questions, please do not hesitate to contact me directly at kmahoney.planning@gmail.com or 253-389-1864.

Sincerely,

Kimberly A. Gunderson
City of Medina
Planning Consultant

CC: Rebecca Bennett

Exhibit 6b
P-26-007 & P-26-021

CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

NOTICE OF APPLICATION

Proposal: Non-Administrative Substantial Development Permit and SEPA Review to reconfigure an existing dock, repair 4 wood piles, remove 12 wood piles, install 16 new 8" epoxy-coated steel piles, reduce the current dock by 5 square feet of overwater coverage, install 1 new boat lift, and install 1 dual jet ski lift for a total of 3 lifts associated with the dock.

File No. P-26-007 & P-26-021

Applicant: Katherine Rupert, Seaborn Companies

Site Address: 1201 Evergreen Point Road

Other Required Permits: A City of Medina Building Permit will be required prior to construction.

Application Received: January 28, 2026
Determination of Completeness: March 12, 2026
Notice of Application: March 18, 2026

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, April 1, 2026 and no more than 30 days, April 17, 2026, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: This project is subject to SEPA and will undergo issuance of a threshold determination by the Medina SEPA Responsible Official.

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County Superior Court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

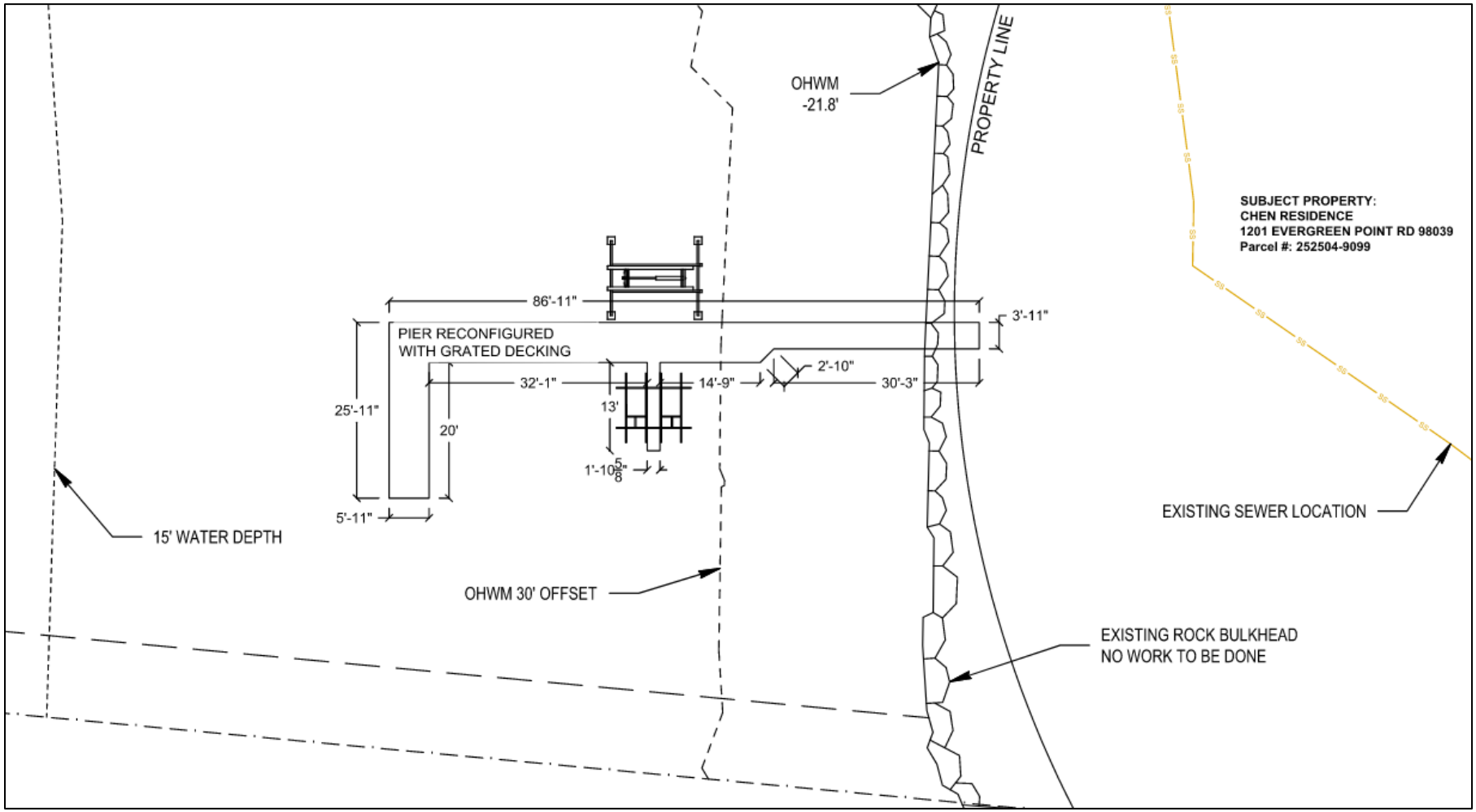
QUESTIONS: The complete application may be viewed either at City Hall, 501 Evergreen Point Rd, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Kimberly Gunderson, City of Medina Planning Consultant, at (253) 389-1864 or kmahoney.planning@gmail.com.

Kimberly Gunderson, Planning Consultant

March 18, 2026
Notice Issued

Site Plan


OHWM
-21.8'
PROPERTY LINE
SUBJECT PROPERTY:
CHEN RESIDENCE
1201 EVERGREEN POINT RD 98039
Parcel #: 252504-9099
86'-11"
3'-11"
PIER RECONFIGURED
WITH GRATED DECKING
2'-10"
32'-1"
14'-9"
30'-3"
25'-11"
13'
20'
1'-10 5/8"
5'-11"
15' WATER DEPTH
EXISTING SEWER LOCATION
OHWM 30' OFFSET
EXISTING ROCK BULKHEAD
NO WORK TO BE DONE

CITY OF MEDINA

NOTICE OF APPLICATION

Proposal: Non-Administrative Substantial Development Permit and SEPA Review to reconfigure an existing dock, repair 4 wood piles, remove 12 wood piles, install 16 new 8" epoxy-coated steel piles, reduce the current dock by 5 square feet of overwater coverage, install 1 new boat lift, and install 1 dual jet ski lift for a total of 3 lifts associated with the dock.

File No. P-26-007 & P-26-021

Applicant: Katherine Rupert, Seaborn Companies

Site Address: 1201 Evergreen Point Road

Other Required Permits: A City of Medina Building Permit will be required prior to construction.

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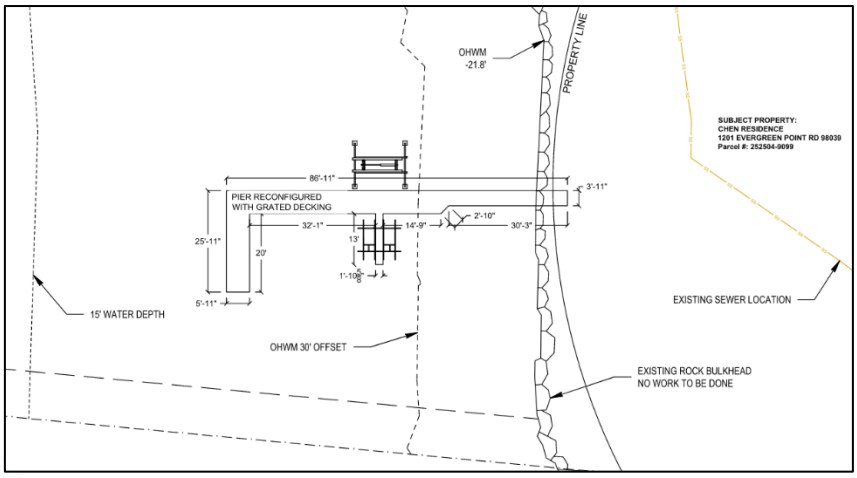
QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Kimberly Gunderson, City of Medina Planning Consultant, at (253) 389-1864 or kmahoney.planning@gmail.com.

SITE PLAN:



Kimberly Gunderson, Planning Consultant

March 18, 2026
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

CITY OF MEDINA
NOTICE OF APPLICATION

Proposal: Non-Administrative Substantial Development Permit and SEPA Review to reconfigure an existing dock, repair 4 wood piles, remove 12 wood piles, install 16 new 8" epoxy-coated steel piles, reduce the current dock by 5 square feet of overwater coverage, install 1 new boat lift, and install 1 dual jet ski lift for a total of 3 lifts associated with the dock.

File No. P-26-007 & P-26-021

Applicant: Katherine Rupert, Seaborn Companies

Site Address: 1201 Evergreen Point Road

Other Required Permits: A City of Medina Building Permit will be required prior to construction.

Application Received: January 28, 2026
Determination of Completeness: March 12, 2026
Notice of Application: March 18, 2026

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, April 1, 2026 and no more than 30 days, April 17, 2026, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: This project is subject to SEPA and will undergo issuance of a threshold determination by the Medina SEPA Responsible Official.

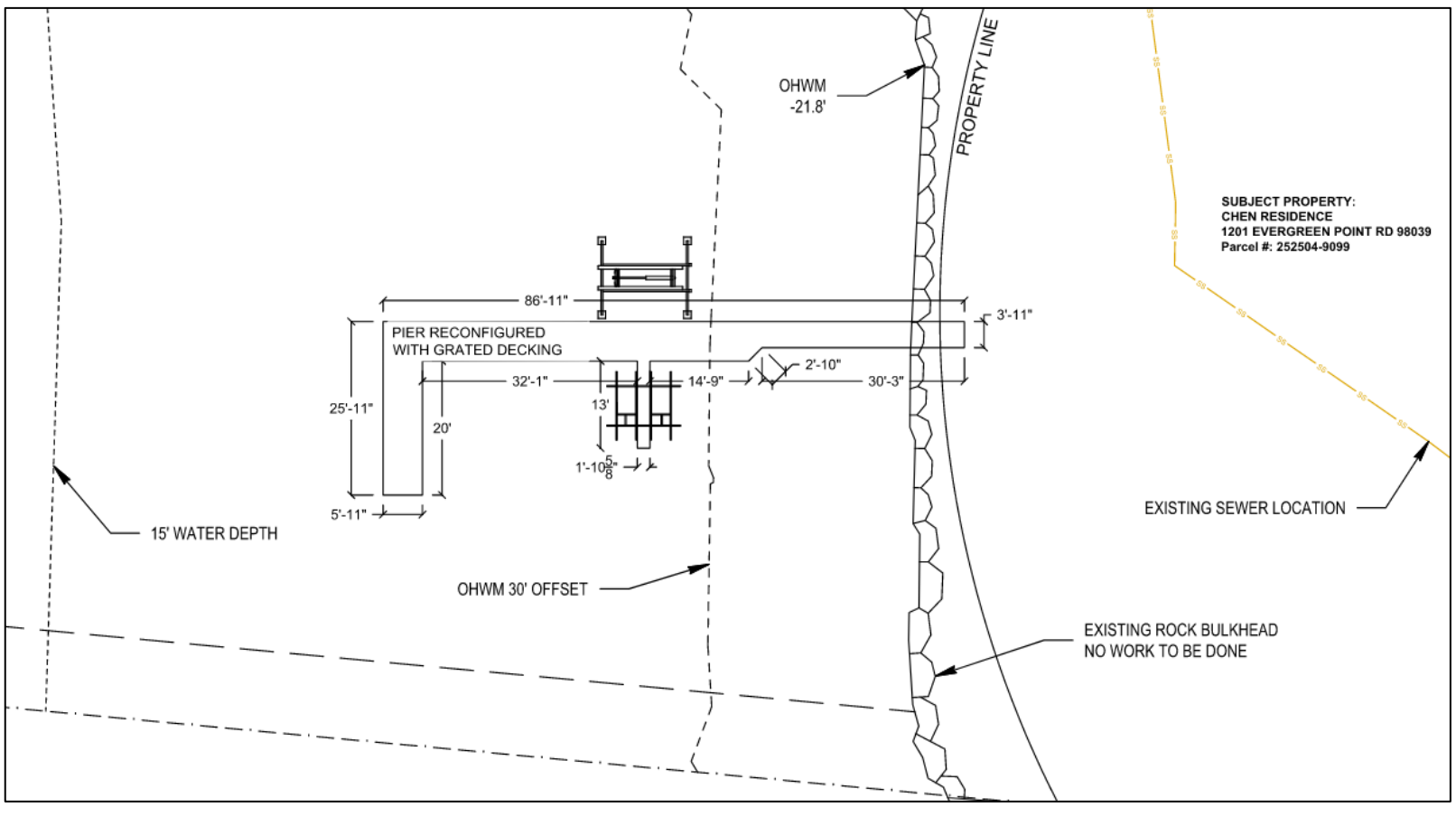
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County Superior Court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Kimberly Gunderson, City of Medina Planning Consultant, at (253) 389-1864 or kmahoney.planning@gmail.com.

SITE PLAN:



March 18, 2026

Kimberly Gunderson, Planning Consultant

Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

Exhibit 6c
P-26-007 & P-26-021

CITY OF MEDINA
NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Wednesday, September 30, 2026, at 2:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Non-Administrative Substantial Development Permit and SEPA Review to demolish an existing dock and its wood piles and replace it with a new 560 square foot dock. The new dock would include 16 new 8-inch epoxy coated steel piles driven into the lakebed. The applicant also proposes to install one (1) boat lift and one (1) dual jet ski lift with an associated catwalk for a total of three (3) lifts at the new dock. The project includes planting native vegetative species along the property's shoreline frontage as mitigation to offset any potential impacts to the Lake Washington shoreline.

File No. P-26-007 & P-26-021

Agent: Katherine Rupert, Seaborn Companies

Site Address: 1201 Evergreen Point Road

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Tuesday, September 22, 2026, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd, Medina, WA 98039.

STAFF CONTACT: Kim Gunderson, City of Medina Planning Consultant, at (253) 389-1864 or kmahoney.planning@gmail.com.

Kim Gunderson, Planning Consultant

09/15/2026
Notice Issued

Exhibit 7
P-26-007 & P-26-021

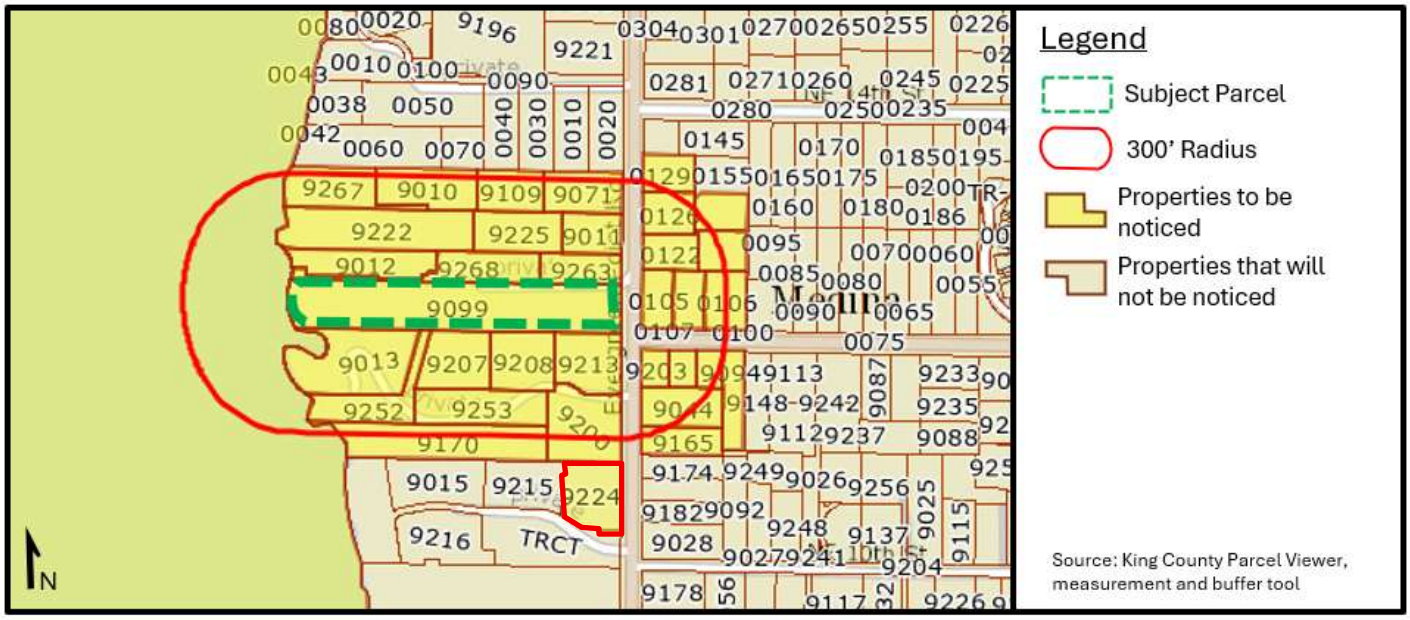
Seaborn Pile Driving
1080 W Ewing St. Bldg B
Seattle WA 98119
seabornpiledriving.com
(206) 236-1700

Date: 3-10-2026
Project Name: Chen Residence
Parcel: 2525049099
Address: 1201 EVERGREEN POINT RD, Medina, WA 98039

RE: Vicinity Map for mailing labels/noticing requirement

To Whom it Concerns,

Please see the following vicinity map obtained by using the buffer tool on the King County Parcel Viewer showing the subject parcel and resulting parcels for noticing.



Please note the 300' buffer shown also meets the three (3) parcel depth minimum. The associated labels have been formatted for Avery address labels and are attached separately (see associated file: Chen_Kevin_300' Mailing Labels_1-19-2025).

Please reach out if you have questions or need additional information using the contact information provided below.

Thanks,

Katherine Rupert
Permit Technician
(206) 236-1700
permits@seabornpiledriving.com

NEUMANN REVOCABLE LIVING TR
1231 EVERGREEN POINT RD
MEDINA, WA 98039

GUYMAN DOUGLAS E M+CHARLOTT
1127 EVERGREEN POINT RD
MEDINA, WA 98039

MILLER DANIEL+MORGAN SUSANN
7629 NE 12TH ST
MEDINA, WA 98039

YAO BAOGANG
7615 NE 12TH ST
MEDINA, WA 98039

KD REAL ESTATE PARTNERS LLC
7611 NE 12TH ST
MEDINA, WA 98039

APEX MEDINA LLC
1221 EVERGREEN POINT RD
MEDINA, WA 98039

WANG ZUNQUAN & TU WEIQING
1209 EVERGREEN POINT RD
MEDINA, WA 98039

WALLACH STEPHANIE LYNN
7620 NE 12TH ST
MEDINA, WA 98039

TSE STEPHEN+MAY K
1302 EVERGREEN POINT RD
MEDINA, WA 98039

WINDHAM RANCH LTD
1019 EVERGREEN POINT RD
MEDINA, WA 98039

HARPER ROBBINS D+DIANE C
1217 EVERGREEN POINT RD
MEDINA, WA 98039

MILLS DAVID
1040 EVERGREEN POINT RD
MEDINA, WA 98039

CHEN BINHONG+SHAO LIAN (TRU
1201 EVERGREEN POINT RD
MEDINA, WA 98039

LI JIHANG AND CAO YUE
1034 76TH AVE NE
MEDINA, WA 98039

HWANG CHUNFANG
1150 76TH AVE NE
MEDINA, WA 98039

POTATO HOUSE LLC
1219 EVERGREEN POINT RD
MEDINA, WA 98039

DOYLE BRENDA
1229 EVERGREEN POINT RD
MEDINA, WA 98039

GEARY LETA L
7608 NE 12TH ST
MEDINA, WA 98039

GRAVROCK SUSAN MERRILEE
7632 NE 12TH ST
MEDINA, WA 98039

ZENG TAOHONG+JINCHANG FANG
1215 EVERGREEN POINT RD
MEDINA, WA 98039

ZWIEGINCEW ARTUR & MIODUSZE
1237 EVERGREEN POINT RD
MEDINA, WA 98039

NELSON MARK L & MARY E
1233 EVERGREEN POINT RD
MEDINA, WA 98039

PIGOTT MARK+CINDY
1031 EVERGREEN POINT RD
MEDINA, WA 98039

1135 LLC
1135 EVERGREEN POINT RD
MEDINA, WA 98039

IM PLAZA MARITAL TRUST
1125 EVERGREEN POINT RD
MEDINA, WA 98039

ALI HAMID
1200 EVERGREEN POINT RD
MEDINA, WA 98039

AVERETT EDWARD B III+LINDA
7626 NE 12TH ST
MEDINA, WA 98039

LIU GURU+YU BANGXI
1312 76TH AVE NE
MEDINA, WA 98039

DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

INSTRUCTIONS FOR A NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT

Exhibit 8
P-26-007 & P-26-021

This packet may be submitted for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)

General Information

A. A complete application is required at the time of submittal. Please answer all questions on the application clearly and completely.

B. The City's application form must be used, however, the project narrative and answers to the criteria questions may be submitted on a separate sheet of paper.

C. A Notice of Complete Application or Notice of Incomplete Application will be issued within twenty-eight (28) days of submittal.

D. A Non-Administrative Substantial Development Permit requires a hearing in front of the Medina Hearing Examiner.

Requirements

I. APPLICATION

A. The following documents are required at the time of submittal, unless otherwise indicated. The information is required prior to processing of the application unless otherwise indicated. An incomplete application will not be processed. A complete application will include:

1. Completed Substantial Development Permit Checklist, Substantial Development Permit Application and Declaration of Agency form

2. Proof of ownership (copy of deed)

3. Site Plan with the following:
   a. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project;
   b. Identification of the shoreline water body;
   c. A general description of the property as it now exists, including physical characteristics and improvements and structures;
   d. A general description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics;
   e. Identification of the ordinary highwater mark:
      i. This may be an approximate location; provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the mark's location as indicated on the plans shall be included in the development plan;

ii. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline;

f. Existing and proposed land contours with minimum two-foot elevation intervals;

g. A general description of the character of vegetation found on the site;

h. The dimensions and locations of all existing and proposed structures and improvements;

4. A landscaping and/or restoration plan as applicable;

5. Mitigation measures, as applicable;

6. Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent;

7. Quantity, composition and destination of all excavation and/or dredged material; and

8. Additional submittal information set forth in the Medina shoreline master program for the use.

B. State Environmental Policy Act (SEPA) checklist (if applicable) – SEPA is a separate permit

C. A word document formatted to Avery address labels containing the names of property owners and their mailing addresses for all properties within 300 feet ***or*** three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. See mailing labels information bulletin for further information.

1. Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.

D. Any other perspective drawings, renderings, studies, or information the applicant feels is relevant to support the substantial development permit request.

Procedure

II. NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT PROCESS

A. Please submit the items listed above and any other information which may be required by the City at the time the application is filed.

B. **MODIFICATIONS: Changes to an application that has already been submitted and noticed to surrounding property owners may trigger the application to be re-noticed.**

C. Following receipt of the substantial development permit application, the City will review the application for completeness and either issue a Notice of Application which includes a public commenting period outlined in MMC 16.80.110(B)(7) or a Notice of Incomplete Application, listing the additional required documentation. Any comments that are received by the public will be forwarded to the applicant for response. A hearing will be schedule with the Medina Hearing Examiner and a Notice of Hearing will be posted, mailed, and published according to the general notice requirements in MMC 16.80.140 at least fifteen (15) days before the hearing date.

D. STAFF REPORT AND MEETING AGENDA: A staff report and meeting agenda will be emailed to the applicant for review a week before the scheduled hearing.

III. PUBLIC HEARING

A. The Hearing Examiner bases his/her decision on the information provided in the application and testimony given at the public hearing. Information provided to the applicant by City staff or consultants regarding previous actions shall in no way be construed to indicate what the Hearing Examiner's decision will be on a given application.

B. At the public hearing all evidence for or against the application will be heard in the following order:

1. The Hearing Examiner will introduce the requested application.

2. Testimony will be heard as follows:
   a. Staff
   b. Applicant and/or their representatives.
   c. Audience in attendance.

3. Correspondence applicable to the case will be provided to the Hearing Examiner.

C. Testimony must be related to the case being considered.

IV. DISPOSITION OF CASES

A. The Hearing Examiner may be prepared to make a final determination on the case following the conclusion of the hearing or may continue the matter if sufficient reason for such action is found.

B. Before any substantial development permit may be granted, the Hearing Examiner shall find that all of the following conditions exist in each case of an application for a substantial development permit:

1. The proposed development is consistent with the policies and provisions of the State Shoreline Management Act of 1971, set forth in RCW 90.58; and

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures, set forth in WAC 173-27; and

3. The proposed development is consistent with the provisions of the Medina shoreline master program.

C. The decision authority may attach such conditions as to prevent undesirable effects of the proposed development and to assure consistency of the development with the Shoreline Management Act and the Medina shoreline master program.

D. The decision of the Hearing Examiner will be issued to City staff ten (10) working days from the public hearing. The decision is effective upon the date of decision. Notices of Decision will be mailed to applicants and other interested parties as soon as possible.

V. EXPIRATION

A. An approved substantial development permit shall expire as set forth in WAC 173-27-090.

DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT CHECKLIST

This checklist contains the minimum submission requirements for a non-administrative substantial development permit that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

☑	Non-Administrative Substantial Development Permit Checklist
	Complete Substantial Development Permit Application: ☑ Application form ☑ Signature of applicant/agent ☑ All questions answered in full
☑	Declaration of Agency form
☑	Proof of Ownership (copy of deed)
☑	Site Plan with required information
☑	Landscaping and/or restoration plan (if applicable)
☑	Mitigation Measures (if applicable)
NA	Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent (if applicable)
NA	Quantity, composition and destination of all excavation and/or dredged material (if applicable)
☑	Additional submittal information set forth in the Medina shoreline master program for the use
☑	State Environmental Policy Act (SEPA) Checklist (if applicable – SEPA is a separate permit)
	Mailing labels – Word doc formatted to Avery address labels ☑ Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet **or** three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. ☑ Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Complete this form for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)
- All non-exempt development having a fair market value of $50,000 or less, involving no dredging, and having grading of 500 cubic yards or less (excluding fill used for habitat) are eligible for an administrative approval process

General Information

Owner Name: Kevin Chen	**Owner Email (Required):** kc.letter@gmail.com
Property Address: 1201 Evergreen Point Rd, Medina, WA 98039	
Legal Description: POR GL 3 N 140 FT OF S 1473 FT OF W 1/2 OF SEC & SH LDS ADJ LESS CO RD	**Tax Parcel Number:** 252504-9099
Please check one: ☑ Non-administrative ☐ Administrative	☐ Check this box if this is a revision to an approved substantial development permit

Agent / Primary Contact

Name: Katherine Rupert	**Email:** permits@seaborncompanies.com
Contact Phone: 206-236-1700	**Alternative Phone:**
Mailing Address: 1080 W Ewing Pl	**City:** Seattle **State:** WA **Zip:** 98119

Property Information

Project Fair Market Value (include all phases for the next five years): No phasing proposed; fair market value $182,958.00.	**Other than Lake Washington, are there any critical area(s) located on the property (Ch. 16.67 MMC)?** ☐ YES ☑ NO
Will work occur in Lake Washington? ☐ YES ☐ NO	**Shoreline Environment Designation(s) [Check all that apply]:** ☑ Residential ☐ Urban Conservancy ☐ Transportation ☐ Aquatic **See MMC 16.61.020**
If work will occur in Lake Washington, what is the type of development (Check all that apply): ☑ Pier/ dock ☐ Moorage cover ☑ Boatlift ☐ Other Overwater Structure ☐ Hard shoreline stabilization structure ☐ Soft shoreline stabilization measures ☐ Dredging/ Fill ☐ Other _____	**Does the project include a shoreline variance or shoreline conditional use permit?** ☑ No ☐ Shoreline Variance ☐ Shoreline Conditional Use Permit

Please provide a complete description of the proposed project (attach additional pages if necessary):

We propose to reconfigure the existing dock, repair (4) existing wood piles, remove (12) existing wood piles, drive (16) new 8" epoxy coated steel piles, reduce the current dock by 5 sqft, install (1) new boat lift, and install (1) dual pwc lift.

Approval Criteria

The following is the approval criteria for a substantial development permit application. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

1. The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW)

Reasonable & Appropriate Use

Project actions promote reasonable and appropriate use by reconfiguring, maintaining, and structurally improving (1) existing dock structure needed to provide continued safe access to water dependent uses for upland single family residential use. Proposed actions do not introduce a new shoreline use, increase the dock in size (overall size is decreasing), or impact public use of the waterway. Actions proposed are limited to maintenance and functional improvement of the existing established use, in a manner that is consistent with coordinated shoreline planning.

Protection of Public Health, Land, Vegetation, and Wildlife

As proposed, the project is designed to protect and minimize (to the greatest extent possible), any adverse effect to public health, land, vegetation, wildlife, and aquatic resources. The overall dock size is decreasing, and mitigation is proposed to offset the impact of project actions. By utilizing best management practices during construction (sediment curtains, visual monitoring, etc.), reducing the overall size, proposing appropriate mitigation, working within the appropriate work window, and limiting work to the minimum necessary, overall impacts to public health, land, vegetation, and wildlife are minimized and offset.

Prioritization of Single Family (and Appurenant) Structures

Consistent with RCW 90.58.020, the proposal qualifies as an alteration called out as prioritized for single family development.

Minimize Damage to Ecology and Environment

Various project components incorporate measures to minimize impacts to shoreline ecology and the environment. Walkway width reduction in the first 30' of OHWM to support finger and ell shifts overwater coverage and shading into deeper water – improving nearshore ecologic function. In addition to moving portions of the dock into deeper water, the size of the dock is decreasing overall. By selecting methods which reduce the potential for seasonal or long term damage, reducing the size of the dock and shifting it into deeper water, proposing appropriate mitigation, and proposing only the minimum necessary for repairs, damage to ecology and environment is minimized to the greatest extent possible.

Overall

The project supports the Shoreline Management Act's intent to balance environmental protection with reasonable private use, recognizing private property rights while also promoting long term public interest in safe, orderly, and environmentally responsible development.

RCW 90.58.020:

- *Foster all reasonable and appropriate uses*
- *Protect against adverse effects to the public health, the land and its vegetation and wildlife*
- *Priority to single-family residences and appurtenant structures*
- *Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water*

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures

Consistency with the provisions of WAC 173-27

The project complies with **WAC 173-27** by demonstrating consistency with contents of **173-27-150**, which call out requirements for wider consistency with the policies and procedures of the act and also specific consistency requirements as related to local area master program/SMPs adopted or approved for the area. By complying liberally with Permit and Enforcement procedures called out by WAC/RCW and the local SMP, the project should demonstrate a high degree of conformance with all State Shoreline Management and Enforcement Procedures.

Consistency with the applicable Shoreline Master Program (Chapters 16.80, and Chapter 16.71 or 16.72 MMC)

The proposal is consistent with the intent and standards of the local Shoreline Master Program by maintaining an established single-family dock in a manner that minimizes ecologic impact and visual intrusion, while also providing safe access to water dependent recreational uses. The dock configuration observes shoreline setbacks, avoids increase of size, and proposes repairs that match both the scale (and intensity) of surrounding uses with similar over water development.

- *Washington Administrative Code 173-27*
- *Chapters 16.80, and Chapter 16.71 or 16.72 MMC*

3. The proposed development is consistent with the provisions of the Medina shoreline master program:

a. *Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element)*

After reviewing the *Medina Comprehensive Plan (2024)*, we feel the proposed development is consistent with many of the goals and policies set forth by the plan. Please refer to a few examples below for additional information:

- **SM-G4 Preserve Medina's shoreline for single family residential use, in a manner that also protects and preserves the natural features along the shoreline and the quality of Lake Washington.**

  The project actions proposed meet the intent of this goal perfectly. Proposed actions directly support single family access to the shoreline, with no impact of consequence to public use(s), and is the least amount of impact possible overall to the surrounding shoreline environment. Measures taken to protect water quality and mitigate for impacts resulting from actions also promote shoreline preservation and the overall water quality of Lake Washington.

- **SM-G13 Recreation activities that are dependent on access to the water should be available to citizens of Medina.**

  Docks, piers, boatlifts, etc. and their associated recreational uses are (by definition) water dependent uses which cannot exist without being in or over water. For this reason, proposed actions strongly support this goal and its associated policies.

- **SM-G17 Protect, conserve and establish vegetation along the shoreline edge.**

  Existing vegetation on site is proposed to remain. No vegetation will be removed from the shoreline. Project actions also propose mitigation which includes native planting to support protection/conservation and help establish vegetation along the shoreline edge.

b. *Shoreline Master Program Chapters 16.60 through 16.67 MMC*

Proposed actions are consistent with uses described in *16.62.040 Shoreline Use Regulations*, more specifically as related to the Shoreline Use Table which calls out piers, docks, boat lifts, etc., as permissible outright for the corresponding environment (Shoreline Residential).

The project is also consistent with other provisions related to development standards. For example, project complies to a high degree with many standards found in *16.65.040 Design Standards for piers, docks, buoys, moorage piles, and floats* including references drawn from MMC Table 16.65.040 – Overwater Structure Dimensional and Design Standards which call out specifics such as maximum overwater surface coverage, minimum setbacks from side property lines, max length/width, height, and location specific info.

Additional development standards relating to the proposed boatlift as defined by the *16.65.080 Boat lifts* have been obeyed, more specifically as related to *MMC Table 16.65.080 – Boat Lift Dimensional and Design Standards*, which call out min/max distances from OHWM, observable setbacks, and canopies (which are not proposed).

Finally, per *16.66.010 No net loss of shoreline ecological functions analysis,* a great amount of analysis (and planning) has gone into ensuring loss of ecologic function is minimized (and offset). This is why overall footprint/square footage is decreasing, and mitigation planting is proposed to include multiple native vegetation species for planting. Per *16.66.020 Mitigation sequencing*, we feel we have made every effort to examine and minimize impacts, while also proposing reasonable mitigation to balance what impacts do occur as a result of proposed actions.

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature_____ Katherine Fuqua _____Owner ☐ Agent ☑ Date 1-15-2026_____

SEPA[1] Environmental Checklist

Exhibit 9
P-26-007 & P-26-021

Purpose of checklist

Governmental agencies use 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 for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Chen Project

2. **Name of applicant:**

   Chen, Kevin

3. **Address and phone number of applicant and contact person:**

   1201 Evergreen Point Rd, Medina, WA 98039 | 206-236-1700

4. **Date checklist prepared:**

   1-16-2026

5. **Agency requesting checklist:**

   Mercer Island

6. **Proposed timing of schedule (including phasing, if applicable):**

   Timing contingent on work window and issuance of permits. No phasing is proposed.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No additional plans, expansion, or further activity is proposed.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   Unknown

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   Unknown

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Unknown

11. **Give 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.)**

    We propose to demo and dispose of the existing dock and piles, drive (16) new 8" epoxy coated steel piles and construct a 560 sf dock. Install (1) boat lift and (1) dual jet ski lift with catwalk.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

12. **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 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.**

    1201 Evergreen Point Rd, Medina, WA 98039 (Parcel 2525049099). Section, township, and range are: SW - 25 - 25 – 4. Lat/Long are: 47.62146/-122.240616.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

    The site slopes continually down from the road to the shoreline across the length of the parcel.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

    The site slopes approximately 18%.

c. **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.**

    Glacial till, sandstone, mudstone, siltstone (assumed)

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

    NA/Unknown.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

    NA/No filling, excavation, or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

NA/No clearing or grading is proposed and proposed use will not cause erosion.

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

NA/Project will not affect upland impervious surface coverage (all work is waterward of OW)

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

A floating containment boom will surround the work area during pile removal, repair, and associated dock repair. All dock and pile work will be performed from a barge which contains a perimeter containment sock to keep silt and debris from re-entering the lake.

2. Air

Find help answering air questions[4]

a. **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.**

During construction, there will be emissions from heavy equipment that will be temporary (lasting only the duration of project). Upon project completion, there will be no long-term emissions.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

NA/None.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

NA/None.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

1. **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**

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, the property is adjacent to the aquatic shoreline of Lake Washington (freshwater lake; flows into Puget Sound).

2. **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.**

   Yes, all work proposed will be waterward of the OHWM.

3. **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 fill material.**

   NA/No fill or dredging proposed.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   NA/The proposal does not require surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   NA/Unknown.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   NA/The project does not involve any discharge of waste to surface waters.

b. Ground:
Find help answering ground water questions[7]

1. **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 a general description, purpose, and approximate quantities if known.**

   NA/No groundwater withdrawal of any type is proposed.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   NA/No waste material will be discharged as a result of project actions.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

c. **Water Runoff (including stormwater):**

1. **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.**

   NA/No runoff water will be generated from project actions.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   NA/No waste materials will enter ground or surface waters.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   NA/The proposal does not alter or affect drainage patterns in the vicinity of the site.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   NA/No surface, ground, runoff water, or drainage pattern will be impacted.

4. Plants

Find help answering plants questions

a. **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, bullrush, skunk cabbage, other**

   ☐ **water plants: water lily, eelgrass, milfoil, other**

   ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

   NA/No vegetation will be removed.

c. **List threatened and endangered species known to be on or near the site.**

   NA/No threatened or endangered species are known to be on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Additional mitigative plantings are proposed using only native plants on the approved mitigative planting list.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry is present on the site; no other noxious weeds or invasive species are known to be on the site.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:** See list 5.b. below.
- **Mammals: deer, bear, elk, beaver, other:** See list 5.b. below.
- **Fish: bass, salmon, trout, herring, shellfish, other:** See list 5.b. below.

b. List any threatened and endangered species known to be on or near the site.

a. **Bull Trout (Salvelinus confluentus)**
b. **Salvelinus confluentus (Lynx canadensis)**
c. **Gray wolf (Canis lupus)**
d. **Marbled murrelet (Brachyramphus marmoratus)**
e. **Marsh Sandwort (Arenaria paludicola)**
f. **Monarch butterfly (Danaus plexippus)**
g. **North American wolverine (North American wolverine)**
h. **Northern spotted owl (Strix occidentalis caurina)**
i. **Showy stickseed (Hackelia venusta)**
j. **Streaked Horned lark (Eremophila alpestris strigata)**
k. **Taylors Checkerspot (Euphydryas editha taylori)**
l. **Wenatchee Mountain checkermallow (Sidalcea oregana var. calva)**
m. **Whitepark pine (Pinus albicaulis)**
n. **Yellow=billed Cuckoo (Coccyzus americanus)**

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any.

We propose to use a water containment boom to prevent sediment intrusion into adjacent water.

e. List any invasive animal species known to be on or near the site.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

Unknown.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **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.**

   NA/Scope of project does not include electrical work.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   NA/Scope of project does not include electrical work.

c. **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.**

   NA/None proposed.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   NA/None proposed.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      NA/Unknown.

   2. **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.**

      NA/Unknown.

   3. **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.**

      NA/No hazardous chemicals are anticipated.

   4. **Describe special emergency services that might be required.**

      NA/No special emergency services will be required.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   NA/Project should not create any environment health hazards.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Existing types of noise would be consistent with widespread single family development. None of this noise will impact the project.

2. **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)?**

   Short term noise associated with heavy machinery operation would result during construction/repair of dock but will cease upon completion and not result in long term noise pollution.

3. **Proposed measures to reduce or control noise impacts, if any:**

   Measures to reduce and control noise producing equipment include limiting their normal use to hours of operation set by the City.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **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.**

   Single family residence is the current use of site and adjacent properties. The proposal will not impact current land uses on nearby or adjacent properties.

b. **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 because 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 nonfarm or nonforest use?**

   NA/This project will not affect (or be affected by) working farm or forest lands.

   1. **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?**

      NA/This project will not affect (or be affected by) working farm or forest land.

c. **Describe any structures on the site.**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

(1) Single family.

d. **Will any structures be demolished? If so, what?**

No

e. **What is the current zoning classification of the site?**

R-30

f. **What is the current comprehensive plan designation of the site?**

Single Family Residential

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

Residential

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Unknown

i. **Approximately how many people would reside or work in the completed project?**

None/Docks are not considered habitable space.

j. **Approximately how many people would the completed project displace?**

NA/Project will not displace residents.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

NA/Project will not displace residents.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Project is consistent with permissible accessory residential uses and will be similar in both size/scale to the other accessory dock structures in proximity.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

NA/Project will not produce any relevant impacts on agricultural or forest lands.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

NA/None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

NA/None.

c. **Proposed measures to reduce or control housing impacts, if any:**

NA/None.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

NA/No upland construction proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

NA/No views would be obstructed.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Design and scale of dock proposed match scale/intensity of similar adjacent properties.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

NA/Lighting is not proposed as part of project actions.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

NA/Light and glare will not be produced by the finished project.

c. **What existing off-site sources of light or glare may affect your proposal?**

NA/None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

NA/None.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Recreational opportunities are centered around water enjoyment uses on subject parcel and adjacent properties.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

No, the proposed project would not displace existing access to recreational uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

NA/no measures to reduce or control impacts on recreation, but improvements proposed to provide opportunity for improved access to water enjoyment use for homeowner.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **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? If so, specifically describe.**

Unknown

b. **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.**

No landmarks (including cemeteries or areas of cultural importance) are on or adjacent to the site.

c. **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.**

NA/No overland work proposed.

d. **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.**

NA/No resource loss or change anticipated.

14. Transportation

Find help with answering transportation questions[16]

a. **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.**

NA/No upland work proposed

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p
[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

b. **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?**

NA/Unknown

c. **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).**

No, no required ROW improvements are triggered by scope

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Yes, project is waterward of OHWM on Lake Washington.

e. **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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None/Zero

f. **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.**

NA/Project will not interfere with agricultural or forest products.

g. **Proposed measures to reduce or control transportation impacts, if any:**

NA/Project will not affect existing transportation infrastructure.

15. Public services

Find help answering public service questions[17]

a. **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.**

NA/No

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

NA/None

16. Utilities

Find help answering utilities questions[18]

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **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.**

NA/None.

C.Signature

Find help about who should sign[19]

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.

X _____

Type name of signee: Katherine Rupert

Position and agency/organization: Permit Tech, Seaborn Companies.

Date submitted: **1-21-2025**

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

- **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

   - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Exhibit 10
P-26-007 & P-26-021

DETERMINATION OF NON-SIGNIFICANCE

Proposal: Request for a SEPA Threshold Determination to demolish an existing overwater dock and wood piles, drive 16 new 8" epoxy-coated steel piles, and construct a new 560 square foot dock. The proposal includes installation of one (1) boat lift and one (1) dual jet ski lift and associated catwalk.

File No. P-26-007 & P-26-021

Applicant: Binhong (Kevin) Chen

Site Address: 1201 Evergreen Point Road, Medina, WA 98039

Lead Agency: City of Medina

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed SEPA Environmental Checklist and other information on file with the lead agency. This information is available to the public, upon request, by contacting Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd., Medina, WA 98039.

Date of Issuance and Publication: Monday, August 10, 2026
Deadline to Submit Comments: Monday, August 24, 2026

This Determination of Non-significance (DNS) is issued pursuant to WAC 197-11-340.

Responsible Official: Kimberly Gunderson

Title: Medina Planning Consultant and SEPA Responsible Official

Address: 501 Evergreen Point Rd., Medina, WA 98039 **Telephone:** 253-389-1864

Email: kmahoney.planning@gmail.com

Signature: _____ **Date:** August 5, 2026
Kimberly Gunderson, Planning Consultant

APPEAL PROCESS: Any party of record may appeal a Determination of Non-significance (DNS). The Appeal must be made to the City of Medina Hearing Examiner within **fourteen (14) days** of the Threshold Determination becoming final, per MMC 16.80.220. Appeals must be in writing and contain specific factual objections. Comments may be submitted along with the appropriate Appeal fee to the above address. This may be the only opportunity to comment on the environmental impacts of this proposal.

Posted notice is not to be removed, mutilated, or concealed in any way.

Exhibit 10a
P-26-007 & P-26-021

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

August 24, 2026

Kimberly Gunderson, Planning Consultant
City of Medina
501 Evergreen Point Rd
Medina, WA 98039

Re: Chen Residence Dock
Ecology SEPA# 202603351

Dear Kimberly Gunderson:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) determination of nonsignificance (DNS) for the Chen Residence Dock. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

The 'existing' use of the dock at this property appears to have been abandoned for at least 2 years, in excess of the limits in Medina Municipal Code (MMC) 20.66.090 *Nonconforming development*. This dock should be permitted as a new dock, under the Shoreline Master Program (SMP) (MMC 20.65.030 *Piers, docks, buoys, moorage piles, swim floats – application*). New docks are limited to 480sf of overwater coverage and other constraints per MMC Table 20.65.040 *Overwater Structure Dimensional & Design Standards*.

In addition, it appears this site has undergone substantial shoreline modifications in the form of vegetation clearing of approx. 7,200sf. If the clearing was illegal, the area within the shoreline jurisdiction should be restored 1:1 to native vegetation, with the exception of a 4' pathway within 30', and 6' feet wide outside of 30' of the Ordinary High Water Mark to allow for adequate shoreline access to the dock, in addition to the requirements in 20.66.050 *Shoreline vegetation management* and 20.65.040(E).

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Brooke Sullivan from the Shorelands and Environmental Assistance Program at (425) 570-2028 or by email at brooke.sullivan@ecy.wa.gov.

Sincerely,

Kayla Maack
SEPA Coordinator

Sent by email: Kimberly Gunderson, kmahoney.planning@gmail.com

ecc: Brooke Sullivan, Ecology

Outlook

RE: ECY SEPA 202603351 - Chen Residence Dock - Comments

From Sullivan, Brooke (ECY) <bsul461@ECY.WA.GOV>
Date Wed 8/26/2026 10:50 AM
To Kim Gunderson <kmahoney.planning@gmail.com>
Cc Rebecca Bennett <rbennett@medina-wa.gov>

Hi Kim,

Thanks for the response.

My first comment is related to the fact that the structure fell into disrepair and the use was abandoned. It seems this would require the permit to be assessed as a new dock.

Widespread modification of shoreline vegetation (and what appears to be a stormwater dispersion trench?) are observable in the shoreline buffer is observable beginning in about 2019-2021:

2014

2019

2021

Hope this helps. Happy to jump on a call to clarify further if need.

Regards,
Brooke
(M-F 8am-4:30pm, in office T-Th)
425-570-2028

From: Kim Gunderson <kmahoney.planning@gmail.com>
Sent: Wednesday, August 26, 2026 10:37 AM
To: Sullivan, Brooke (ECY) <bsul461@ECY.WA.GOV>
Cc: Rebecca Bennett <rbennett@medina-wa.gov>
Subject: Re: ECY SEPA 202603351 - Chen Residence Dock - Comments

External Email

Hi Brooke,

Thanks for sharing these comments on behalf of Ecology. I wanted to offer some thoughts on your first finding and then ask for a bit of clarity on your second.

In Medina, we don't consider docks to be a new structure as they might relate to the nonconforming code. MMC 16.65.030 simply requires that an applicant demonstrate a pier/dock existed prior to 4/18/2014 to make use of the "existing structure" standards. That effort has been met for this project, and we regularly interpret this provision to mean that in doing so, the existing structure standards may be used for a project.

I've started looking into your comments on the recent clearing activity, too. Was there a date range you saw for this activity? There's a fair-sized history of permitting at this site, and I'd like to look more into what those permits authorized and what mitigation would have been associated with them. If you have a range of years when you observed the clearing activity, that'd help cull the research effort through our records 😊

Thanks again for your review, remarks, and any follow-up you can offer to help us get to the bottom of the clearing!
All my best,

Kim Gunderson
Mahoney Planning, LLC
253-389-1864
Kmahoney.planning@gmail.com
www.mahoneyplanning.org

From: ECY RE NW SEPA (NWRO) <nwsepa@ECY.WA.GOV>
Sent: Monday, August 24, 2026 2:46 PM
To: kmahoney.planning@gmail.com <kmahoney.planning@gmail.com>
Cc: Sullivan, Brooke (ECY) <bsul461@ECY.WA.GOV>
Subject: ECY SEPA 202603351 - Chen Residence Dock - Comments

Thank you for the opportunity to comment on the Chen Residence Dock. Ecology's comments are attached.

[Statewide SEPA Register No. 202603351]

Kayla Maack (she/her)

ERTS & SEPA Coordinator

Department of Ecology | Northwest Region

Report an Environmental Concern Online

NOTICE: This communication is a public record and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

Outlook

Exhibit 10b
P-26-007 & P-26-021

Re: Fw: ECY SEPA 202603351 - Chen Residence Dock - Comments

From Katherine Rupert <katherine@seaborncompanies.com>
Date Thu 8/27/2026 10:54 AM
To Kim Gunderson <kmahoney.planning@gmail.com>
Cc Rebecca Bennett <rbennett@medina-wa.gov>

1 attachment (94 KB)
Chen_SEPA Comment Response 1 (ECY #202603351)_8-26-26.pdf;

Hello,

Please see our response (attached).

Reach out if you need anything else.

Thanks
Katherine

On Wed, Aug 26, 2026 at 10:40 AM Kim Gunderson <kmahoney.planning@gmail.com> wrote:

> Hi Katherine,
>
> We received comments on the SEPA DNS for 1201 Evergreen Point Road from Ecology (see attached). I've sent them a response to their first comment regarding the maximum allowed size of the dock, and we'll need to look more into their second comment about clearing activity before we can go to this project's hearing. If you have any information that can help explain the Department's concerns, please send my way.
>
> Very best,
>
> **Kim Gunderson**
> Mahoney Planning, LLC
> 253-389-1864
> Kmahoney.planning@gmail.com
> www.mahoneyplanning.org
>
> ---
>
> **From:** ECY RE NW SEPA (NWRO) <nwsepa@ECY.WA.GOV>
> **Sent:** Monday, August 24, 2026 2:46 PM
> **To:** kmahoney.planning@gmail.com <kmahoney.planning@gmail.com>
> **Cc:** Sullivan, Brooke (ECY) <bsul461@ECY.WA.GOV>
> **Subject:** ECY SEPA 202603351 - Chen Residence Dock - Comments

Thank you for the opportunity to comment on the Chen Residence Dock. Ecology's comments are attached.

[Statewide SEPA Register No. 202603351]

Kayla Maack (she/her)

ERTS & SEPA Coordinator

Department of Ecology | Northwest Region

Report an Environmental Concern Online

NOTICE: This communication is a public record and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

Date: 8-26-2026
Project Name: Chen Residence
Parcel: 2525049099
Address: 1201 EVERGREEN POINT RD, Medina
WA, 98039

RE: **Chen Residence Dock, Ecology SEPA#202603351**

To whom it concerns,

Seaborn Pile Driving is in receipt of the following requests for additional information related to **SEPA#202603351.** Please see responses below:

1. The 'existing' use of the dock at this property appears to have been abandoned for at least 2 years, in excess of the limits in Medina Municipal Code (MMC) 20.66.090 Nonconforming development. This dock should be permitted as a new dock, under the Shoreline Master Program (SMP) (MMC 20.65.030 Piers, docks, buoys, moorage piles, swim floats – application). New docks are limited to 480sf of overwater coverage and other constraints per MMC Table 20.65.040 Overwater Structure Dimensional & Design Standards.

   In addition, it appears this site has undergone substantial shoreline modifications in the form of vegetation clearing of approx. 7,200sf. If the clearing was illegal, the area within the shoreline jurisdiction should be restored 1:1 to native vegetation, with the exception of a 4' pathway within 30', and 6' feet wide outside of 30' of the Ordinary High Water Mark to allow for adequate shoreline access to the dock, in addition to the requirements in 20.66.050 Shoreline vegetation management and 20.65.040(E).

   RESPONSE: We disagree (respectfully) that use of the dock has been abandoned for a period of two years. The dock remains substantially intact. The single section of deck that became damaged was due to a bomb cyclone that affected only one portion of the deck, and the intent has always been to repair despite delays beyond our control (including government shut down last fall). It is also worth noting that no other portions of dock have failed since that time. A single fallen section among many does not approach substantial destruction or abandonment of the existing overwater structure and use.

   To address concerns that substantial shoreline modification may have occurred within the shoreline area, please consider that King County Parcel Viewer indicates about a dozen permits have been issued since

1999 for this property. Of these, at least two of those permits issued were for actions within the shoreline jurisdiction. It is possible that some (or all) of the clearing activities were associated with these previously approved actions. As such, we request that the dock be reviewed as an existing nonconforming structure eligible for repair, with any concerns about illegal vegetation removal addressed separately. If this cannot be addressed separately, please clarify how you determined the species removed were native and provide the basis for concluding that approximately 7,200 square feet of protected native vegetation was unlawfully removed.

If you have questions or need additional information, please reach out using the contact information provided.

Thanks,

Katherine Rupert
Permit Technician
(206) 236-1700
permits@seabornpiledriving.com

Outlook

Re: Fw: ECY SEPA 202603351 - Chen Residence Dock - Comments

From Katherine Rupert <katherine@seaborncompanies.com>
Date Wed 9/2/2026 3:36 PM
To Kim Gunderson <kmahoney.planning@gmail.com>

Hi Kim,

Thanks for that info.

I did follow up with the homeowner. They do not have permit information for any of the previously proposed actions, though they did indicate that many plants died due to crowding from Himalayan blackberry and Scotch broom which they said their gardener continues to work to control.

Hoping for more information on how this could play out in our hearing. Thoughts?

Please advise.

Thanks
Katherine

On Wed, Sep 2, 2026 at 2:02 PM Kim Gunderson <kmahoney.planning@gmail.com> wrote:

> Hi Katherine,
>
> A quick follow-up to let you know that we're planning to take this project to the Hearing Examiner on 9/30 at 2pm (Rebecca will separately send out a notice of hearing with Zoom login info later), and my staff report will be due by 9/22. We'll need to have the grading matter sorted beforehand or we may need to postpone the hearing. Let me know what records you or your client have to help offer some context to the remarks from Ecology.
>
> Very best,
>
> **Kim Gunderson**
> Mahoney Planning, LLC
> 253-389-1864
> Kmahoney.planning@gmail.com
> www.mahoneyplanning.org
>
> ---
>
> **From:** Kim Gunderson <kmahoney.planning@gmail.com>
> **Sent:** Monday, August 31, 2026 10:35 AM
> **To:** Katherine Rupert <katherine@seaborncompanies.com>
> **Cc:** Rebecca Bennett <rbennett@medina-wa.gov>
> **Subject:** Re: Fw: ECY SEPA 202603351 - Chen Residence Dock - Comments

Thanks, Katherine. We'll want to try and define the permit that authorized the grading activity depicted by Ecology in their SEPA comment letter. I've checked the record of permits for this site and see that a fairly substantial project in recent years was a demo/rebuild under permit nos. PL-17-041 and CMP-17-028.

These permits have passed their required retention with the City and are no longer on record at City Hall to confirm the scope of the project and review available plans. Does your client have these available to share so we can see if the grading activity was authorized under this permit? Or, if it wasn't, does your client know what permit authorized the shoreline grading work to occur?

Very best,

Kim Gunderson
Mahoney Planning, LLC
253-389-1864
Kmahoney.planning@gmail.com
www.mahoneyplanning.org

From: Katherine Rupert <katherine@seaborncompanies.com>
Sent: Thursday, August 27, 2026 10:53 AM
To: Kim Gunderson <kmahoney.planning@gmail.com>
Cc: Rebecca Bennett <rbennett@medina-wa.gov>
Subject: Re: Fw: ECY SEPA 202603351 - Chen Residence Dock - Comments

Hello,

Please see our response (attached).

Reach out if you need anything else.

Thanks
Katherine

On Wed, Aug 26, 2026 at 10:40 AM Kim Gunderson <kmahoney.planning@gmail.com> wrote:

> Hi Katherine,
>
> We received comments on the SEPA DNS for 1201 Evergreen Point Road from Ecology (see attached). I've sent them a response to their first comment regarding the maximum allowed size of the dock, and we'll need to look more into their second comment about clearing activity before we can go to this project's hearing. If you have any information that can help explain the Department's concerns, please send my way.
>
> Very best,
>
> **Kim Gunderson**
> Mahoney Planning, LLC
> 253-389-1864
> Kmahoney.planning@gmail.com
> www.mahoneyplanning.org

From: ECY RE NW SEPA (NWRO) <nwsepa@ECY.WA.GOV>
Sent: Monday, August 24, 2026 2:46 PM
To: kmahoney.planning@gmail.com <kmahoney.planning@gmail.com>
Cc: Sullivan, Brooke (ECY) <bsul461@ECY.WA.GOV>
Subject: ECY SEPA 202603351 - Chen Residence Dock - Comments

Thank you for the opportunity to comment on the Chen Residence Dock. Ecology's comments are attached.

[Statewide SEPA Register No. 202603351]

Kayla Maack (she/her)

ERTS & SEPA Coordinator

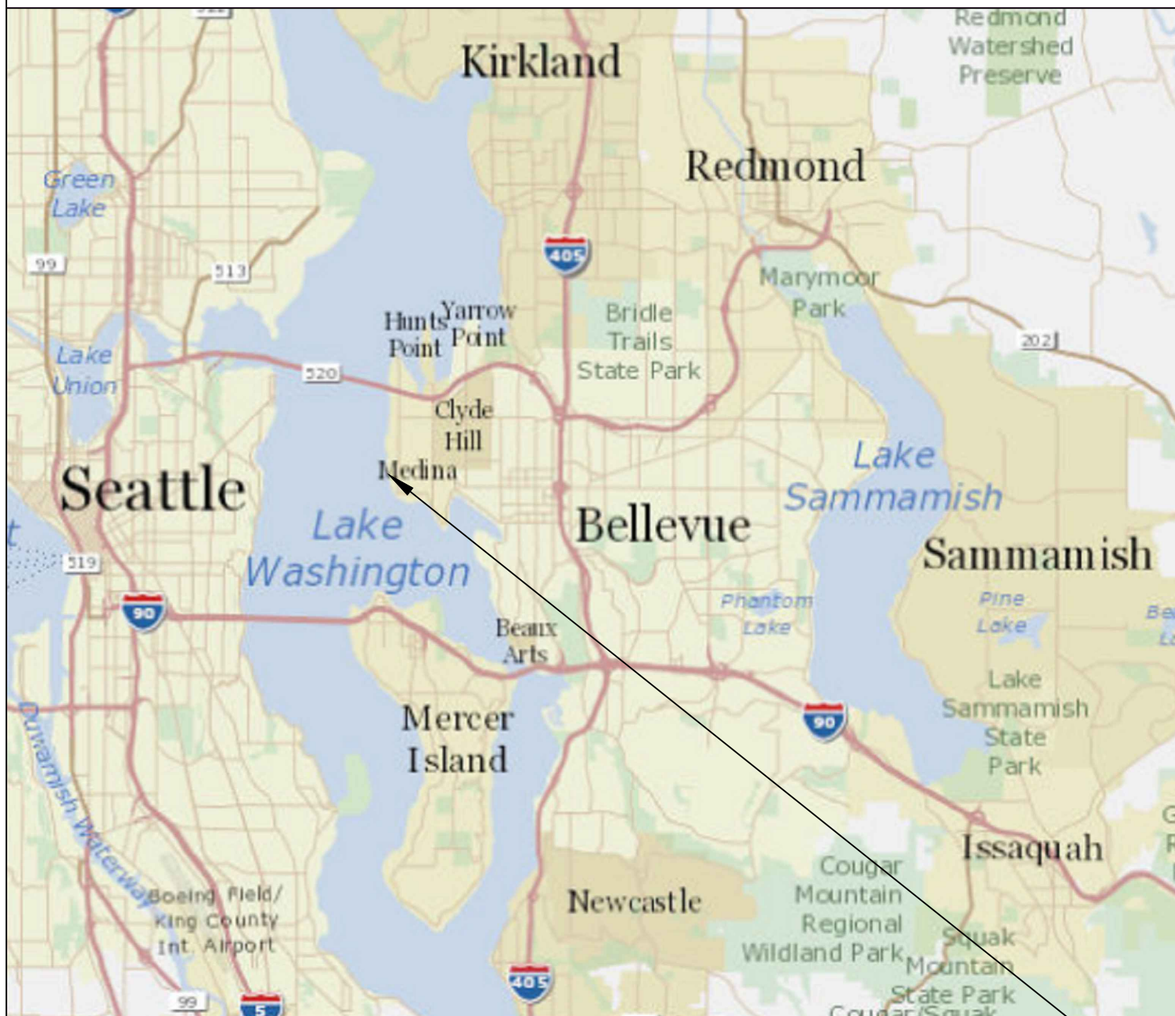
Department of Ecology | Northwest Region

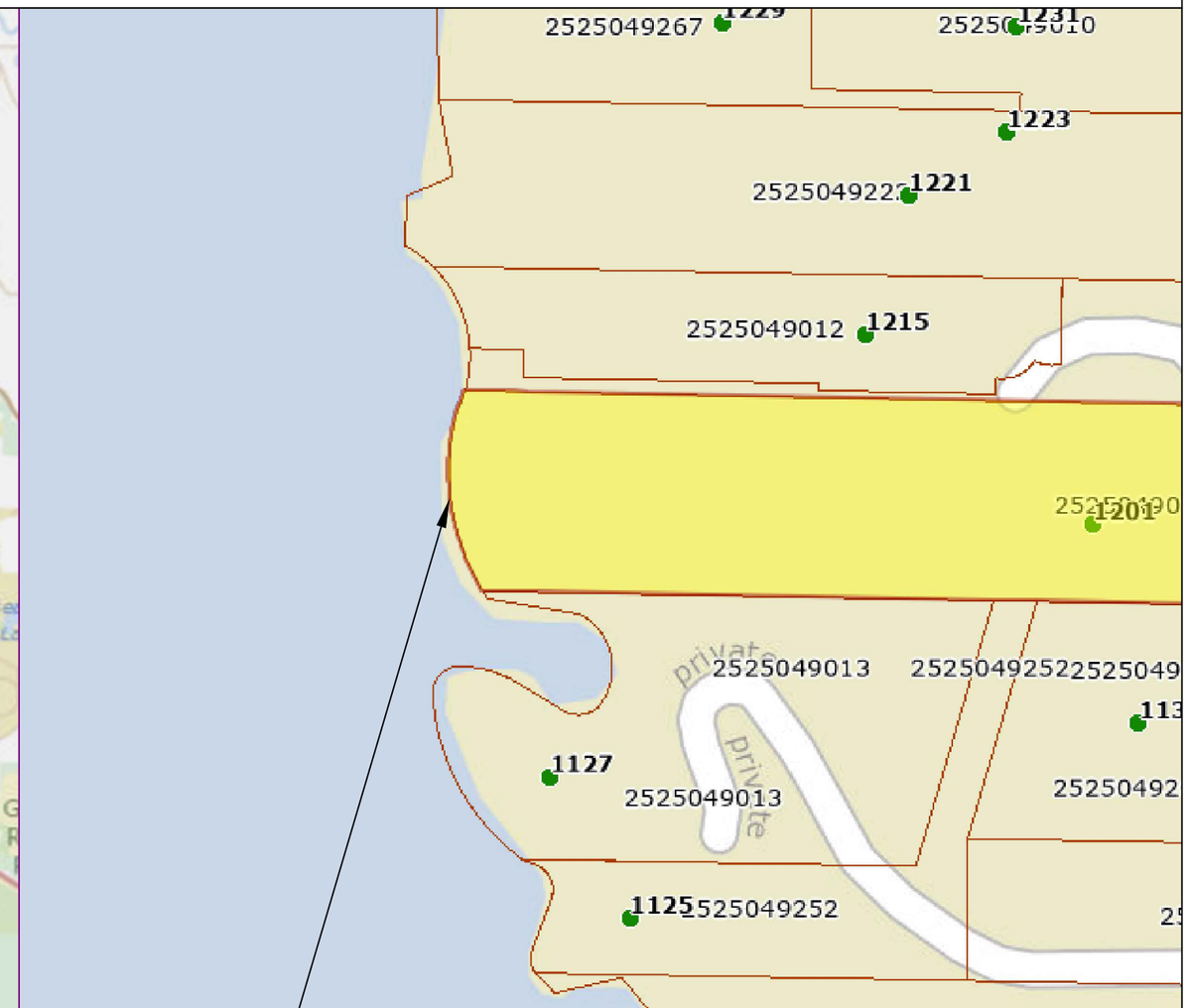
Report an Environmental Concern Online

NOTICE: This communication is a public record and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

SITE PLAN

Exhibit 11
P-26-007 & P-26-021





SUBJECT PROPERTY

Pin: 252504-9099

Legal Description: POR GL 3 N 140 FT OF S 1473 FT OF W 1/2 OF SEC & SH LDS ADJ LESS CO RD

Plat Block: --
Plat Lot: --

Parcel	Dock
LAT: 47.621376	LAT: 47.621434
LONG: -122.2409	LONG: -122.242751

BUILT BY SEABORN · ESTD 1947 ·

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to demo and dispose of the existing dock and piles, drive (16) new 8" epoxy coated steel piles and construct a 560 sf dock. Install (1) boat lift and (1) dual jet ski lift with catwalk.

County: King County
Location: Lake Washington

Applicant: Chen Residence
1201 Evergreen Point Rd
Medina, WA 98039

Created: 08-15-2024
Last Updated: 7/21/2026 4:24 PM Mark Pick

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 25, Township 25, Range 04

Adjacent Owners:
ZENG RESIDENCE
1215 EVERGREEN POINT RD 98039
GUYMAN RESIDENCE
1127 EVERGREEN POINT RD 98039

SHEET 1.0

NWS-2023-XXX
PAGE 1 OF 9

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum
* SL10014ARW - 146" x 191"
* SL2008AR2D2 - 104" x 132" (dual jet ski)

Decking Material: FRPP - Fiberglass reinforced polypropylene
Light permeable percentage:
* Surface - 43%

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
* Piles are driven using the vibro method

Preservatives
* 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 (AWP) UC4A. All wood shall bear a treatment identification mark by the certifying agency.

CODE REFERENCES: Medina

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

16.65.40. - Design standards for piers, docks, buoys, moorage piles, and floats.

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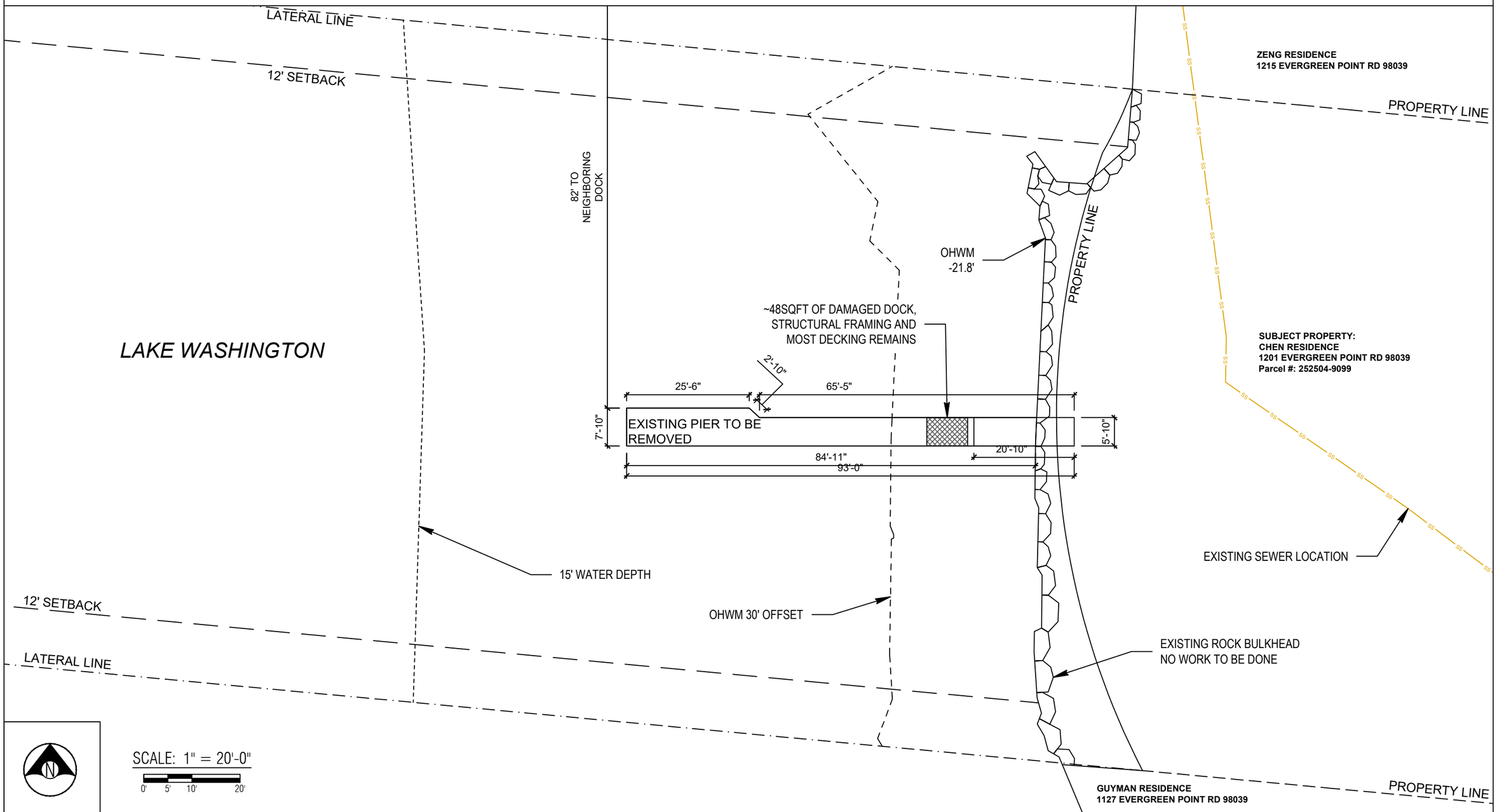
SHEET 2.0

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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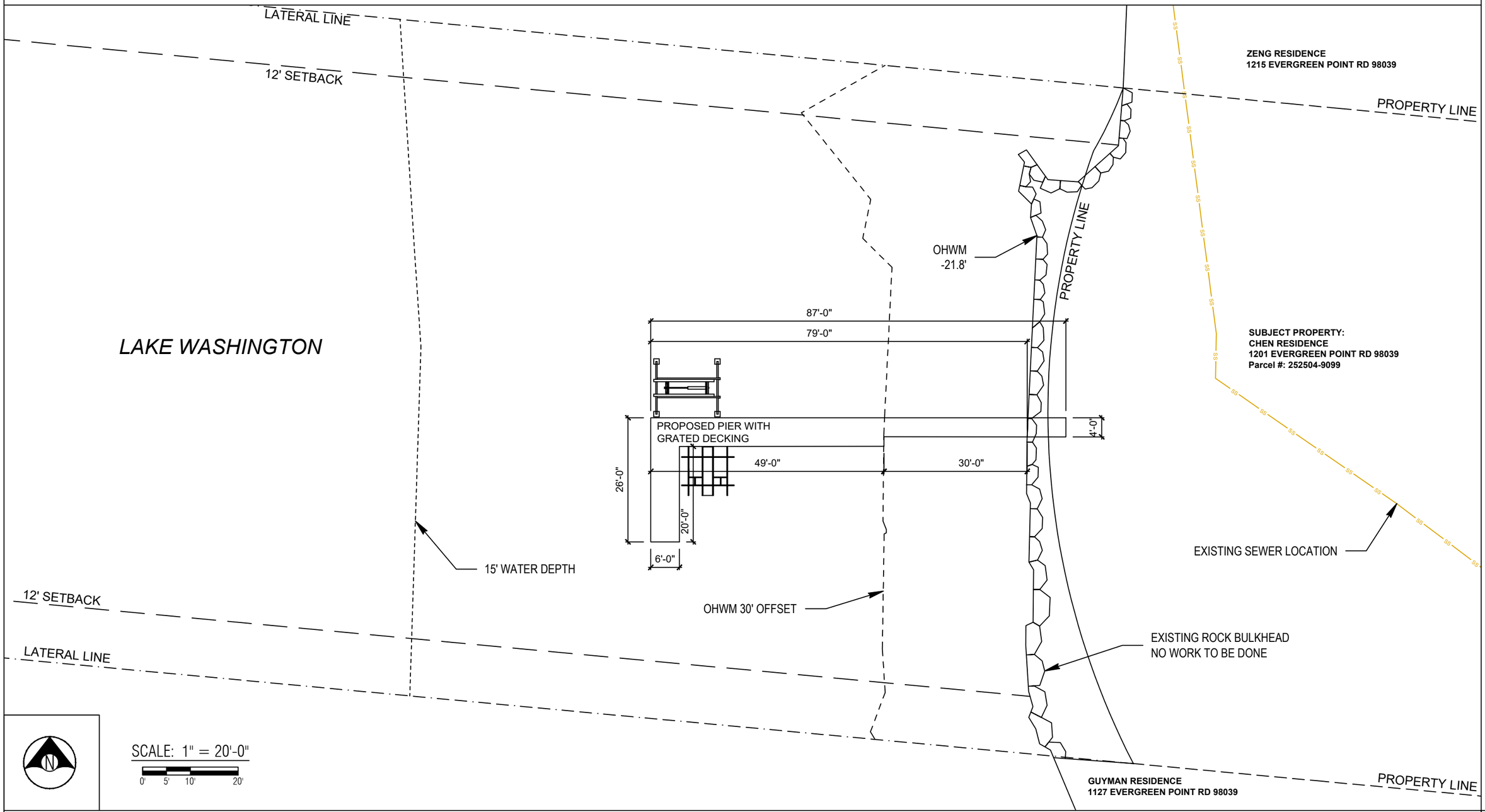
SHEET 3.0

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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SHEET
4.0

PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

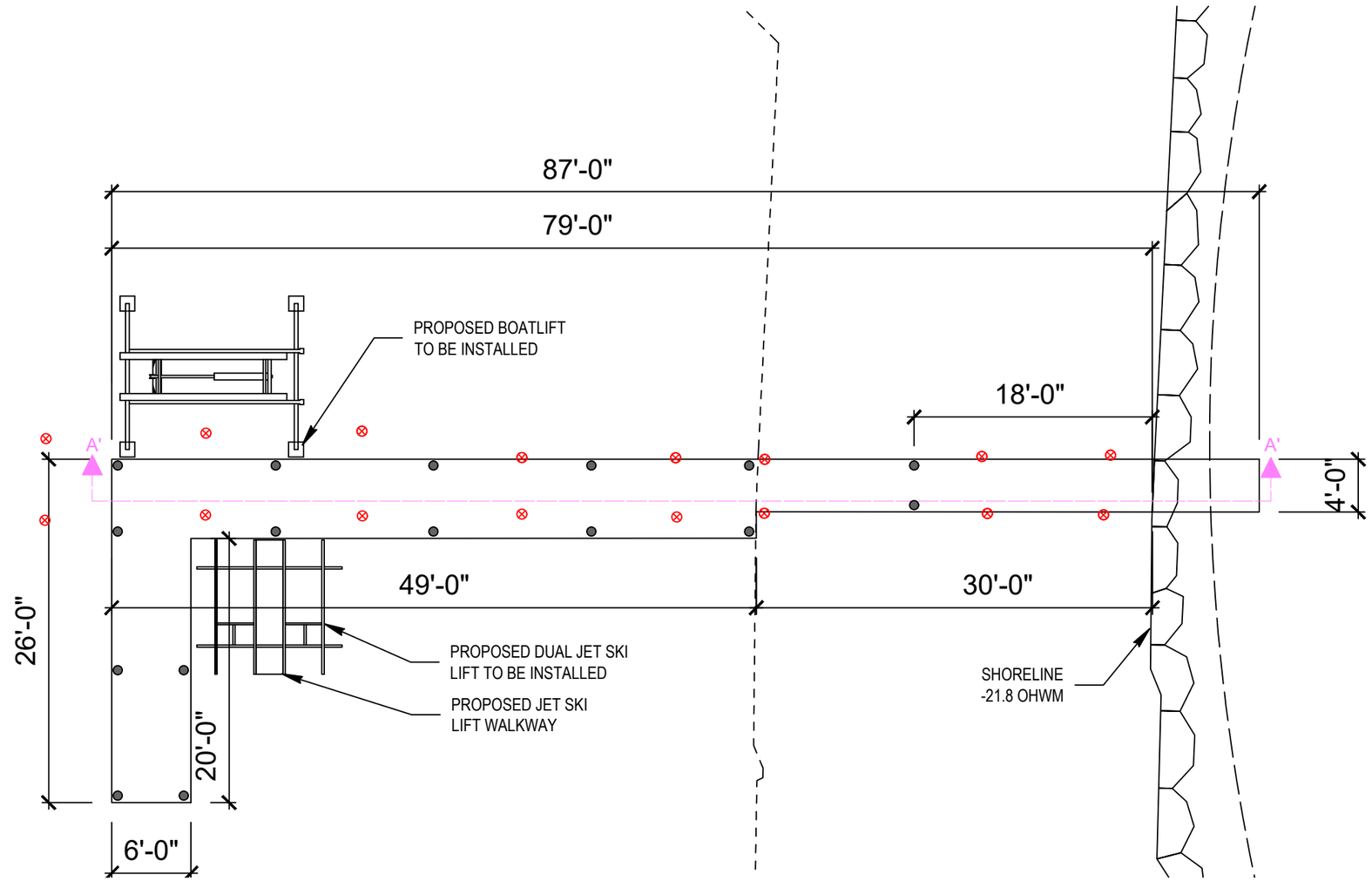
LEGEND

⊗ (16) EXISTING PILES - TO BE REMOVED
● (16) NEW 8" STEEL PILES - TO BE INSTALLED

Existing Pier Overwater: 565 sqft
Proposed Pier Reduction: 5 sqft
New Pier Overwater: 560 sqft

DOCK TO BE RAISED 8" TO MATCH HEIGHT AT BULKHEAD

**Grated decking is 43% open air



PLAN VIEW

SCALE: 1" = 10'-0"
0' 2.5' 5' 10'

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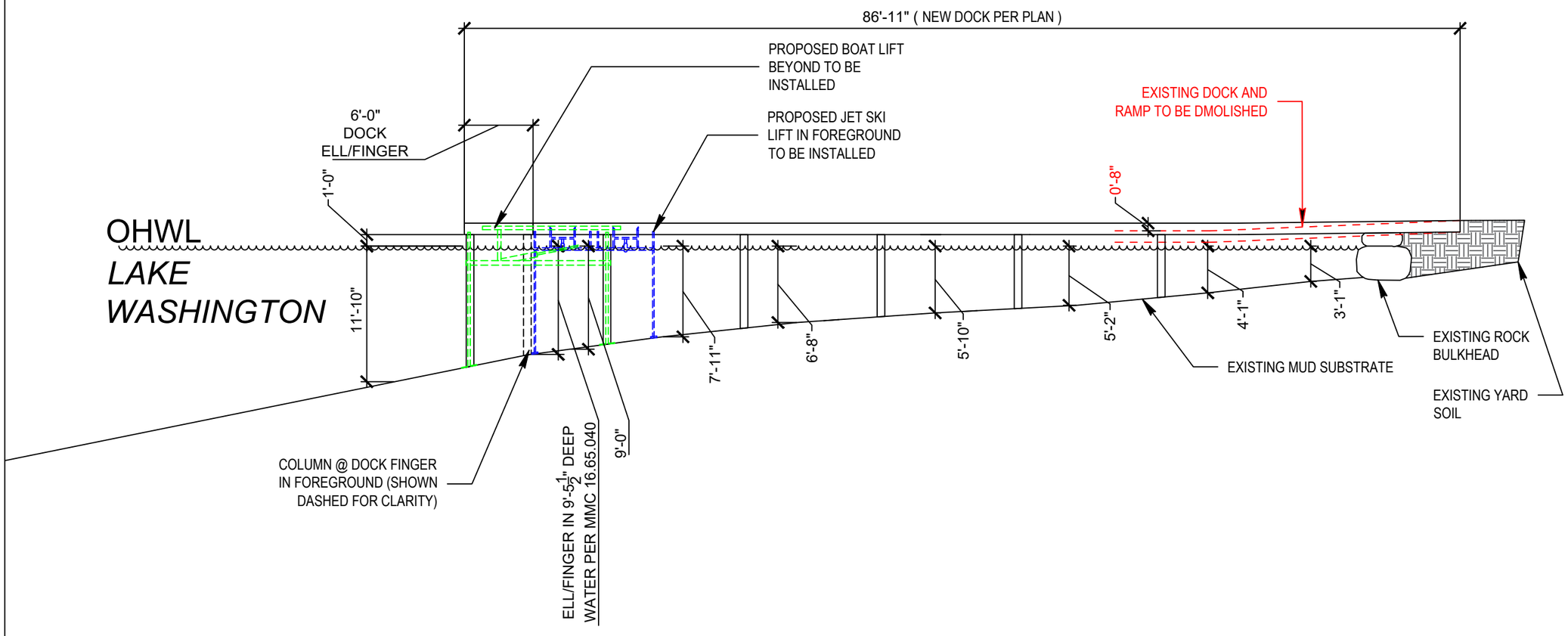
SHEET
5.0

PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SCALE: 1" = 10'-0"

0' 2.5' 5' 10'

SECTION VIEW: A'-A'

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Location: Lake Washington

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Created: 08-15-2024
Last Updated: 7/28/2026 1:34 PM Mark Picks

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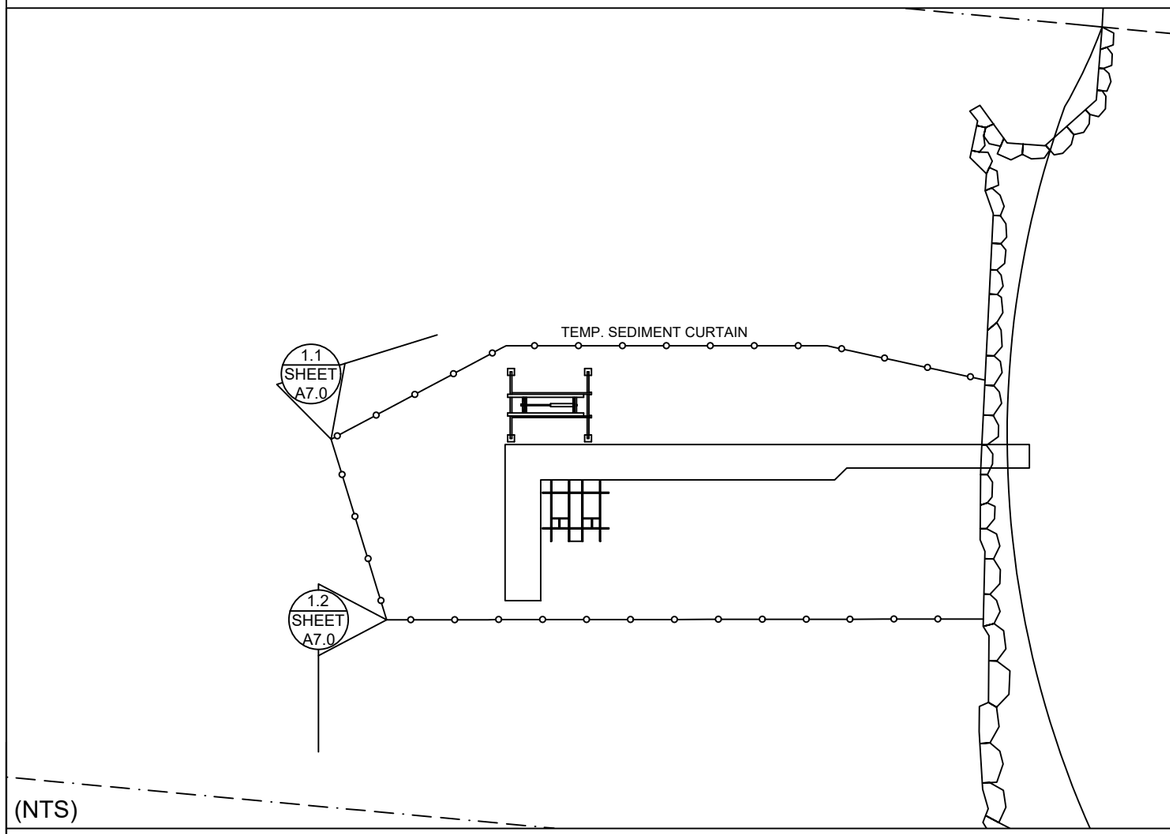
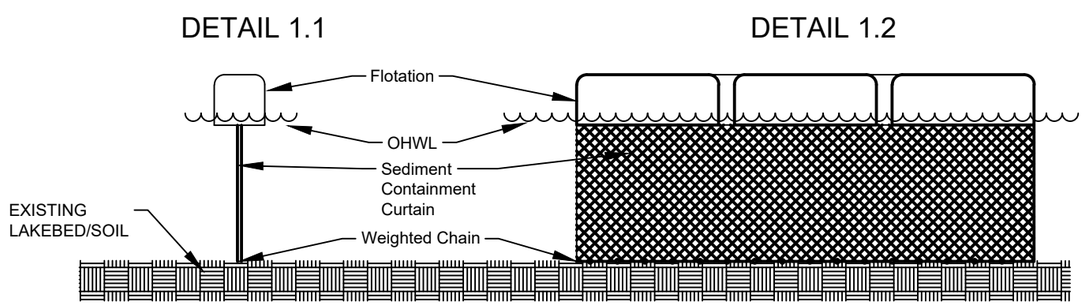
SHEET 6.0

NWS-2023-XXX
PAGE 6 OF 9

BMP INFORMATION



(NTS)



DETAIL 1.1 & 1.2 (NTS)

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 an agency approved treatment.

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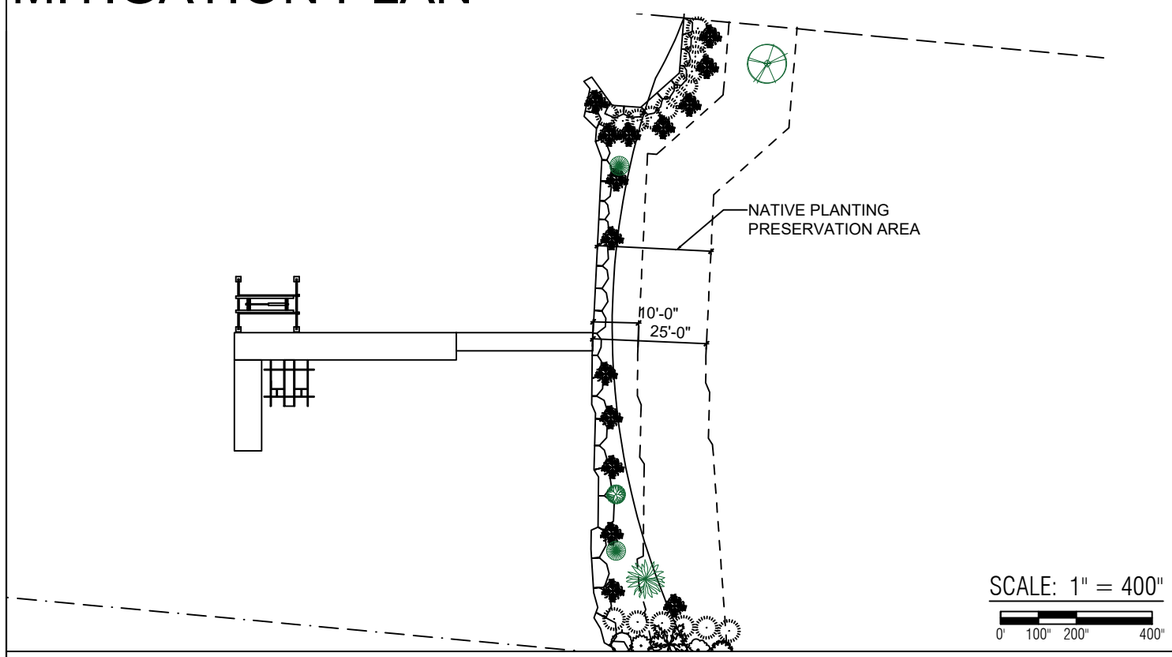
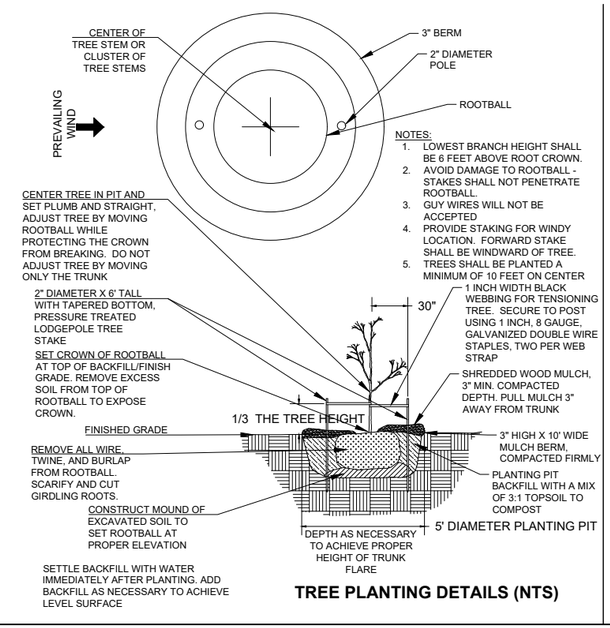
SHEET 7.0

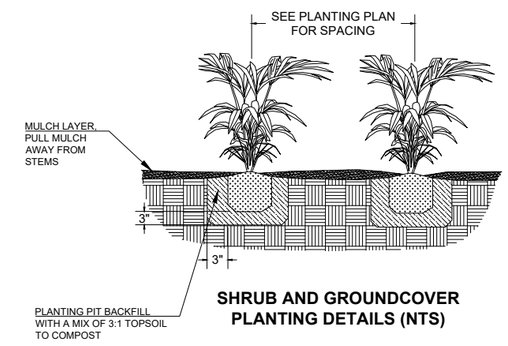
MITIGATION PLAN





TREE PLANTING DETAILS (NTS)

NOTES:
1. INSTALLATION SHALL INCLUDE LOOSENING SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
3. THE PIT SHALL BE SOAKED WITH WATER PRIOR TO, AND SUBSEQUENT TO, INSTALLATION
4. PRIOR TO INSTALLATION, LOOSENING OF PLAT ROOTBALLS SHALL OCCUR
5. SHRUBS SHALL BE PLANTED A MINIMUM OF 5 FEET ON CENTER.



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

1.The property owner shall implement and abide by the shoreline planting plan, including the installation of the identified species, in the identified locations. Shrubs shall be planted at least five feet on center, and trees shall be planted at least ten feet on center.

2.For best plant survival, planting should be completed the first October through March period concurrent with or immediately following 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 shall preserve in good health 100% of shoreline planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place. Plants that die must be replaced with the appropriate plant type (i.e. tree for tree, shrub for shrub) from the RAP Plant List.

4.The property owner shall monitor the survival of shoreline planting plan vegetation for five years (Monitoring Years 1-5) after the U.S. Army Corps of Engineers accepts the as-built report. The property owner shall also submit annual monitoring reports to the U.S. Army Corps of Engineers each year during this period. Each annual monitoring report will include written and photographic documentation that the performance standards are being met, including documentation of plant mortality and replacement. 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 plicata	Western Red Cedar	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.

County: King County
Location: Lake Washington

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Medina, WA 98039

Last Updated: 7/21/2026 4:24 PM Mark Picks

Created: 08-15-2024

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Adjacent Owners:
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BUILT BY SEABORN
ESTD 1947

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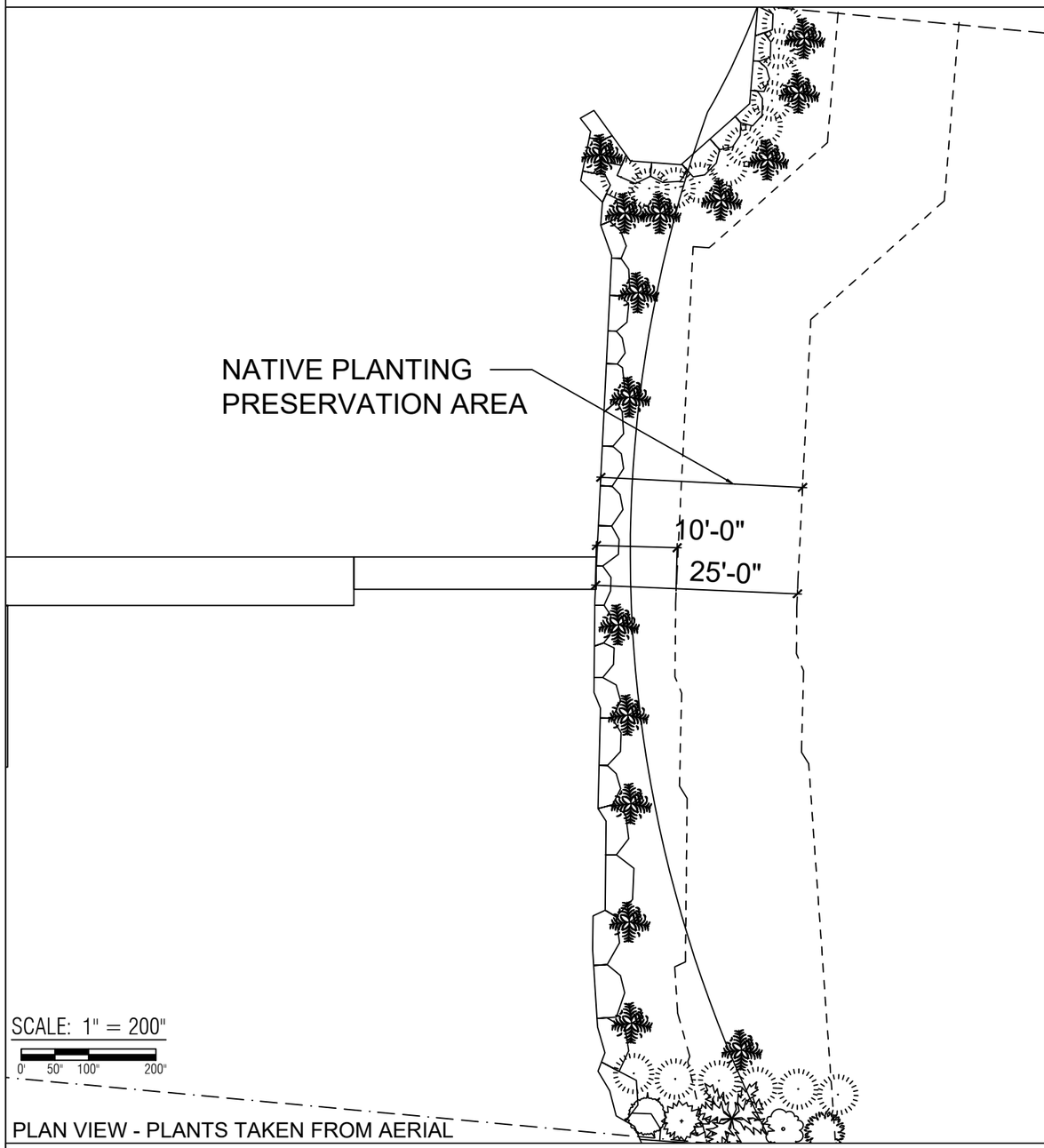
SHEET 8.0

EXISTING PLANT PLAN



PLAN VIEW - PLANTS TAKEN FROM AERIAL

SYMBOL	PLANT	SCIENTIFIC NAME	QUANTITY
	English Ivy	Hedera helix	17
	Himalayan Blackberry	Rubus armeniacus	15
	Beaked Hazelnut	Corylus cornuta	1
	European Blackberry	Rubus vestitus	1
	English Holly	Ilex aquifolium	1
	Common Hawthorn	Crataegus monogyna	1
	Common Snowberry	Symphoricarpos albus	1

EXISTING PLANTS TABLE

County: King County
Location: Lake Washington

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Created: 08-15-2024

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1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to demo and dispose of the existing dock and piles, drive (16) new 8" epoxy coated steel piles and construct a 560 sf dock. Install (1) boat lift and (1) dual jet ski lift with catwalk.

SHEET 9.0

Exhibit 12
P-26-007 & P-26-021

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Water Depth Waiver Request

Boat Lift

Instructions:

1. The Medina Shoreline Master Program requires overwater structures such as piers, floats, moorage covers and boatlifts to have a minimum water depth. (See Chapter 16.65 MMC for water depth standards.)
2. This form may be used to request a waiver from the minimum water depth standard. If requesting a water depth waiver for more than one structure, please complete a separate water depth waiver request for each.
3. Please complete this form and answer the criteria thoroughly. Attach supporting documents as necessary. Your answers must satisfy the criteria to receive approval of the waiver. Requests will be denied if they do not satisfy the criteria.

General Information

Property Owner Name: Binhong (Kevin) Chen

Property Address:
1201 Evergreen Point Rd
Medina, WA 98039

Water depth waiver request is for (check one):

- ☐ Pier/ Float
- ☐ Covered Moorage
- ☑ Boatlift/ Jet Ski Lift
- ☐ Buoy/ Moorage Pile

Contact Information

Contact Person: Katherine Rupert		**Phone** 206-236-1700	
		Email: permits@seabornpiledriving.com	
Mailing Address: 1080 W Ewing Pl, Suite 300		**City:** Seattle	**State:** WA **Zip:** 98119

Approval Criteria

Please answer the following and provide supporting documentation.

1. Compliance with the water depth is not *feasible* without the need for a shoreline variance:

"Feasible" means an action, such as a development project, mitigation, or preservation requirement, that meets all the following conditions: (1) Can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests that have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) Provides a reasonable likelihood of achieving its intended purpose; and (3) Does not physically preclude achieving the project's primary intended legal use.

Strict compliance with the minimum water depth standard is infeasible. Approved plans from both state and federal agencies do not permit the extension of the dock into deeper water. Associated environmental reports do not support or encourage extension into deeper water. The proposed boatlift is in the deepest water available based on the current design proposed. The proposed design represents the minimum modification necessary to create safe moorage while still reducing overall size and minimizing environmental impacts to the greatest extent possible. Proposed actions avoid unnecessary expansion waterward or increased over water coverage, reduce the overall size, and meet the biologic assessment as part of the approval by NMFS and the issued Corps permit.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

2. No reasonable alternative exists due to the bathymetry and/or existing overwater structures on adjacent properties:

Bathymetry is the measurement of water depth at various places in a body of water (topography) and the information derived from such measurements.

Alternative configurations were evaluated; however, modifications necessary to achieve additional water depth would require extending the structure farther waterward. The proposed configuration is the most reasonable and least impactful to Lake Washington.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

3. A minimum water depth of five feet is maintained.

A minimum of 5' of water is maintained

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

I declare under penalty of perjury that that all applicable information furnished in support of this request for a waiver is true, correct and complete.

Printed Name: Katherine Rupert

Signature: Katherine Rupert **Date:** 7-28-2026

DECISION:

The request for a waiver from the minimum water depth requirement for a Boat lift at 1201 Evergreen Point Road is hereby:

☒ Approved
☐ Denied

Signature: Steven A. Wilcox **Date:** 8-13-26

Director of Development Services

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Water Depth Waiver Request

Jet Ski Lift 1

Instructions:

1. The Medina Shoreline Master Program requires overwater structures such as piers, floats, moorage covers and boatlifts to have a minimum water depth. (See Chapter 16.65 MMC for water depth standards.)
2. This form may be used to request a waiver from the minimum water depth standard. If requesting a water depth waiver for more than one structure, please complete a separate water depth waiver request for each.
3. Please complete this form and answer the criteria thoroughly. Attach supporting documents as necessary. Your answers must satisfy the criteria to receive approval of the waiver. Requests will be denied if they do not satisfy the criteria.

General Information

Property Owner Name: Binhong (Kevin) Chen

Property Address:
1201 Evergreen Point Rd
Medina, WA 98039

Water depth waiver request is for (check one):

- ☐ Pier/ Float
- ☐ Covered Moorage
- ☑ Boatlift/ Jet Ski Lift
- ☐ Buoy/ Moorage Pile

Contact Information

Contact Person:	Katherine Rupert	**Phone**	206-236-1700
		Email:	permits@seabompiledriving.com
Mailing Address:	1080 W Ewing Pl, Suite 300	**City:** Seattle	**State:** WA **Zip:** 98119

Approval Criteria

Please answer the following and provide supporting documentation.

1. Compliance with the water depth is not *feasible* without the need for a shoreline variance:

"Feasible" means an action, such as a development project, mitigation, or preservation requirement, that meets all the following conditions: (1) Can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests that have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) Provides a reasonable likelihood of achieving its intended purpose; and (3) Does not physically preclude achieving the project's primary intended legal use.

Strict compliance with the minimum water depth standard is infeasible. Approved plans from both state and federal agencies do not permit the extension of the dock into deeper water. Associated environmental reports do not support or encourage extension into deeper water. The proposed lift safety walkway is in the deepest water available based on the current design proposed. The proposed design represents the minimum modification necessary to create safe moorage while still reducing overall size and minimizing environmental impacts to the greatest extent possible. Proposed actions avoid unnecessary expansion waterward or increased over water coverage, reduce the overall size, and meet the biologic assessment as part of the approval by NMFS and the issued Corps permit.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

2. No reasonable alternative exists due to the bathymetry and/or existing overwater structures on adjacent properties:

Bathymetry is the measurement of water depth at various places in a body of water (topography) and the information derived from such measurements.

Alternative configurations were evaluated; however, modifications necessary to achieve additional water depth would require extending the structure farther waterward. The proposed configuration is the most reasonable and least impactful to Lake Washington.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

3. A minimum water depth of five feet is maintained.

A minimum of 5' of water is maintained

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

I declare under penalty of perjury that that all applicable information furnished in support of this request for a waiver is true, correct and complete.

Printed Name: Katherine Rupert

Signature: Katherine Rupert **Date:** 7-28-2026

DECISION:

The request for a waiver from the minimum water depth requirement for a Jet ski lift #1 at 1201 Evergreen Point Road is hereby:

☒ Approved
☐ Denied

Signature: Steven R. Wilcox **Date:** 8-19-26

Director of Development Services

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Water Depth Waiver Request

Jet Ski Lift 2

Instructions:

1. The Medina Shoreline Master Program requires overwater structures such as piers, floats, moorage covers and boatlifts to have a minimum water depth. (See Chapter 16.65 MMC for water depth standards.)
2. This form may be used to request a waiver from the minimum water depth standard. If requesting a water depth waiver for more than one structure, please complete a separate water depth waiver request for each.
3. Please complete this form and answer the criteria thoroughly. Attach supporting documents as necessary. Your answers must satisfy the criteria to receive approval of the waiver. Requests will be denied if they do not satisfy the criteria.

General Information

Property Owner Name: Binhong (Kevin) Chen

Property Address:
1201 Evergreen Point Rd
Medina, WA 98039

Water depth waiver request is for (check one):

- ☐ Pier/ Float
- ☐ Covered Moorage
- ☑ Boatlift/ Jet Ski Lift
- ☐ Buoy/ Moorage Pile

Contact Information

Contact Person:	Katherine Rupert	**Phone**	206-236-1700
		Email:	permits@seabompiledriving.com
Mailing Address:	1080 W Ewing Pl, Suite 300	**City:** Seattle	**State:** WA **Zip:** 98119

Approval Criteria

Please answer the following and provide supporting documentation.

1. Compliance with the water depth is not *feasible* without the need for a shoreline variance:

"Feasible" means an action, such as a development project, mitigation, or preservation requirement, that meets all the following conditions: (1) Can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests that have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) Provides a reasonable likelihood of achieving its intended purpose; and (3) Does not physically preclude achieving the project's primary intended legal use.

Strict compliance with the minimum water depth standard is infeasible. Approved plans from both state and federal agencies do not permit the extension of the dock into deeper water. Associated environmental reports do not support or encourage extension into deeper water. The proposed PWC(1) lfit is in the deepest water available based on the current design proposed. The proposed design represents the minimum modification necessary to create safe moorage while still reducing overall size and minimizing environmental impacts to the greatest extent possible. Proposed actions avoid unnecessary expansion waterward or increased over water coverage, reduce the overall size, and meet the biologic assessment as part of the approval by NMFS and the issued Corps permit.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

2. No reasonable alternative exists due to the bathymetry and/or existing overwater structures on adjacent properties:

Bathymetry is the measurement of water depth at various places in a body of water (topography) and the information derived from such measurements.

Alternative configurations were evaluated; however, modifications necessary to achieve additional water depth would require extending the structure farther waterward. The proposed configuration is the most reasonable and least impactful to Lake Washington.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

3. A minimum water depth of five feet is maintained.

A minimum of 5' of water is maintained

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

I declare under penalty of perjury that that all applicable information furnished in support of this request for a waiver is true, correct and complete.

Printed Name: Katherine Rupert

Signature: Katherine Rupert **Date:** 7-28-2026

DECISION:

The request for a waiver from the minimum water depth requirement for a Jet ski lift #2 at 1201 Evergreen Point Road is hereby:

☒ Approved
☐ Denied

Signature: Steven M. Wilson **Date:** 8-19-26

Director of Development Services

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Water Depth Waiver Request

Lift Finger

Instructions:

1. The Medina Shoreline Master Program requires overwater structures such as piers, floats, moorage covers and boatlifts to have a minimum water depth. (See Chapter 16.65 MMC for water depth standards.)
2. This form may be used to request a waiver from the minimum water depth standard. If requesting a water depth waiver for more than one structure, please complete a separate water depth waiver request for each.
3. Please complete this form and answer the criteria thoroughly. Attach supporting documents as necessary. Your answers must satisfy the criteria to receive approval of the waiver. Requests will be denied if they do not satisfy the criteria.

General Information

Property Owner Name: Binhong (Kevin) Chen

Property Address:
1201 Evergreen Point Rd
Medina, WA 98039

Water depth waiver request is for (check one):

- ☐ Pier/ Float
- ☐ Covered Moorage
- ☑ Boatlift/ Jet Ski Lift
- ☐ Buoy/ Moorage Pile

Contact Information

Contact Person:	Katherine Rupert	**Phone**	206-236-1700
		Email:	permits@seabompiledriving.com
Mailing Address:	1080 W Ewing Pl, Suite 300	**City:** Seattle	**State:** WA **Zip:** 98119

Approval Criteria

Please answer the following and provide supporting documentation.

1. Compliance with the water depth is not *feasible* without the need for a shoreline variance:

"Feasible" means an action, such as a development project, mitigation, or preservation requirement, that meets all the following conditions: (1) Can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests that have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) Provides a reasonable likelihood of achieving its intended purpose; and (3) Does not physically preclude achieving the project's primary intended legal use.

Strict compliance with the minimum water depth standard is infeasible. Approved plans from both state and federal agencies do not permit the extension of the dock into deeper water. Associated environmental reports do not support or encourage extension into deeper water. The proposed PWC(2) lfit is in the deepest water available based on the current design proposed. The proposed design represents the minimum modification necessary to create safe moorage while still reducing overall size and minimizing environmental impacts to the greatest extent possible. Proposed actions avoid unnecessary expansion waterward or increased over water coverage, reduce the overall size, and meet the biologic assessment as part of the approval by NMFS and the issued Corps permit.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

2. No reasonable alternative exists due to the bathymetry and/or existing overwater structures on adjacent properties:

Bathymetry is the measurement of water depth at various places in a body of water (topography) and the information derived from such measurements.

Alternative configurations were evaluated; however, modifications necessary to achieve additional water depth would require extending the structure farther waterward. The proposed configuration is the most reasonable and least impactful to Lake Washington.

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

3. A minimum water depth of five feet is maintained.

A minimum of 5' of water is maintained

Staff Review: Applicant provided evidence satisfying criterion: ☑ *Yes* ☐ *No*

I declare under penalty of perjury that that all applicable information furnished in support of this request for a waiver is true, correct and complete.

Printed Name: Katherine Rupert

Signature: Katherine Rupert **Date:** 7-28-2026

DECISION:

The request for a waiver from the minimum water depth requirement for a Lift finger at 1201 Evergreen Point Road is hereby:

☑ Approved
☐ Denied

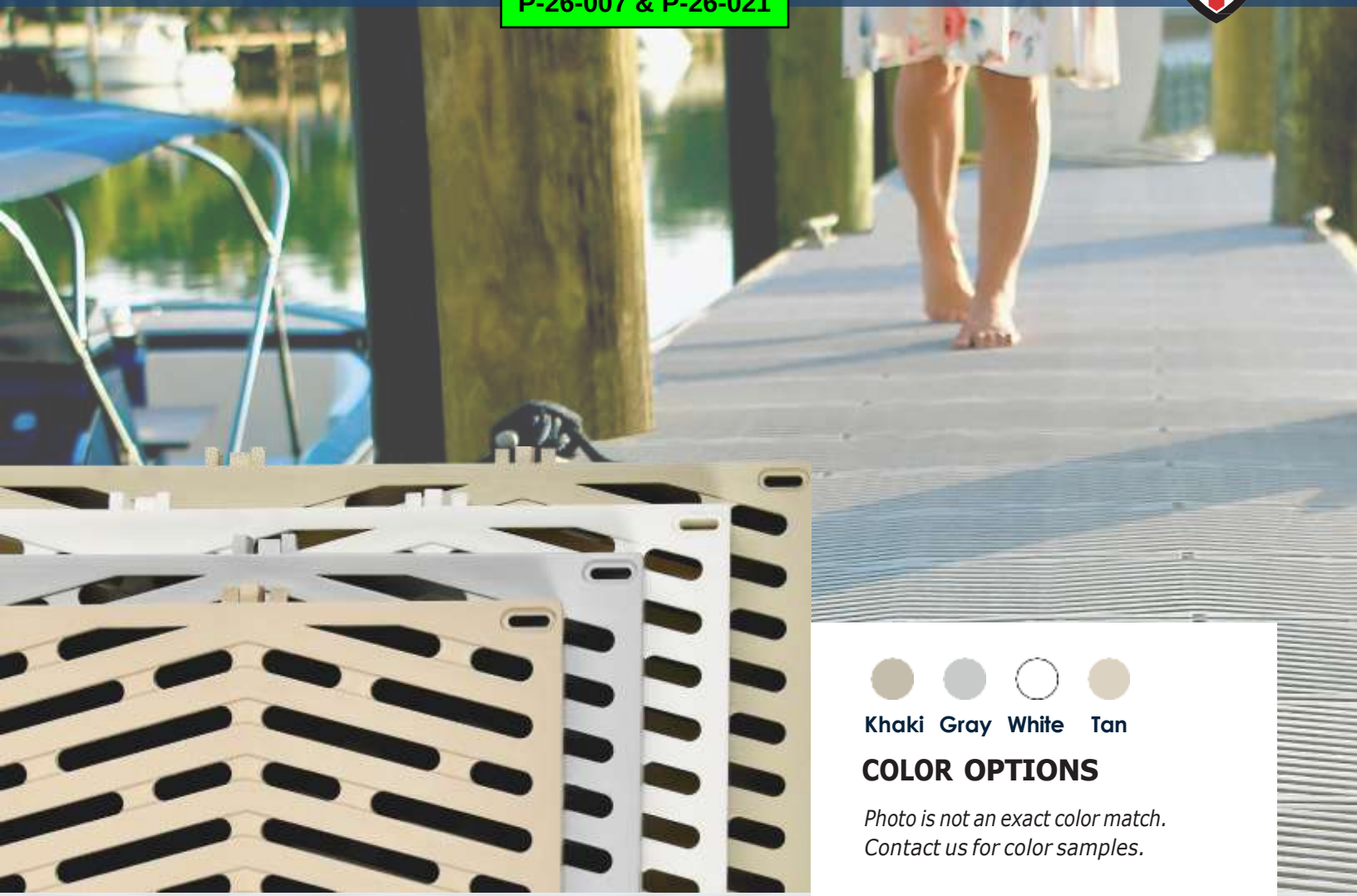
Signature: **Date:** 8-10-26

Director of Development Services

SURE·STEP™ DOCK & DECKING | PLUS SERIES

MADE IN USA

Exhibit 13
P-26-007 & P-26-021



Khaki Gray White Tan

COLOR OPTIONS

Photo is not an exact color match.
Contact us for color samples.

2ft | 3ft | 4ft | 5ft | 6ft

SIZE OPTIONS

LIFETIME LIMITED WARRANTY

OUR DECKING FEATURES

ENVIRONMENTALLY CONSCIOUS

Sure Step decking allows a minimum of 43% light penetration, making it ideal for marine and sensitive environments, minimizing impact on natural habitats.

GENTLE ON FEET

Our decking stays cool even on the hottest days and maintains excellent traction quality for a comfortable, safe walking experience.

DURABLE AND LONG LASTING

Crafted from high-impact materials, our decking withstands storm surges and minimizes wave and wind forces, providing strength and longevity in any weather.

ADA COMPLIANT

With a non-slip surface that meets ADA standards, Sure Step decking ensures safety and accessibility for everyone.

SURE·STEP™ DOCK & DECKING | PLUS SERIES

MADE IN USA

SPECIFICATIONS & MEASUREMENTS

BASE MATERIAL	100% virgin polypropylene
THICKNESS	1.2″ For all sizes

*Changes in temperature may cause minor expansion/contraction

LIGHT AVAILABILITY

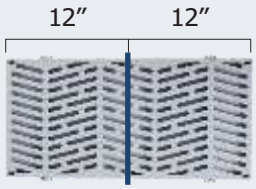
53% At 18″ Height

82% At 60″ Height

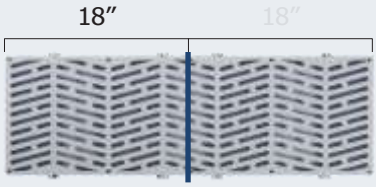
High UV stabilizer additives

PRODUCT DIMENSIONS AND SPANS*

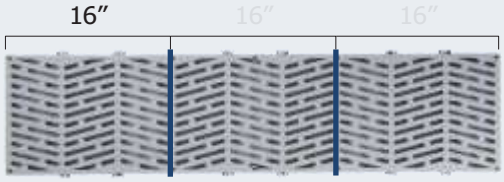
2 FT
3 lbs



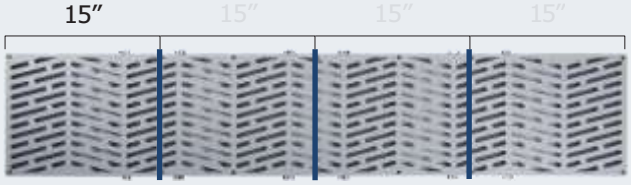
3 FT
4.5 lbs



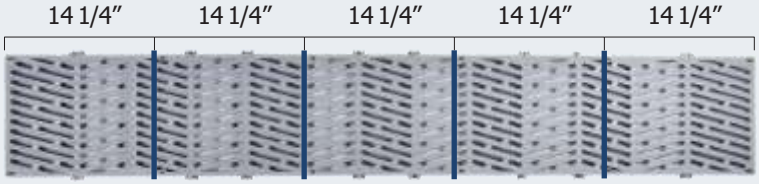
4 FT
6.0 lbs



5 FT
7.5 lbs



6 FT
9.0 lbs



* Blue lines indicate the span of each size.

PERSPECTIVE PRODUCTS
P.O. Box 200 | Zeeland, Michigan 49464
616.895.6416 | 888.779.1600 | perspectiveproducts.com

PERSPECTIVE™ PRODUCTS DOCK & DECKING

Exhibit 14
P-26-007 & P-26-021

Dock at 1201 Evergreen Point Road on April 30, 2025. Source: Google Earth.

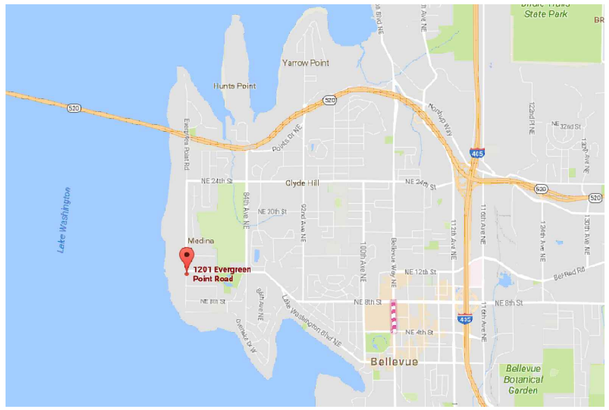
Dock at 1201 Evergreen Point Road on May 30, 2013. Source: Google Earth.

Dock at 1201 Evergreen Point Road on June 30, 2002. Source: Google Earth.

Exhibit 15
P-26-007 & P-26-021

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

CHEN–SHAO PAVILION



NORTH

VICINITY MAP

NTS

SHEET LIST	
SHEET #	SHEET TITLE
C0.0	COVER, LEGEND & NOTES
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITIONS
C0.3	EXISTING CONDITIONS
C1.0	TESC PLAN
C1.1	TESC DETAILS
C2.0	DRAINAGE & UTILITY PLAN
C2.1	DRAINAGE DETAILS

DISCLAIMER:
RED BARN ENGINEERING INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN ENGINEERING INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

LEGAL DESCRIPTION

PARCEL A, APN. #252504–9099
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339334, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,333 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 25;
THENCE NORTH 140 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25 TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 1,333 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25 EXTENDED;
THENCE EAST TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 529839;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON.

PARCEL B, APN. #252504–9213
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339333, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 25;
THENCE NORTH 1°24'15" EAST 13.00 FEET ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION;
THENCE NORTH 87°54'09" WEST 30.00 FEET TO THE WEST MARGIN OF 76TH AVENUE N.E. AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°54'09" WEST 190.39 FEET;
THENCE SOUTH 01°24'15" WEST 149.68 FEET TO THE INTERSECTION WITH A LINE DESCRIBED IN PARAGRAPH 2 OF DOCUMENT RECORDED UNDER RECORDING NUMBER 5839551;
THENCE EASTERLY ALONG SAID LINE AS FOLLOWS:
NORTH 83°19'39" EAST 16.64 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 58.72 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.39 FEET THROUGH A CENTRAL ANGLE OF 53°04'10" TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 49.20 FEET;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.99 FEET THROUGH A CENTRAL ANGLE OF 44°14'24";
THENCE SOUTH 87°50'35" EAST 90 FEET TO THE WESTERLY MARGIN OF 76TH AVENUE N.E.;
THENCE NORTH 01°24'15" EAST ALONG SAID MARGIN 177.24 FEET TO THE POINT OF BEGINNING.

LEGEND AND ABBREVIATIONS

PROPOSED

- COM — COMMUNICATION LINE
- OHC — OVERHEAD COMMUNICATION LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- FO — FIBER OPTIC LINE
- G — NATURAL GAS LINE
- S — SANITARY SEWER LINE
- D — STORM DRAIN LINE
- T — TELEPHONE LINE
- W — WATER LINE
- FM — FORCE MAIN
- EDGE OF ASPHALT
- X — X — FENCE LINE
- TO BE REMOVED
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- LIMIT OF DISTURBANCE/CLEARNING LIMIT
- DITCH LINE
- O — O — SECURITY FENCE
- FILTER FABRIC FENCE
- EDGE OF VEGETATION
- EDGE OF WETLAND
- ASPHALT SURFACE
- CONCRETE SURFACE
- STABILIZED CONSTRUCTION ENTRANCE

- COMM MANHOLE
- COMM BOX
- COMM POLE
- ANCHOR
- GUY POLE
- ELEC BOX
- LIGHT
- YARD LIGHT
- LUMINAIRE
- METER
- ELEC MANHOLE
- POLE
- TRANSFORMER
- GAS METER
- GAS VALVE
- SEWER MANHOLE
- CLEANOUT
- CB MANHOLE
- STORM MANHOLE
- CATCH BASIN (CB)
- CULVERT
- CLEANOUT
- YARD DRAIN
- AIR RELEASE
- BLOW OFF
- FIRE DEPT CONN (FDC)
- HYDRANT
- METER
- MANHOLE
- POST INDICATOR
- THRUST BLOCK
- VAULT
- VALVE
- WELL
- IRR METER
- SPRINKLER
- IRR VALVE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- FLOW — SURFACE FLOW
- FLAG
- # — MONITOR WELL
- SIGN
- # — TEST PIT
- WETLAND FLAG
- BUSH
- SHRUB
- CONIFER TREE
- DECIDUOUS TREE
- STOCK PILE

ABBREVIATIONS

@	AT
AC	ACRES
BC	BACK OF CURB
CC	CURB CUT
CL	CENTERLINE
CO	CLEANOUT
CY	CUBIC YARDS
DWG	DRAWING
E	EAST
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FDCO	FOUNDATION DRAIN CLEANOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FORCE MAIN
N	NORTH
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	PLAIN CEMENT CONCRETE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SSCO	SANITARY SEWER CLEANOUT
SSS	SIDE SANITARY SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WEST
WM	WATER METER
WS	WATER SERVICE

EXISTING

LINE LEGEND

- SANITARY SEWER LINE — SS
- WATER LINE — W
- OVERHEAD POWER — OHP
- GAS LINE — G
- FENCE LINE — X — X

SYMBOLS

- YL — YARD LIGHT
- YD — YARD DRAIN
- CB — CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- GV — GAS VALVE
- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- WELL PUMP
- WATER SPIGOT
- PP / PPU — POWER POLE
- GA — GUY ANCHOR
- MB — MAIL BOX
- ROCKERY

PROPERTY CORNER FOUND AS NOTED

OWNER:
KEVIN CHEN & LIAN SHAO
9407 NE 30TH PLACE
CLYDE HILL, WA 98004

ARCHITECT:
STUART SILK ARCHITECTS
2400 NORTH 45TH STREET
SEATTLE, WA 98103
CONTACT: CARRIE ANDERSON
CARRIEA@STUARTSILK.COM
(206) 728–9500

CIVIL ENGINEER:
RED BARN ENGINEERING INC.
24209 29TH AVE W
BRIER, WA 98036
CONTACT: REBEKAH WESTON, PE
REBEKAH@REDBARN–ENGINEERING.COM
(206) 200–7174

SURVEYOR:
TRIAD ASSOCIATES
12112 115TH AVE. NE
KIRKLAND, WA 98034–6929
(425) 821–8448
CONTACT: MARK HARRISON

WATER/SEWER/STORM
CITY OF BELLEVUE

POWER/GAS
PUGET SOUND ENEREGY

TELEPHONE
CENTURY LINK

QUANTITIES (FOR PERMITTING ONLY)	CY
TERRACE STRUCTURE & PAD CUT	30
TERRACE STRUCTURE & PAD FILL	15
SITE PATH CUT	34
SITE PATH FILL	49

PARCEL #: 252504–9099 & 252504–9213
LOT SIZE: 136,900 SF
NEW IMPERVIOUS AREA: 1,866 SF
REPLACED IMPERVIOUS AREA: 0 SF
TOTAL IMPERVIOUS AREA: 1,866 SF
PGIS = 0 SF
DISTURBED AREA: 15,520 SF

DATUM & BENCHMARK:

BASIS OF BEARING:

HELD THE BEARING OF NORTH 00°17'22" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25–25–4 PER K.C.A.S.

BENCHMARK:

CITY OF BELLEVUE BENCH MARK 292: 2" BRASS CAP W/ "X" IN CASE, 0.4' DEEP AT THE INTERSECTION OF NE 8TH STREET AND EVERGREEN POINT ROAD. ELEVATION = 77.50.

NAVD 88 + 3.22' = US CORPS OF ARMY ENGINEER'S LAKE WASHINGTON DATUM. US CORPS OF ARMY ENGINEER'S LAKE DATUM OF 21.85' = 18.63' NAVD 88 DATUM.

HORIZONTAL DATUM:

K.C.A.S, SEE SURVEY C0.3

VERTICAL DATUM:

VERTICAL DATUM: CITY OF BELLEVUE – NAVD 88

FLOODPLAIN ELEVATIONS:

SITE IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE 500–YEAR FLOOD, PER FEMA PANEL NUMBER 53033CIN00A, DATED 4/19/2005.

DATUM

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200–7174
REDBARN–ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON — STATE OF WASHINGTON — 45286 — REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL COMMENT REV.	DATE
1	01/17/20

PROJECT NAME:
CHEN–SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
COVER, LEGEND & NOTES

SHEET NO.:
C0.0

RB PROJECT NO.:
17–0082

22"x34" – 17–0082 Chen–Shao ADU Civil.dwg 2020–02–12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

STANDARD TESC PLAN NOTES

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWING ON THIS PLAN SHOULD BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G.SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN 15 DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSIONS CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

STANDARD GRADING NOTES

1

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES APPROVED BY THE CITY SHALL BE INSTALLED BY THE APPLICANT AND INSPECTED BY THE CITY PRIOR TO STARTING CONSTRUCTION ACTIVITY. FACILITIES SHALL BE PROPERLY MAINTAINED BY THE APPLICANT AT ALL TIMES DURING THE DURATION OF THE PROJECT.
2. NO-SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, STREAMS, THE PUBLIC STORM DRAIN SYSTEM, OR ADJACENT PROPERTIES.
3. THE CITY MAY REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED AS CONDITIONS WARRANT ADDRESSING STORMWATER RUNOFF. SUCH CONDITIONS MAY INCLUDE CLEANING SEDIMENT FROM THE PROJECT OUT OF DOWNSTREAM CATCH BASINS.
4. THE PROJECT SHALL COMPLY WITH CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) ELEMENTS #1 THROUGH #13 SET FORTH IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (FEB. 2014).
5. STORMWATER DETENTION PONDS MAY BE USED AS INTERIM SEDIMENTATION FACILITIES IF CLEANED AND RESTORED TO APPROVE PLAN CONDITIONS FOLLOWING COMPLETION OF ALL ON-SITE CONSTRUCTION.
6. STORMWATER SHALL BE ROUTED THROUGH A CATCH BASIN PRIOR TO DISCHARGING TO THE PUBLIC STORM SYSTEM IN ORDER TO FACILITATE THE EASY REMOVAL OF TRANSPORTED SEDIMENTS AND DEBRIS.
7. REMOVAL OF TREES IS NOT AUTHORIZED UNDER THIS PERMIT. PROTECTION SHALL BE IMPLEMENTED FOR THE PRESERVATION OF SIGNIFICANT TREES IN ACCORDANCE WITH SECTION 20.52.330 OF THE MEDINA MUNICIPAL CODE AND ANY CONDITIONS SET FORTH IN THIS PERMIT.
8. ANY GRADING OR EXCAVATION WITHIN A TREE PROTECTION ZONE IS PROHIBITED.
9. HAND DIGGING, OR OTHER APPROVED NON-DESTRUCTIVE METHODS ARE REQUIRED FOR TRENCHING NEAR SIGNIFICANT TREES THAT HAVE BEEN IDENTIFIED AS BEING SAVED.
10. COORDINATION FOR TREE PROTECTION IS REQUIRED WITH THE MEDINA TREE CONSULTANT PRIOR TO STARTING AND DURING CONSTRUCTION ACTIVITY.
11. ALL ACTIVITIES ASSOCIATED WITH THIS PERMIT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE CONSTRUCTION MITIGATION PLAN APPROVED FOR THIS PROJECT.
12. AN APPROVED MEDINA RIGHT-OF-WAY USE AND EXCAVATION PERMIT IS REQUIRED PRIOR TO WORKING IN THE CITY RIGHT-OF-WAY. ALL WORK SHALL COMPLY WITH THE APPROVED RIGHT-OF-WAY DRAWINGS AND THE MEDINA RIGHT-OF-WAY CONSTRUCTION REQUIREMENTS.
13. ALL CONSTRUCTION-RELATED ACTIVITIES SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE CRITICAL AREAS REPORT AND/OR GEOTECHNICAL REPORT APPROVED BY THE CITY.
14. A GEOTECHNICAL ENGINEER SHALL MONITOR CONSTRUCTION ACTIVITY AFFECTING GEOLOGICALLY HAZARDOUS AREAS TO ENSURE CONSTRUCTION ACTIVITY DOES NOT INCREASE THE THREAT OF A GEOLOGIC HAZARD TO ADJACENT PROPERTIES BEYOND PREDEVELOPMENT CONDITIONS AND WILL NOT ADVERSELY IMPACT OTHER CRITICAL AREAS OR THEIR BUFFERS.
15. THE GEOTECHNICAL ENGINEER OF RECORD SHALL PERFORM CONSTRUCTION FIELD-MONITORING, COMPACTION TESTING, AND FILE FIELD REPORTS WITH THE CITY OF MEDINA. UPON CONCLUSION OF THE PROJECT, THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A LETTER TO THE CITY INDICATING THAT PROJECT CLEARING, EARTHWORK, DRAINAGE, AND SOIL RETAINING STRUCTURES WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
16. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER OF RECORD IF FIELD CONDITIONS DIFFER FROM GEOTECHNICAL REPORTS.
17. NEW VEGETATION SHALL BE RE-ESTABLISHED AS SOON AS POSSIBLE AND ANY AREAS OF BARE SOIL BETWEEN PLANTINGS SHALL BE MULCHED, OR OTHERWISE PROTECTED. DURING WINTER CONSTRUCTION, ANY NEW HYDROSEEDED AREAS SHALL BE COVERED WITH CLEAR PLASTIC TO FACILITATE GRASS GROWTH. PROTECT BARE SLOPE AREAS, BEFORE VEGETATION, WITH PLASTIC SHEETING OR MULCH.
18. THE CONTRACTOR SHALL NOT ALLOW DISCHARGE OR RUNOFF ONTO OR ABOVE STEEP SLOPES. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE POTENTIAL OF RUNOFF TO COME INTO CONTACT WITH EXPOSED SOILS. ALL CONSTRUCTION STORMWATER DISCHARGE SHALL FIRST BE ROUTED THROUGH BAKER TANK OR SEDIMENT TRAP.
19. APPROVAL OF A DOWNSPOUT INFILTRATION SYSTEM SHALL OBLIGATE THE OWNER TO REPAIR, REPLACE, OR RECONSTRUCT THE INFILTRATION SYSTEM IF IT FAILS TO OPERATE AS INTENDED.
20. CONSTRUCTION OF CONCRETE WALLS, RETAINING WALLS OR ROCKERY WALLS ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
21. NO CONSTRUCTION ACTIVITIES ARE AUTHORIZED ON NEIGHBOR'S SIDE OF PROPERTY LINES.
22. CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO PROTECT NEIGHBOR'S TREES AND SHRUBS LOCATED ALONG THE PROPERTY LINES.
23. DESIGN ENGINEER SHALL TEST THE PUMP SYSTEM OPERATION AND SUBMIT A LETTER OF ACCEPTANCE TO THE CITY OF MEDINA PRIOR TO FINAL PERMIT APPROVAL AFTER CONSTRUCTION.
24. INSTALLATION OF A DUPLEX-PUMP SYSTEM WITH AN AUTOMATIC BACKUP GENERATOR AND ALARM SYSTEM FOR THE FOOTING DRAIN SUMP PUMP SYSTEM IS REQUIRED. PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES OR DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE FOOTING PUMP SYSTEM.
25. PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEMS.
26. CONSTRUCTION OF A FENCE OR GATE IS NOT AUTHORIZED UNDER THIS PERMIT.
27. FENCES LOCATED WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE REMOVED PRIOR TO FINAL APPROVAL.
28. AN ONSITE PRECONSTRUCTION MEETING WITH CITY STAFF IS REQUIRED PRIOR TO MOBILIZATION FOR THE CONSTRUCTION PROJECT.
29. A COPY OF THE APPROVED PLANS, GEOTECHNICAL REPORTS, AND PERMIT MUST BE KEPT ONSITE AT ALL TIMES.
30. A COPY OF THE APPROVED PLANS, PERMIT AND APPROVAL LETTER MUST BE KEPT ONSITE AT ALL TIMES.
31. CONSTRUCTION PARKING OR TRUCK QUEUING IS PROHIBITED WITHIN CITY OF MEDINA RIGHTS-OF-WAY.
32. SITE OBSERVATION REQUESTS MUST BE MADE AT LEAST 48 HOURS IN ADVANCE TO THE ENGINEERING CONSULTANT FOR TESC FACILITIES; FOR FOOTING, ROOF AND STORM DRAINS PRIOR TO BACKFILL; FOR SITE GRADING; AND FOR FINAL PROJECT APPROVAL PRIOR TO LANDSCAPING.

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
1 COMMENT REV.	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

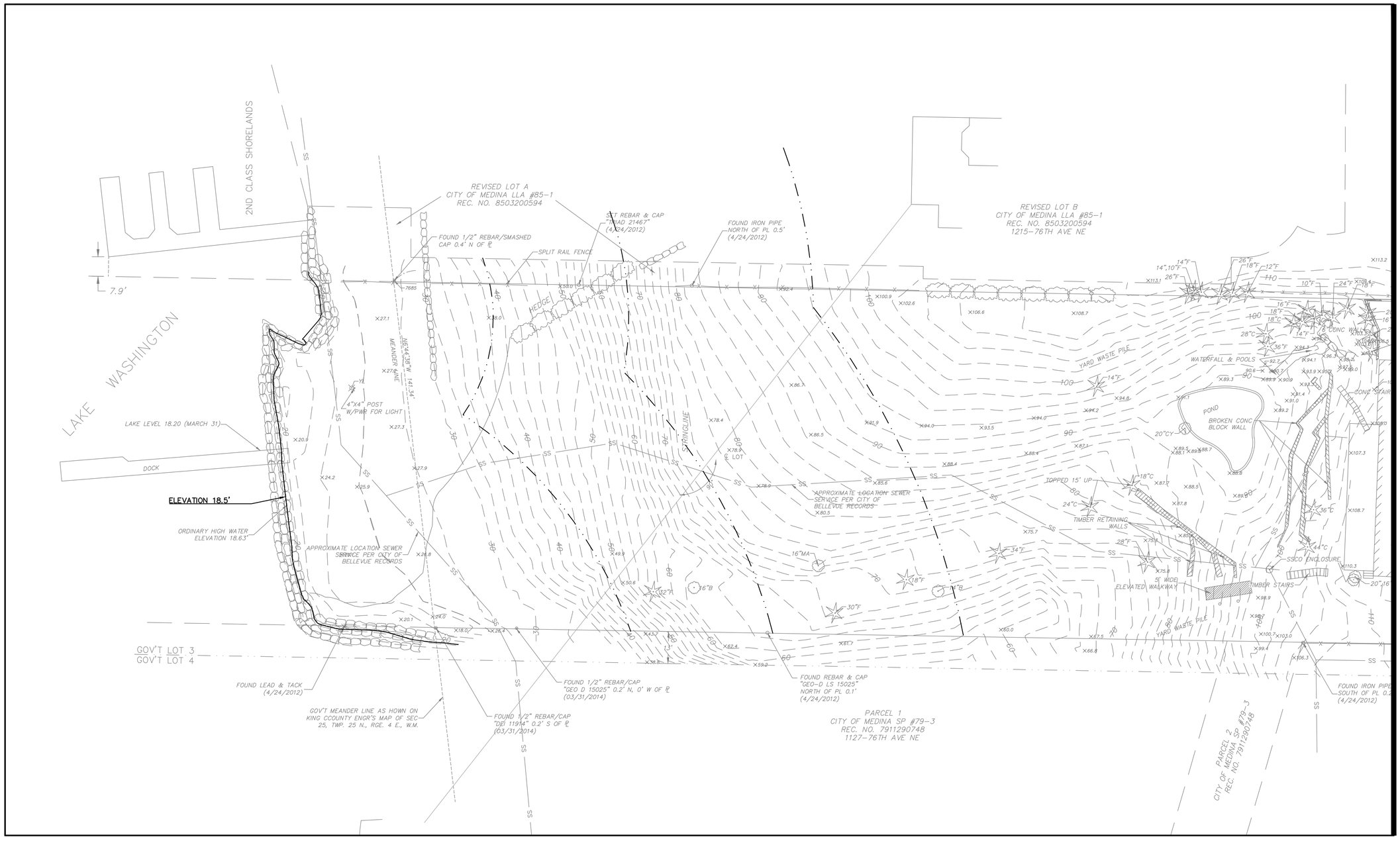
SHEET TITLE:
GENERAL NOTES

SHEET NO.:
C0.1

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



MATCHLINE – SEE SHEET C0.3

SOURCE: EXISTING CONDITIONS BY SURVEYOR – SEE SHEET C0.0 FOR CONTACT AND DATUM

NORTH

20 0 20
SCALE IN FEET

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
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PH. (206) 200-7174
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REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL COMMENT REV.	DATE
	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
EXISTING CONDITIONS

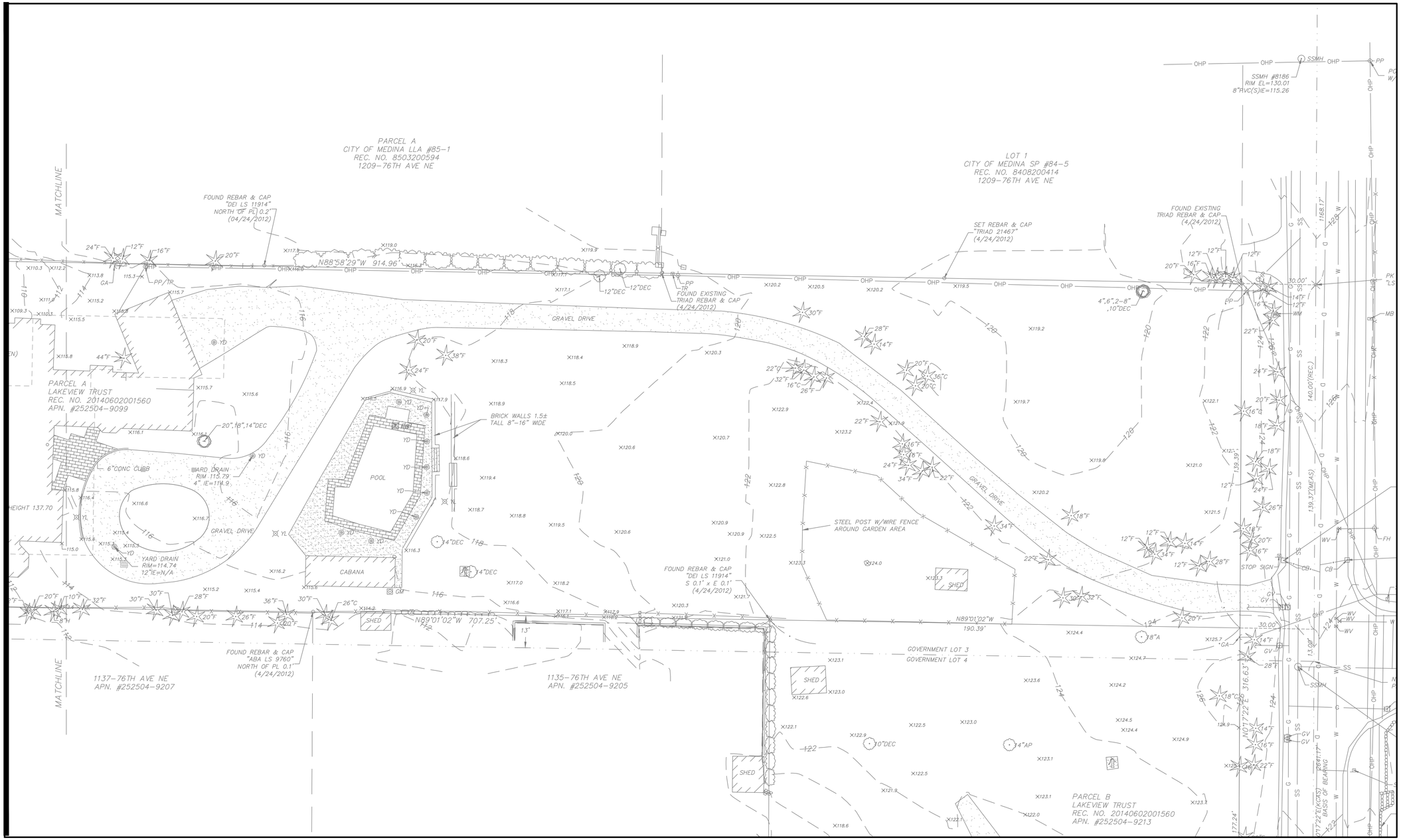
SHEET NO.:
C0.2

RB PROJECT NO.:
17-0082

22"x34" – 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

MATCHLINE – SEE SHEET C0.2



SOURCE: EXISTING CONDITIONS BY SURVEYOR – SEE SHEET C0.0 FOR CONTACT AND DATUM

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CITY OF MEDINA PERMIT

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REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
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CHECKED	TWB

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1	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
EXISTING CONDITIONS

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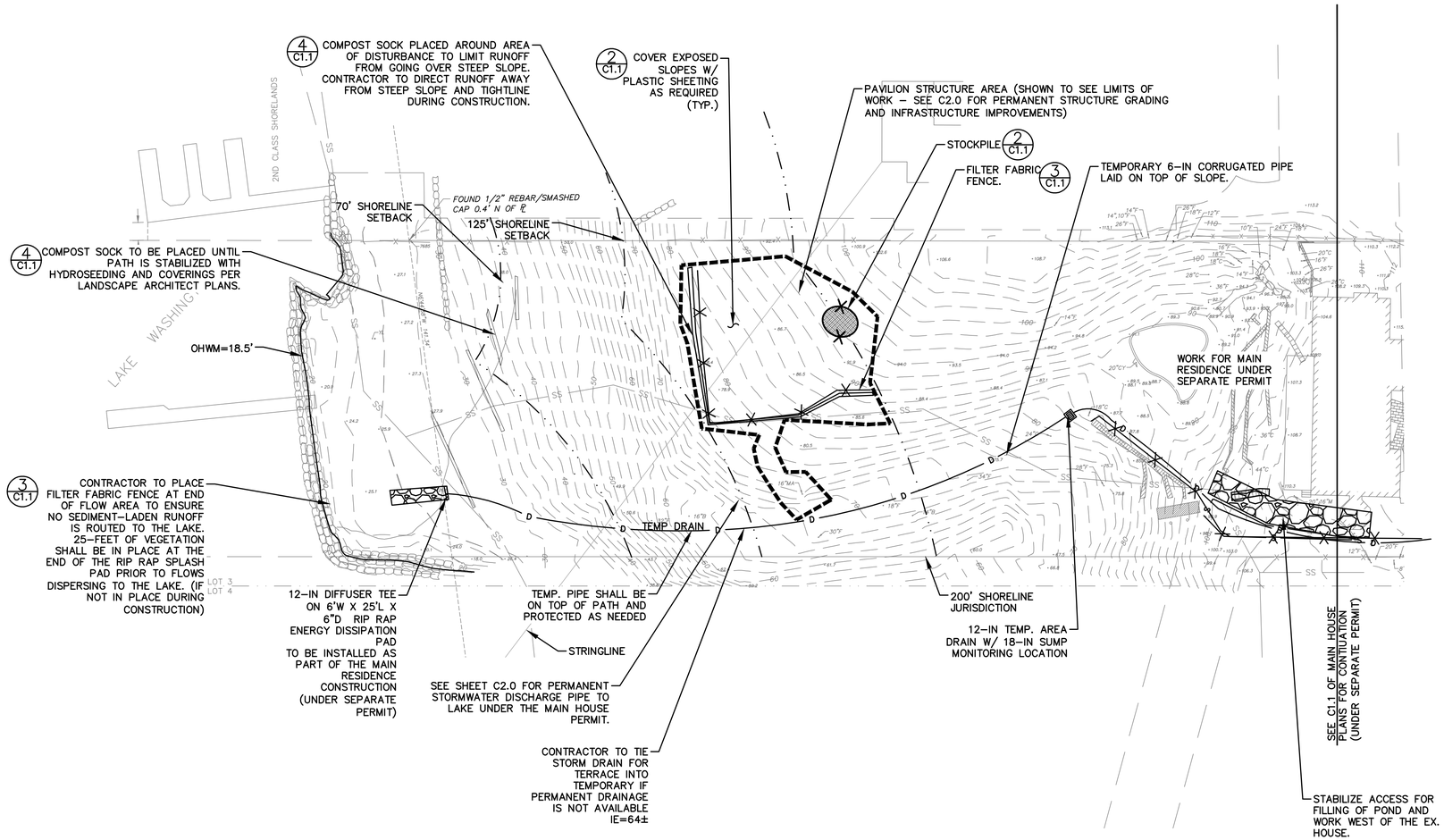

GENERAL TESC NOTE

1. TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES (TESC) (INCLUDING BUT NOT LIMITED TO TEMPORARY CONSTRUCTION ENTRANCE, CATCH BASIN PROTECTION, SILT FENCE INSTALLATION, INTERCEPTOR DITCHES, SEDIMENTATION PONDS AND STRAW BALES) MUST BE IN PLACE AND INSPECTED BY THE CITY OF MEDINA PRIOR TO DEMOLITION, CLEARING/GRADING, ETC. SPOIL PILES COVERED. ALL CITY STREETS SHALL BE KEPT FREE OF MUD AND CONSTRUCTION DEBRIS. TESC FACILITIES SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS COMPLETE. NO SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, THE PUBLIC STORM DRAIN SYSTEM, WATER COURSES, SENSITIVE AREAS OR THE ADJACENT PROPERTIES. NOT ALL OF THESE FACILITIES MAY BE IDENTIFIED ON THIS PLAN BUT MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR WILL ADHERE TO ADDITIONAL REQUIREMENTS AS CONDITIONS WARRANT AND THE PROJECT PROGRESSES, INCLUDING CLEANING OF DOWNSTREAM CATCH BASINS AND DRAINAGE FACILITIES OF SETTLEMENT FROM THIS PROJECT.
2. THE TEMPORARY EROSION CONTROL FOR THE MAIN HOUSE SHALL BE IN PLACE UNTIL THE PERMANENT SYSTEM IS INSTALLED. THE PAVILION DRAINAGE MAY FLOW INTO EITHER THE TEMPORARY OR PERMANENT SYSTEM SO LONG AS THE RUNOFF AT THE POINT OF DISCHARGE DOES NOT EXCEED TURBIDITY LIMITS PER THE CONSTRUCTION GENERAL PERMIT THAT IS LESS THAN 25 NTU.

LEGEND

- TO BE REMOVED
- LIMIT OF DISTURBANCE/CLEARING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- STOCKPILE
- C125 PERMANENT EROSION CONTROL MAT BY NORTHERN AMERICAN GREEN ON STEEP SLOPES

CONSTRUCTION SEQUENCE

1. HOLD AN ON-SITE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS,
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS FOR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF MEDINA TEMPORARY EROSION AND SEDIMENT CONTROL REQUIREMENTS.
10. COVER ALL AREAS THAT WILL BE ON WORK FOR MORE THAN 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS WITHIN 7 DAYS OF REACHING FINAL GRADE.
12. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

WET WEATHER REQUIREMENTS

1. IN ORDER TO REDUCE THE AMOUNT OF SURFICIAL EROSION AND TO MAINTAIN STABILITY OF OPEN CUT, UNSUPPORTED CUTS SHALL BE NO STEEEPER THAN 1.5H:1V UNLESS GEOTECHNICAL APPROVAL IS OBTAINED.
2. FOR CUTS EXCEEDING 7 VERTICAL FEET, CONTRACTOR SHALL INCORPORATE A BENCH AT LEAST 4 FEET WIDE IN THE CUT SLOPE.
3. COVER ALL STOCKPILED SOIL OR GRAVEL.
4. ALL DISTURBED AREAS ON SITE SUBJECT TO VEHICULAR TRAFFIC TO HAVE AT LEAST 4-IN OF 2" TO 4" QUARRY ROCK, IN HEAVY TRAFFIC AREA, THE THICKNESS OF ROCK SHALL BE INCREASED TO 8-IN.
5. ONCE EXCAVATION IS COMPLETED, COVER BASE WITH 3" OF CLEAN CRUSHED TYPE 26 AGGREGATE. SUBMIT SAMPLE TO ENGINEER PRIOR TO INSTALLING.
6. ALL EXPOSED CUTS SHALL BE COVERED WITH EROSION CONTROL MATS SUCH AS C125 BY NORTH AMERICAN GREEN, STAPLED TO THE FACE AS RECOMMENDED BY THE MANUFACTURER, AND ANCHORED ABOVE THE TOP OF THE CUT PER MANUFACTURER'S RECOMMENDATIONS.
7. C1.0 ESC DRY WEATHER REQUIREMENTS SHALL BE MAINTAINED IN ADDITION TO THE WET WEATHER REQUIREMENTS.
8. NO RUNOFF OR DEWATERING SHALL BE LEFT WHERE IT CAN MIGRATE OR SOAK ABOVE OR ON A STEEP SLOPE. RUNOFF SHOULD BE DIRECTED AWAY FROM THE TOP OF SLOPE AND TIGHTLINED TO THE BOTTOM.

CONSTRUCTION SEQUENCING

1. LAYOUT HDPE PIPE FOR ALIGNMENT.
2. STAKE HDPE PIPE IN
3. ENSURE NO RUNOFF BYPASSES THE SYSTEM AND TIE INTO CATCH BASIN.
4. HYDROSEED AREA AND PLANT ROBUST PLANTS (PER LANDSCAPE ARCHITECT)

NOTES

1. WORK IN THE CRITICAL SLOPE AREA WOULD BE DONE WITH EQUIPMENT LOCATED ON THE SERVICE DRIVE JUST BELOW THE PROPOSED PATH TO LIMIT THE AMOUNT OF SLOPE DISTURBANCE AND PREVENT DAMAGE TO THE EXISTING VEGETATION.
2. UNTIL THE PATH AND STEP CONSTRUCTION IS COMPLETE, THE BARE SLOPE AREAS SHOULD BE COVERED WITH PLASTIC WHEN NOT WORKING. WORK WILL NOT OCCUR DURING THE RAINY WEATHER.
3. ONCE THE PATH AND STEP CONSTRUCTION IS COMPLETE, AND ANY DISTURBED SOIL IS RAKED OFF THE FACE OF THE SLOPE, BARE AREAS SHOULD BE COVERED WITH COIR LOGS PINNED PERPENDICULAR TO THE SLOPE AND A COIR EROSION BLANKET THAT IS ANCHORED WITH STAPLES TO THE FACE OF THE SLOPE. PLANTS CAN BE PLACED THROUGH THIS EROSION BLANKET AT THE APPROPRIATE TIME TO COMPLETE THE PLANTING PLAN.
4. ALL EXCAVATED SOIL SHOULD BE STOCKPILES ADJACENT TO THE UTILITY TRENCH, AND THE STOCKPILES SHOULD BE COVERED WITHIN 48 HOURS. AFTER THE UTILITY IS INSTALLED, IMPORTED SAND SHOULD BE PLACED UP TO THE TOP OF THE UTILITY. ONSITE SOIL CAN THEN BE USED TO BACKFILL THE UTILITY TRENCH IF IT IS A SUITABLE MOISTURE CONDITION. OTHERWISE IMPORTED SAND WOULD BE NEEDED. THE BACKFILL SHOULD BE COMPACTED USING VIBRATORY EQUIPMENT SUCH AS A JUMPING JACK OR HOE-PACK (A PLATE COMPACTOR IS NOT SUITABLE) 1

NORTH

30 0 30 60
SCALE IN FEET

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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

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1	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

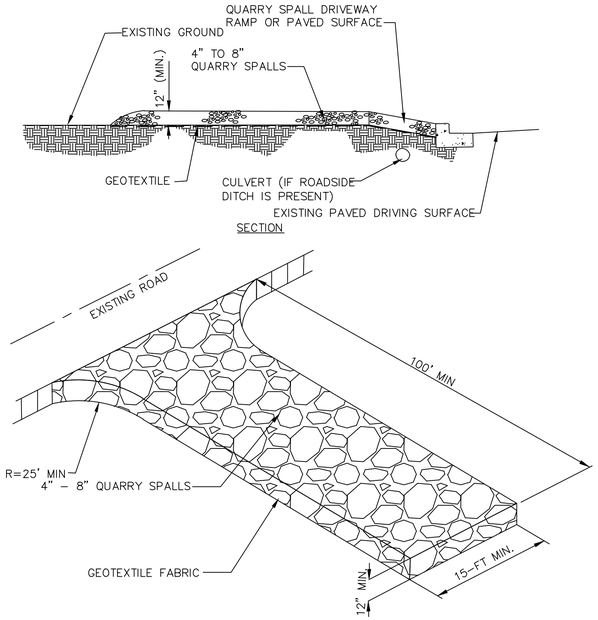
PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
17-0082

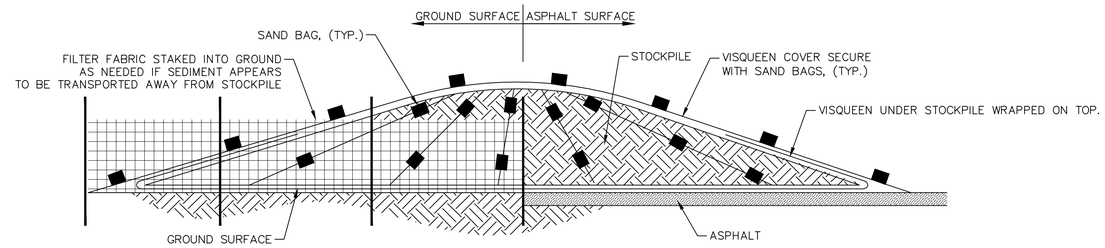
22"x34" – 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)



MAINTENANCE STANDARD:
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET. EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

NOTES:
1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
2. SEE SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS.
   GEOTEXTILE MODIFICATIONS BASED ON SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
3. 100-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50-FT OR LESS.

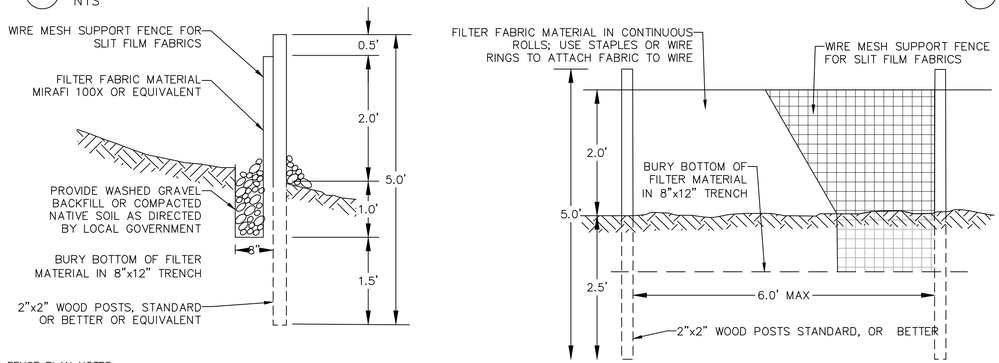
1 STABILIZED CONSTRUCTION ENTRANCE
NTS



MAINTENANCE:
CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

NOTS:
1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE SDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

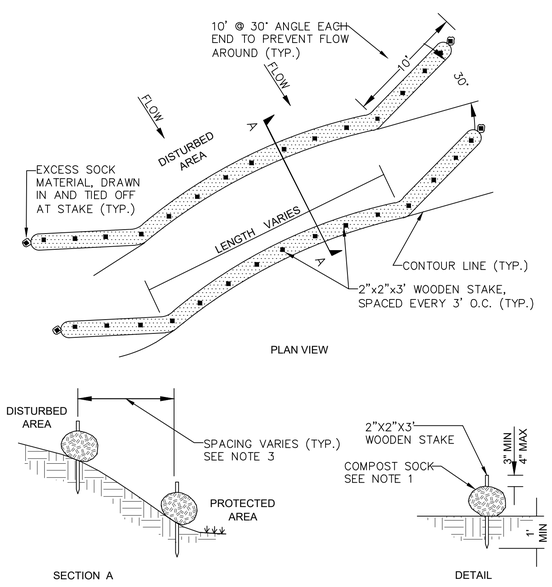
2 STOCKPILE AND PLASTIC COVERING
NTS



FILTER FABRIC FENCE PLAN NOTES:
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2½-FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12-INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18-INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.
10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
    - O WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
    - O NO. 6 STEEL REBAR OR LARGER.
    - O ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
    - O U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
    - O OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
    - O GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
    - O GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC^{-1} MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

3 FILTER FABRIC FENCE
NTS



(SHOWN AS SLOPE PROTECTION)

NOTES:
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

4 COMPOST SOCK
NTS

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
1 COMMENT REV.	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

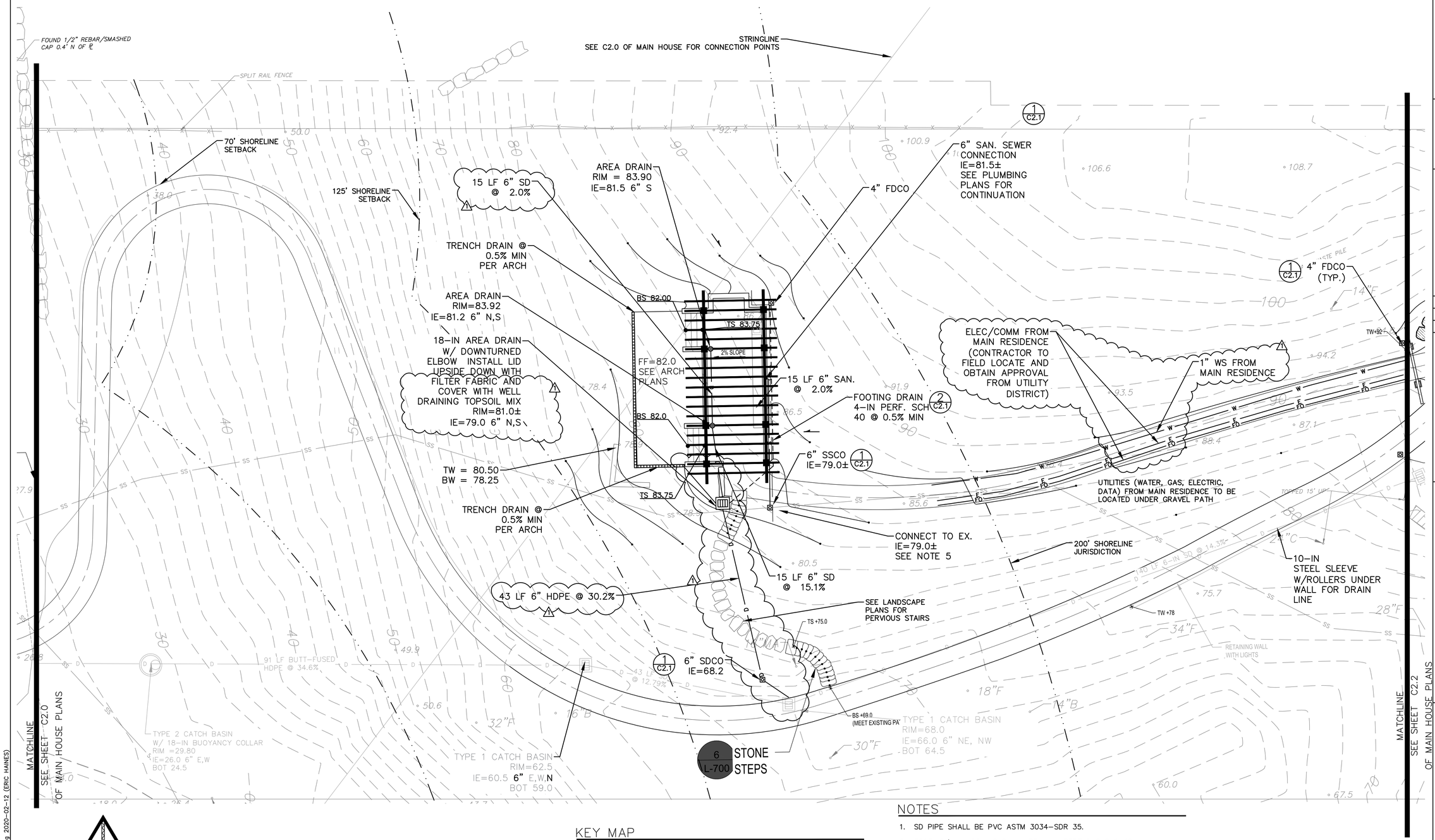
SHEET TITLE:
TESC DETAILS

SHEET NO.:
C1.1

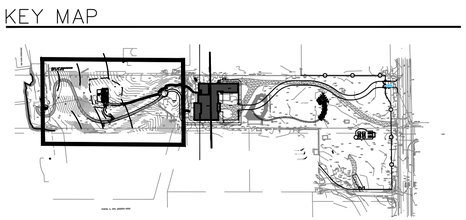
RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



KEY MAP



NOTES

1. SD PIPE SHALL BE PVC ASTM 3034-SDR 35.
2. FOOTING/WALL DRAINS SHALL BE 4-IN PERF PVC SHC 40.
3. COMPOST AMENDED SOILS ARE REQUIRED FOR ALL FINAL LANDSCAPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION.
4. WALL DESIGN BY OTHERS. WALL IS SHOWN FOR GRADING AND DRAINAGE PURPOSES ONLY ON THIS SHEET
5. CONTRACTOR TO FIELD VERIFY CONNECTION – DEPTH AND SIZE PRIOR TO CONSTRUCTION OF SIDE SEWER SERVICE
6. AREA DRAINS SHALL BE NDS #1800 WITH OPEN GRATE BY ARCHITECT AND LANDSCAPE ARCHITECT
7. AREA DRAINS ON HARDSCAPE MAY BE REPLACED WITH TRENCH DRAINS WHERE NEEDED

CITY OF MEDINA PERMIT

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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL COMMENT REV.	DATE
	01/17/20

PROJECT NAME: CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS: 1201 76TH AVE NE (EVERGREEN POINT ROAD) MEDINA, WA 98039

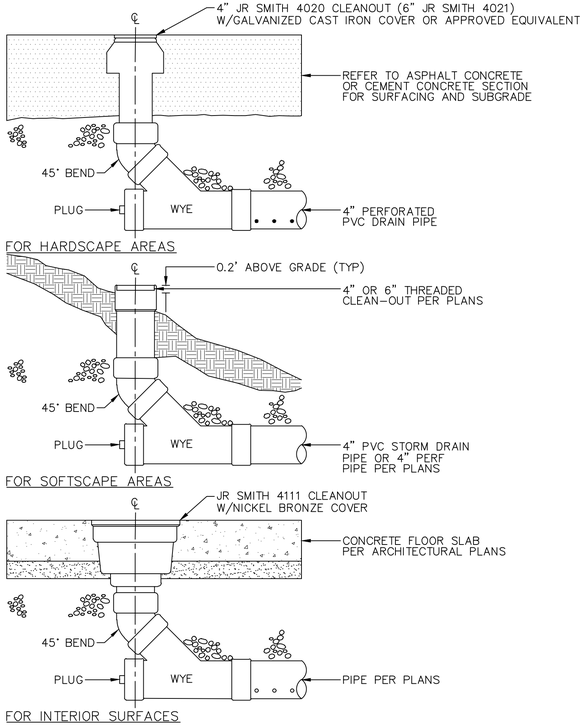
SHEET TITLE: GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NO.: C2.0

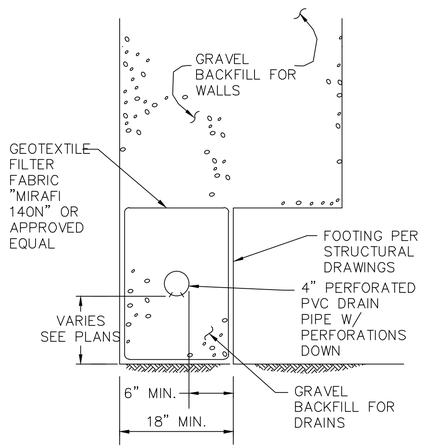
RB PROJECT NO.: 17-0082

22"x34" – 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



1 STORM DRAIN CLEANOUT (SDCO)
NTS



2 FOOTING DRAIN SECTION
NTS

CITY OF MEDINA PERMIT

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KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED
PROFESSIONAL ENGINEER
01/17/2020

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
4 COMMENT REV.	01/17/20

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
DRAINAGE DETAILS

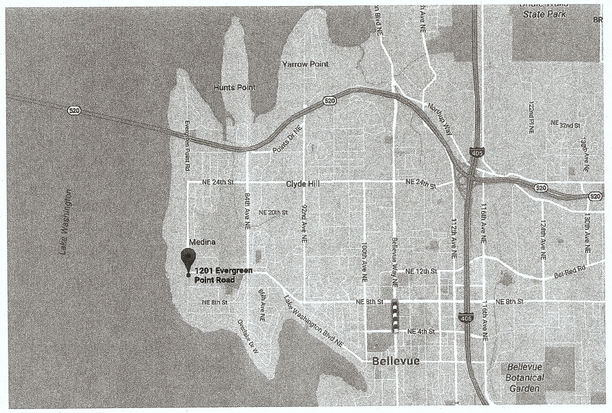
SHEET NO.:
C2.1

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2020-02-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

CHEN–SHAO RESIDENCE



NORTH

VICINITY MAP

NTS

SHEET LIST	
SHEET #	SHEET TITLE
C0.0	COVER, LEGEND & NOTES
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITIONS
C0.3	EXISTING CONDITIONS
C1.0	TESC PLAN – WEST
C1.1	TESC PLAN – EAST
C1.2	TESC DETAILS
C2.0	DRAINAGE & UTILITY PLAN – WEST
C2.1	DRAINAGE & UTILITY PLAN – CENTRAL
C2.2	DRAINAGE & UTILITY PLAN – EAST
C2.3	GRADING, DRAINAGE, AND UTILITY DETAILS
C2.4	PAVING DETAILS

DISCLAIMER:
RED BARN ENGINEERING INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN ENGINEERING INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

LEGAL DESCRIPTION

PARCEL A, APN. #252504–9099
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339334, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,333 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 25;
THENCE NORTH 140 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25 TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 1,333 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25 EXTENDED;
THENCE EAST TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 529839;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON.

PARCEL B, APN. #252504–9213
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339333, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 25;
THENCE NORTH 1°24'15" EAST 13.00 FEET ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION;
THENCE NORTH 87°54'09" WEST 30.00 FEET TO THE WEST MARGIN OF 76TH AVENUE N.E. AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°54'09" WEST 190.39 FEET;
THENCE SOUTH 01°24'15" WEST 149.68 FEET TO THE INTERSECTION WITH A LINE DESCRIBED IN PARAGRAPH 2 OF DOCUMENT RECORDED UNDER RECORDING NUMBER 5839551;
THENCE EASTERLY ALONG SAID LINE AS FOLLOWS:
NORTH 83°19'39" EAST 16.64 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 58.72 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.39 FEET THROUGH A CENTRAL ANGLE OF 53°04'10" TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 49.20 FEET;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.99 FEET THROUGH A CENTRAL ANGLE OF 44°14'24";
THENCE SOUTH 87°50'35" EAST 90 FEET TO THE WESTERLY MARGIN OF 76TH AVENUE N.E.;
THENCE NORTH 01°24'15" EAST ALONG SAID MARGIN 177.24 FEET TO THE POINT OF BEGINNING.

LEGEND AND ABBREVIATIONS

PROPOSED

- COM — COMMUNICATION LINE
- OHC — OVERHEAD COMMUNICATION LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- FO — FIBER OPTIC LINE
- G — NATURAL GAS LINE
- S — SANITARY SEWER LINE
- D — STORM DRAIN LINE
- T — TELEPHONE LINE
- W — WATER LINE
- FM — FORCE MAIN
- EDGE OF ASPHALT
- X — FENCE LINE
- TO BE REMOVED
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- LIMIT OF DISTURBANCE/CLEARNING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- EDGE OF VEGETATION
- EDGE OF WETLAND
- ASPHALT SURFACE
- CONCRETE SURFACE
- STABILIZED CONSTRUCTION ENTRANCE

COMM MANHOLE	HYDRANT
COMM BOX	METER
COMM POLE	MANHOLE
ANCHOR	POST INDICATOR
GUY POLE	THRUST BLOCK
ELEC BOX	VAULT
LIGHT	VALVE
YARD LIGHT	WELL
LUMINAIRE	IRR METER
METER	SPRINKLER
ELEC MANHOLE	IRR VALVE
POLE	PUMP
TRANSFORMER	INLET PROTECTION
GAS METER	REMOVE TREE
GAS VALVE	COMPOST SOCK
SEWER MANHOLE	SURFACE FLOW FLAG
CLEANOUT	MONITOR WELL
CB MANHOLE	SIGN
STORM MANHOLE	TEST PIT
CATCH BASIN (CB)	WETLAND FLAG
CULVERT	BUSH
CLEANOUT	SHRUB
YARD DRAIN	CONIFER TREE
AIR RELEASE	DECIDUOUS TREE
BLOW OFF	STOCK PILE
FIRE DEPT CONN (FDC)	

ABBREVIATIONS

@	AT
AC	ACRES
BC	BACK OF CURB
CC	CURB CUT
CL	CENTERLINE
CO	CLEANOUT
CY	CUBIC YARDS
DWG	DRAWING
E	EAST
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FDCO	FOUNDATION DRAIN CLEANOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FORCE MAIN
N	NORTH
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	PLAIN CEMENT CONCRETE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SSCO	SANITARY SEWER CLEANOUT
SSS	SIDE SANITARY SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WEST
WM	WATER METER
WS	WATER SERVICE

EXISTING

LINE LEGEND

- SANITARY SEWER LINE — SS
- WATER LINE — W
- OVERHEAD POWER — OHP
- GAS LINE — G
- FENCE LINE — X

SYMBOLS

- YL — YARD LIGHT
- YD — YARD DRAIN
- CB — CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- GV — GAS VALVE
- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- WELL PUMP
- WATER SPIGOT
- PP / PPU — POWER POLE
- GA — GUY ANCHOR
- MB — MAIL BOX
- ROCKERY
- o PROPERTY CORNER FOUND AS NOTED

REVIEWED BY
STANTEC CONSULTING SERVICES INC.
FOR: City of Medina DATE: 4/26/18
BY: [illegible]
PROJECT: [illegible]
☐ NO EXCEPTION TAKEN ☒ MAKE CORRECTIONS NOTED
☐ REJECTED ☐ REVISE AND RESUBMIT
REVIEW BY STANTEC IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONCEPT OF THE WORK AND DESIGN DISCLOSED BY THE DOCUMENTS. DEVELOPER IS RESPONSIBLE FOR ALL DIMENSIONS, DETAILS AND QUANTITIES, CONFORMANCE WITH THE REQUIREMENTS OF ALL ASPECTS OF THIS SUBDIVISION, CONFORMANCE WITH THE REQUIREMENTS OF ALL CONTRACTORS AND OTHER ENTITIES RESPONSIBLE FOR THE PREPARATION OF WORK AND ALL PRECAUTIONS AND PROPER PROCEDURES TO BE FOLLOWED IN THE PERFORMANCE OF THE WORK. STANTEC ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH APPLICABLE LAWS, CODES, REGULATIONS, STANDARDS OR GOOD CONSTRUCTION PRACTICE.
*Per Medina Right-of-Way and grading and drainage requirements

OWNER:
KEVIN CHEN & LIAN SHAO
9407 NE 30TH PLACE
CLYDE HILL, WA 98004

ARCHITECT:
STUART SILK ARCHITECTS
2400 NORTH 45TH STREET
SEATTLE, WA 98103
CONTACT: CARRIE ANDERSON
CARRIEA@STUARTSILK.COM
(206) 728–9500

CIVIL ENGINEER:
RED BARN ENGINEERING INC.
24209 29TH AVE W
BRIER, WA 98036
CONTACT: REBEKAH WESTON, PE
REBEKAH@REDBARN–ENGINEERING.COM
(206) 200–7174

WATER/SEWER/STORM
CITY OF BELLEVUE

POWER/GAS
PUGET SOUND ENEREGY

TELEPHONE
CENTURY LINK

QUANTITIES (FOR PERMITTING ONLY)	CY
HOUSE CUT	1,075
HOUSE FILL	0
SITE CUT	446
SITE FILL	470

1

PARCEL #: 252504–9099 & 252504–9213
LOT SIZE: 136,900 SF & 31,793 SF
NEW IMPERVIOUS AREA: 8,922 SF
REPLACED IMPERVIOUS AREA: 8,907 SF
TOTAL IMPERVIOUS AREA: 17,829 SF
PGIS = 4,958 SF (DRIVEWAY – FULL DISPERSION); 3,238 AUTO COURT (PIPED TO OIL WATER SEPARATOR PRIOR TO GOING TO LAKE)
PGIS NEW = 4,906 SF; REPLACED = 3,290 SF
DISTURBED AREA: 68,744 SF

DATUM & BENCHMARK:

BASIS OF BEARING:

HELD THE BEARING OF NORTH 00°17'22" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25–25–4 PER K.C.A.S.

BENCHMARK:

CITY OF BELLEVUE BENCH MARK 292: 2" BRASS CAP W/ "X" IN CASE, 0.4' DEEP AT THE INTERSECTION OF NE 8TH STREET AND EVERGREEN POINT ROAD. ELEVATION = 77.50.

NAVD 88 + 3.22' = US CORPS OF ARMY ENGINEER'S LAKE WASHINGTON DATUM. US CORPS OF ARMY ENGINEER'S LAKE DATUM OF 21.85' = 18.63' NAVD 88 DATUM.

HORIZONTAL DATUM:

K.C.A.S, SEE SURVEY C0.3

VERTICAL DATUM:

VERTICAL DATUM: CITY OF BELLEVUE – NAVD 88

FLOODPLAIN ELEVATIONS:

SITE IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE 500–YEAR FLOOD, PER FEMA PANEL NUMBER 53033CINDOA, DATED 4/19/2005.

DATUM

CITY OF MEDINA PERMIT

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811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
4/20/2018

DESIGN	RJW
DRAWN	JNM
CHECKED	SPS

REV/SUBMITTAL	DATE
1 PERMIT CORR. #1	2/26/18
2 PERMIT CORR. #2	4/20/18

APR 25 2018

PROJECT NAME:
CHEN–SHAO RESIDENCE

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
COVER, LEGEND & NOTES

SHEET NO.:
C0.0

RB PROJECT NO.:
17–0082

22"x34" – 17–0082 Chen–Shao SFR Civil.dwg 2018–04–20 (REBEKAH WESTON)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

STANDARD TESC PLAN NOTES

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWING ON THIS PLAN SHOULD BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G.SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN 15 DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSIONS CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

A copy of the approved plans, application, stormwater report, and critical area report (geotech report) must be kept onsite at all times.

Site observation requests must be made at least 48 hours in advance to the Engineering Consultant for TESC facilities, for footing, roof, and storm drains prior to backfill; for grading; and for final inspection prior to landscaping.

An onsite preconstruction meeting with City Staff is required prior to mobilization for the construction project. Required participants may include the owner, general contractor, excavating contractor and stormwater contractor.

Construction parking or truck queuing in the Medina Right-of-Way is strictly prohibited.

Fences located in the right-of-way shall be removed prior to final approval.

An approved Medina Use and Excavation in Right-of-way permit is required prior to any project mobilization in the right-of-way. Work shall comply with the approved right-of-way Permit and the City of Medina Right-of-Way requirements.

All activities associated with this permit shall comply with the conditions set forth in the approved construction mitigation plan set forth with this project.

Contractor shall employ best management practices to protect neighbors trees and shrubs located on property lines

No construction activities are permitted on neighbors side of property lines.

The contractor shall not allow discharge or runoff onto or above steep slopes. Contractor shall use BMPs to reduce potential of runoff to come in contact w/ exposed soils. All stormwater discharge shall first be routed through sediment pond or baker tank.

New vegetation shall be re-established as soon as possible and any areas of bare soil between plantings shall be mulched or otherwise protected. During winter construction, any hydroseeded areas shall be covered with clear plastic to facilitate grass growth. Any areas of bare soil shall be mulched or otherwise protected.

Construction of concrete walls, retaining walls, and rockery walls are not approved under this permit. A separate building permit is required.

Any grading or excavation within a tree protection zone is prohibited.

Removal of trees is not authorized under this permit. Protection shall be implemented for the preservation of significant trees in accordance with Section 20.52.330 of the Medina Municipal Code and any conditions set forth in this permit.

Coordination for tree protection is required with the City of Medina tree consultant prior to starting and during construction.

Hand-digging or other approved non-destructive methods are required for trenching near significant trees that have been identified to be saved.

No sediment-laden water shall enter Lake Washington, streams, the public drain system, or adjacent properties.

Temporary erosion and sediment control facilities approved by the City shall be installed by the applicant and inspected by the City prior to starting construction. Facilities shall be adequately maintained throughout the duration of the project.

The project shall comply with Construction Stormwater Pollution Prevention (SWPP) requirements #1 through #13 set forth in the Department of Ecology Stormwater Management Manual for Western Washington (2014)

The City may require additional measures to be employed as conditions warrant addressing stormwater runoff.

A geotechnical engineer shall monitor construction activity affecting geologically hazardous areas to ensure construction activity does not increase the threat of a geologic hazard to adjacent properties beyond existing conditions and will not adversely impact other critical areas or their buffers.

All construction activities shall comply with the recommendations set forth in the critical areas report and/or geotechnical reports approved by the City.

The contractor shall consult the geotechnical engineer of record if field conditions differ from the geotechnical report.

The geotechnical engineer of record shall perform construction field monitoring, compaction testing, and file field reports with the City of Medina. Upon completion of the project, the geotechnical engineer of record shall submit a letter to the City of Medina indicating that project clearing, earthwork, drainage, and soil retaining structures were constructed in accordance with the geotechnical recommendations.

CITY OF MEDINA PERMIT

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REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
4/20/2018

DESIGN	RJW
DRAWN	JNM
CHECKED	SPS

REV/SUBMITTAL	DATE
1 PERMIT CORR. #1	2/26/18
2 PERMIT CORR. #2	4/20/18

PROJECT NAME:
CHEN-SHAO RESIDENCE

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

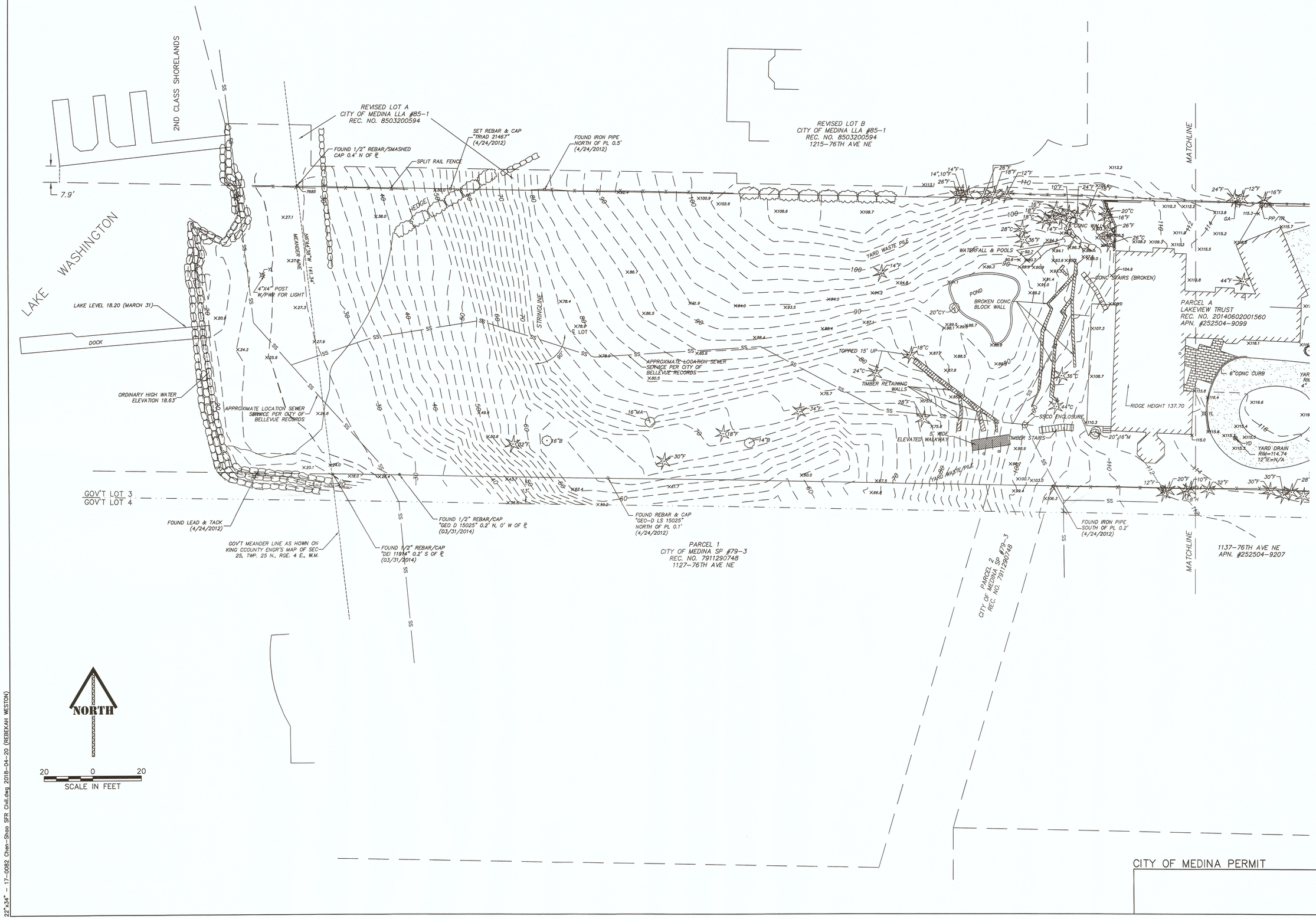
SHEET TITLE:
GENERAL NOTES

SHEET NO.:
C0.1

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao SFR Civil.dwg 2018-04-20 (REBEKAH WESTON)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



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PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

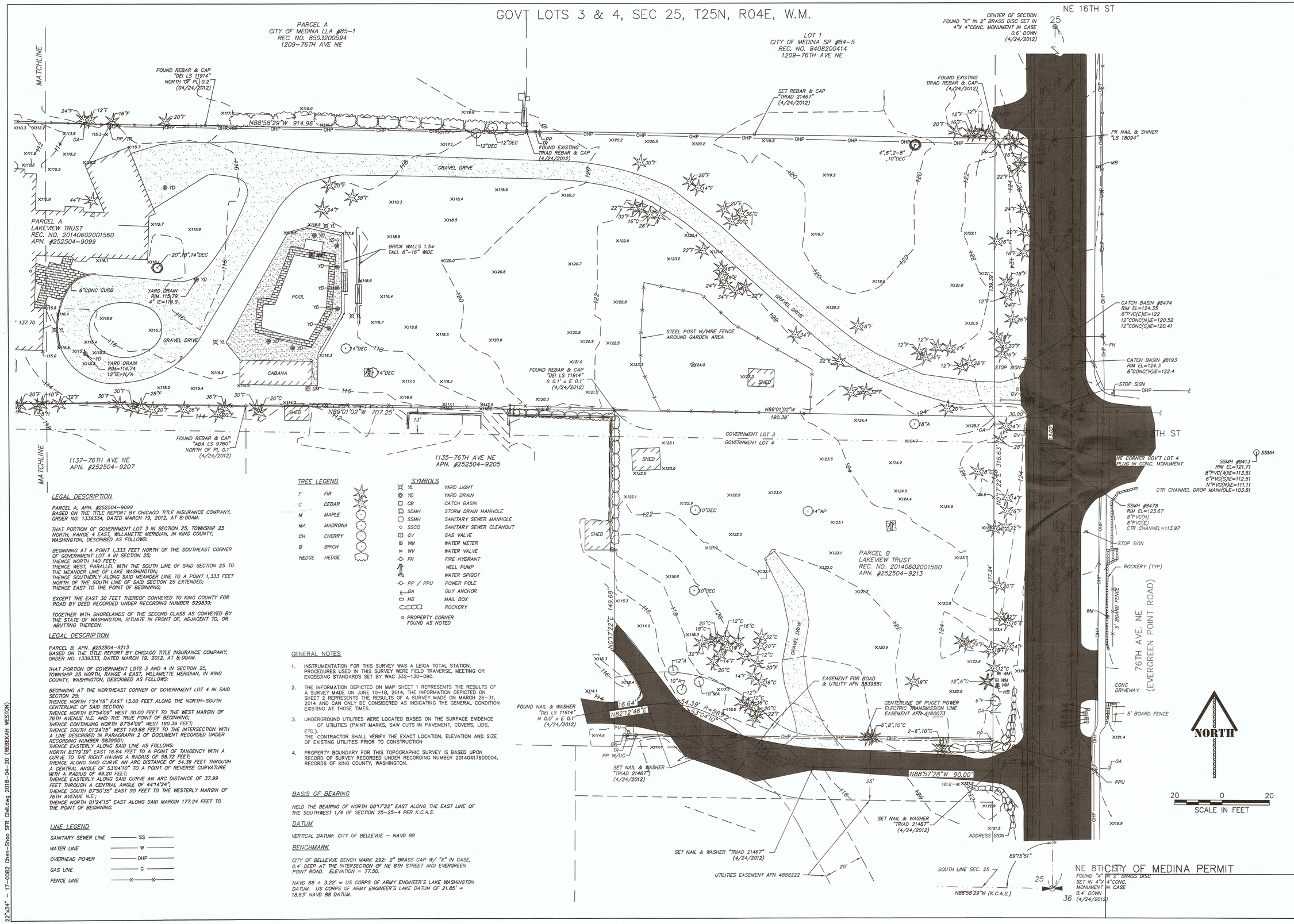
SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.:
C0.2

RB PROJECT NO.:
17-0082

22"X34" – 17-0082 Chen-Shao SFR Civil.dwg 2018-04-20 (REBEKAH WESTON)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



LEGAL DESCRIPTION

PARCEL A, APN. #252504-9099
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339334, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,333 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 25;
THENCE NORTH 140 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25 TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 1,333 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25 EXTENDED;
THENCE EAST TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 529839;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON.

LEGAL DESCRIPTION

PARCEL B, APN. #252504-9213
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339333, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 25;
THENCE NORTH 1°24'15" EAST 13.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION;
THENCE NORTH 87°54'09" WEST 30.00 FEET TO THE WEST MARGIN OF 76TH AVENUE N.E. AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°54'09" WEST 190.39 FEET;
THENCE SOUTH 01°24'15" WEST 149.68 FEET TO THE INTERSECTION WITH A LINE DESCRIBED IN PARAGRAPH 2 OF DOCUMENT RECORDED UNDER RECORDING NUMBER 5839551;
THENCE EASTERLY ALONG SAID LINE AS FOLLOWS:
NORTH 83°19'39" EAST 16.64 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 58.72 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.39 FEET THROUGH A CENTRAL ANGLE OF 53°04'10" TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 49.20 FEET;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.99 FEET THROUGH A CENTRAL ANGLE OF 44°14'24";
THENCE SOUTH 87°50'35" EAST 90 FEET TO THE WESTERLY MARGIN OF 76TH AVENUE N.E.;
THENCE NORTH 01°24'15" EAST ALONG SAID MARGIN 177.24 FEET TO THE POINT OF BEGINNING.

LINE LEGEND

SANITARY SEWER LINE	SS
WATER LINE	W
OVERHEAD POWER	OHP
GAS LINE	G
FENCE LINE	X

TREE LEGEND

F	FIR
C	CEDAR
M	MAPLE
MA	MADRONA
CH	CHERRY
B	BIRCH
HEDGE	HEDGE

SYMBOLS

YL	YARD LIGHT
YD	YARD DRAIN
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
	WELL PUMP
	WATER SPIGOT
PP / PPU	POWER POLE
GA	GUY ANCHOR
MB	MAIL BOX
	ROCKERY
	PROPERTY CORNER FOUND AS NOTED

GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON MAP SHEET 1 REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 10-18, 2014, THE INFORMATION DEPICTED ON SHEET 2 REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 26-31, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THOSE TIMES.
3. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.).
   THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
4. PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED UPON RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20140417900004, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

HELD THE BEARING OF NORTH 00°17'22" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25-25-4 PER K.C.A.S.

DATUM

VERTICAL DATUM: CITY OF BELLEVUE – NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCH MARK 292: 2" BRASS CAP W/ "X" IN CASE, 0.4' DEEP AT THE INTERSECTION OF NE 8TH STREET AND EVERGREEN POINT ROAD. ELEVATION = 77.50.

NAVD 88 + 3.22' = US CORPS OF ARMY ENGINEER'S LAKE WASHINGTON DATUM. US CORPS OF ARMY ENGINEER'S LAKE DATUM OF 21.85' = 18.63' NAVD 88 DATUM.

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SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.:
C0.3

RB PROJECT NO.:
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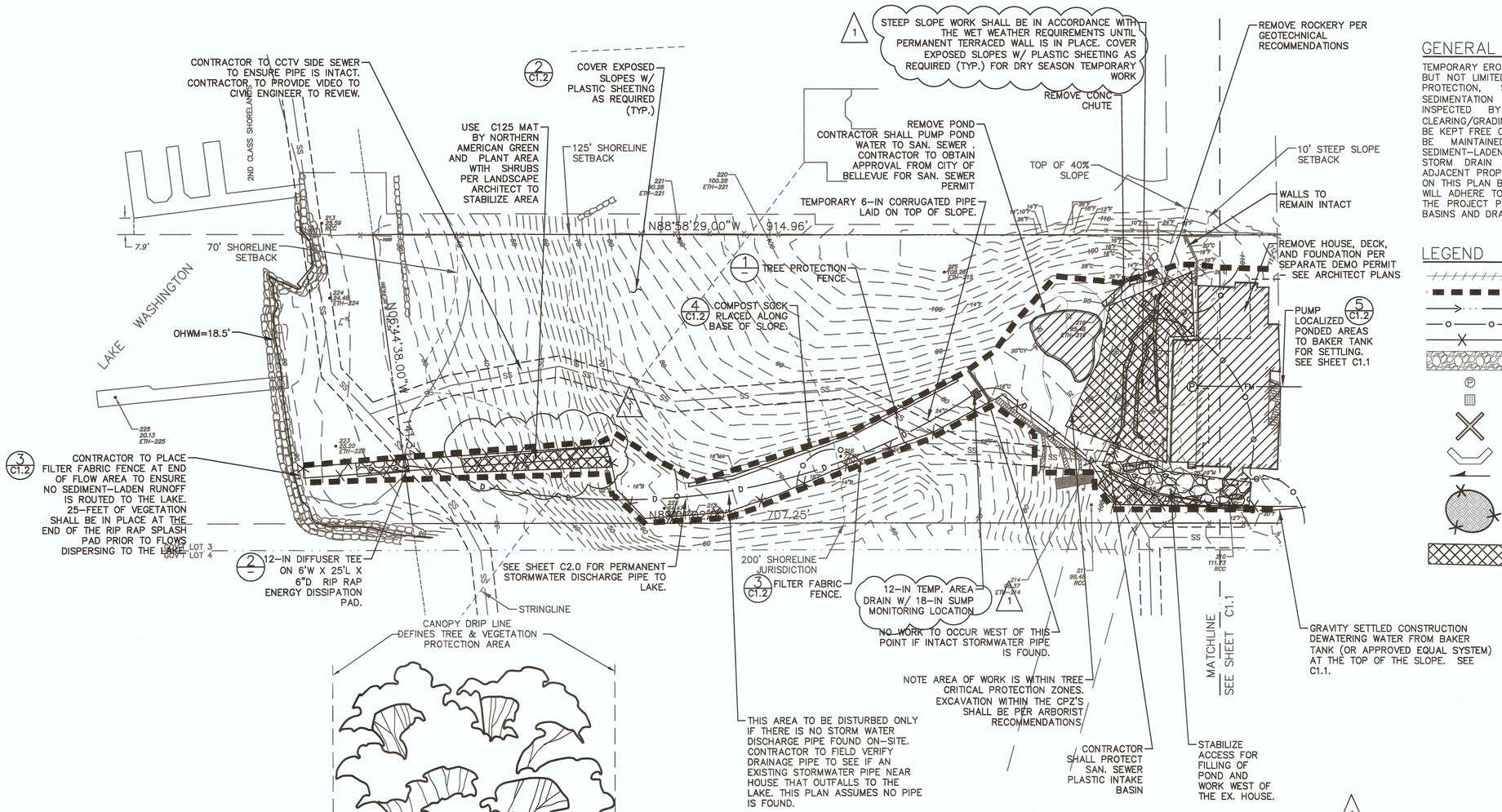
GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

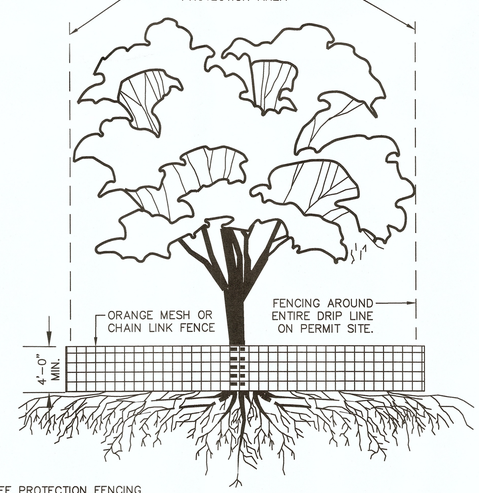


GENERAL TESC NOTE

TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES (TESC) (INCLUDING BUT NOT LIMITED TO TEMPORARY CONSTRUCTION ENTRANCE, CATCH BASIN PROTECTION, SILT FENCE INSTALLATION, INTERCEPTOR DITCHES, SEDIMENTATION PONDS AND STRAW BALES) MUST BE IN PLACE AND INSPECTED BY THE CITY OF MEDINA PRIOR TO DEMOLITION, CLEARING/GRADING, ETC. SPOIL PILES COVERED. ALL CITY STREETS SHALL BE KEPT FREE OF MUD AND CONSTRUCTION DEBRIS. TESC FACILITIES SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS COMPLETE. NO SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, THE PUBLIC STORM DRAIN SYSTEM, WATER COURSES, SENSITIVE AREAS OR THE ADJACENT PROPERTIES. NOT ALL OF THESE FACILITIES MAY BE IDENTIFIED ON THIS PLAN BUT MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR WILL ADHERE TO ADDITIONAL REQUIREMENTS AS CONDITIONS WARRANT AND THE PROJECT PROGRESSES, INCLUDING CLEANING OF DOWNSTREAM CATCH BASINS AND DRAINAGE FACILITIES OF SETTLEMENT FROM THIS PROJECT.

LEGEND

- TO BE REMOVED
- LIMIT OF DISTURBANCE/CLEARING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- STOCKPILE
- C125 PERMANENT EROSION CONTROL MAT BY NORTHERN AMERICAN GREEN ON STEEP SLOPES



TREE PROTECTION FENCING
1. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE.
2. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
3. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
4. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF COMI PLANNER ONLY.
5. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
6. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION
1. MINIMIZE CONSTRUCTION ZONE
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
3. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

1 TREE PROTECTION
NTS

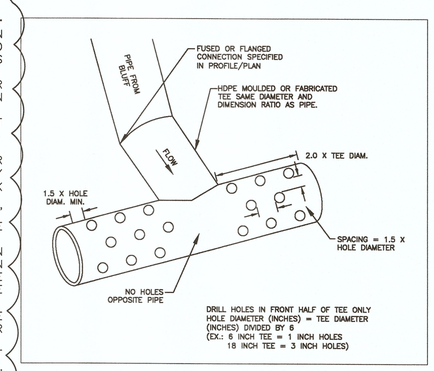
CONSTRUCTION SEQUENCE

1. HOLD AN ON-SITE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS,
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS FOR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF MEDINA TEMPORARY EROSION AND SEDIMENT CONTROL REQUIREMENTS.
10. COVER ALL AREAS THAT WILL BE ON WORK FOR MORE THAN 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS WITHIN 7 DAYS OF REACHING FINAL GRADE.
12. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

WET WEATHER REQUIREMENTS

1. IN ORDER TO REDUCE THE AMOUNT OF SURFICIAL EROSION AND TO MAINTAIN STABILITY OF OPEN CUT, UNSUPPORTED CUTS SHALL BE NO STEEEPER THAN 1.5H:1V UNLESS GEOTECHNICAL APPROVAL IS OBTAINED.
2. FOR CUTS EXCEEDING 7 VERTICAL FEET, CONTRACTOR SHALL INCORPORATE A BENCH AT LEAST 4 FEET WIDE IN THE CUT SLOPE.
3. EXISTING CONCRETE TO BE PRESERVED TO THE EXTENT POSSIBLE.
4. COVER ALL STOCKPILED SOIL OR GRAVEL.
5. ALL DISTURBED AREAS ON SITE SUBJECT TO VEHICULAR TRAFFIC TO HAVE AT LEAST 4-IN OF 2" TO 4" QUARRY ROCK, IN HEAVY TRAFFIC AREA, THE THICKNESS OF ROCK SHALL BE INCREASED TO 8-IN.
6. ONCE EXCAVATION IS COMPLETED, COVER BASE WITH 3" OF CLEAN CRUSHED TYPE 26 AGGREGATE. SUBMIT SAMPLE TO ENGINEER PRIOR TO INSTALLING.
7. ALL EXPOSED CUTS SHALL BE COVERED WITH EROSION CONTROL MATS SUCH AS C125 BY NORTH AMERICAN GREEN, STAPLED TO THE FACE AS RECOMMENDED BY THE MANUFACTURER, AND ANCHORED ABOVE THE TOP OF THE CUT PER MANUFACTURER'S RECOMMENDATIONS.
8. C1.0 & C1.1 ESC DRY WEATHER REQUIREMENTS SHALL BE MAINTAINED IN ADDITION TO THE WET WEATHER REQUIREMENTS.
9. NO RUNOFF OR DEWATERING SHALL BE LEFT WHERE IT CAN MIGRATE OR SOAK ABOVE OR ON A STEEP SLOPE. RUNOFF SHOULD BE PUMPED TO THE BAKER TANK AND/OR DISPERSED NEAR THE ROADWAY AWAY FROM THE STEEP SLOPES.

CONSTRUCTION SEQUENCING
1. LAYOUT HDPE PIPE FOR ALIGNMENT.
2. INSTALL EROSION PROTECTION MAT BELOW PIPE
3. STAKE HDPE PIPE IN
4. ENSURE NO RUNOFF BYPASSES THE SYSTEM AND TIE INTO CATCH BASIN.
5. HYDROSEED AREA AND PLANT ROBUST PLANTS (PER LANDSCAPE ARCHITECT)



2 DIFFUSER TEE
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CITY OF MEDINA PERMIT

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24209 29TH AVE W
BRIER, WA 98036
PH. (206) 200-7174
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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
4/20/2018

DESIGN	RJW
DRAWN	JNM
CHECKED	SPS

REV/SUBMITTAL	DATE
1 PERMIT CORR. #1	2/26/18
2 PERMIT CORR. #2	4/20/18

PROJECT NAME:
CHEN-SHAO RESIDENCE

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

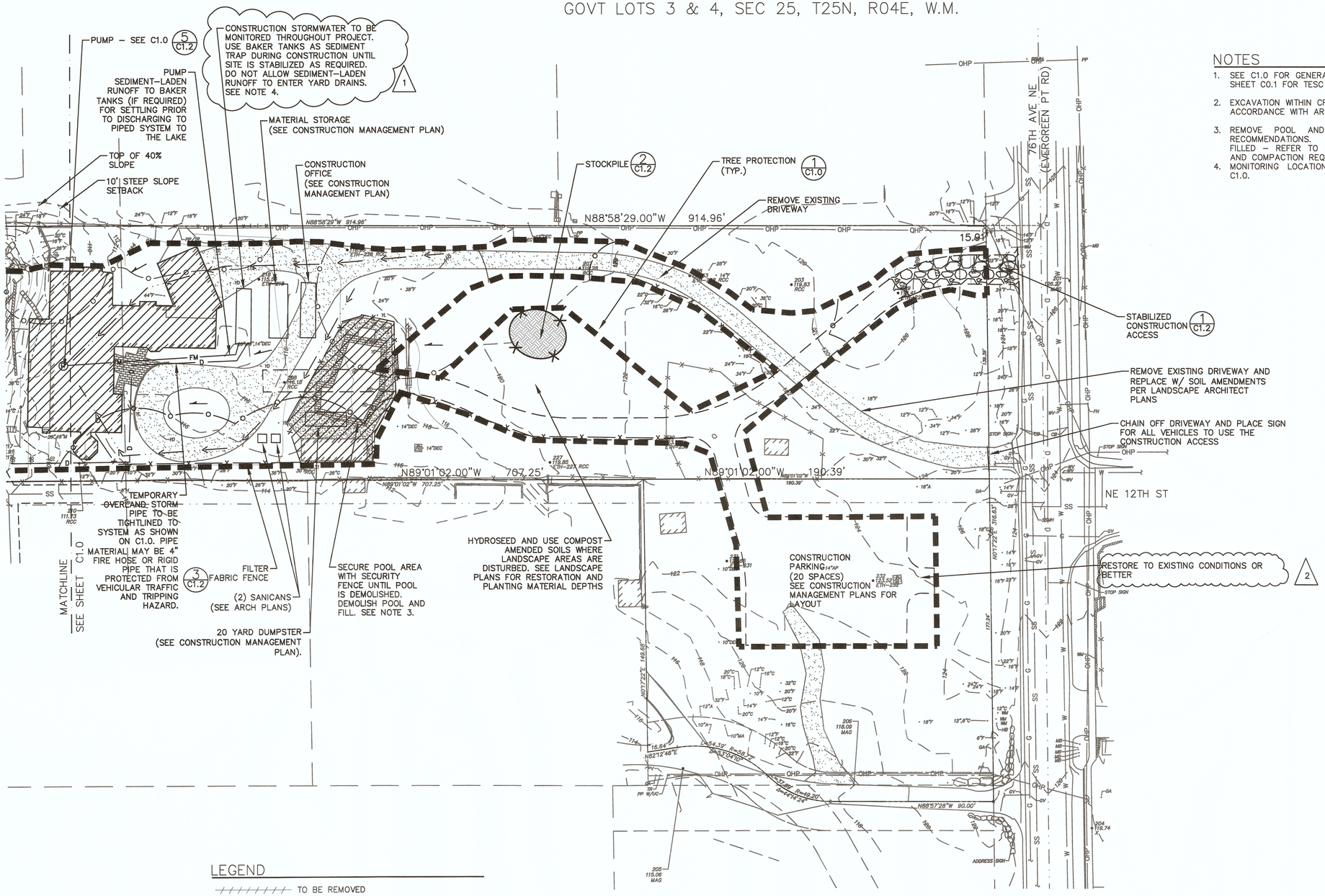
SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao SPR Civil.dwg 2018-04-20 (REBEKAH WESTON)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



NOTES

1. SEE C1.0 FOR GENERAL TESC NOTES & CONSTRUCTION SEQUENCE. SEE SHEET C0.1 FOR TESC STANDARD NOTES.
2. EXCAVATION WITHIN CRITICAL ROOT ZONES OF TREES SHALL BE DONE IN ACCORDANCE WITH ARBORIST RECOMMENDATIONS.
3. REMOVE POOL AND FILL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. NOTE: FUTURE DRIVEWAY WILL BE OVER AREA FILLED – REFER TO GEOTECHNICAL RECOMMENDATIONS FOR MAX. LIFT AND COMPACTION REQUIREMENTS FOR FILL.
4. MONITORING LOCATION FOR CONSTRUCTION STORMWATER SHOWN ON C1.0.

LEGEND

- TO BE REMOVED
- LIMIT OF DISTURBANCE/CLEARING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- STOCKPILE

NORTH

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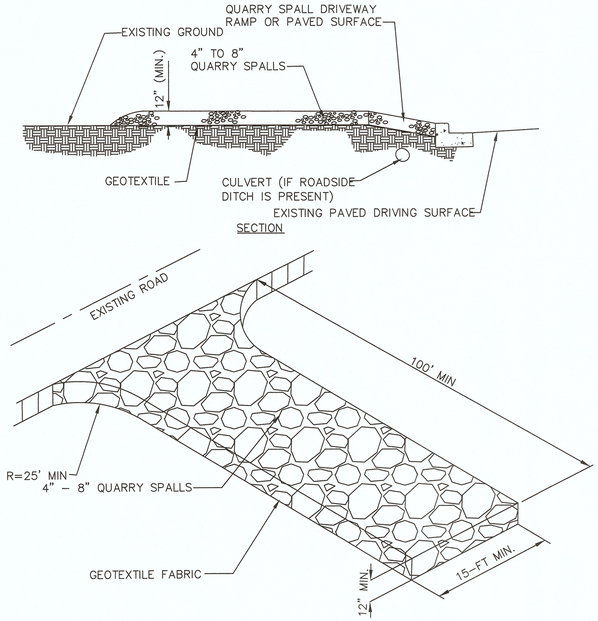


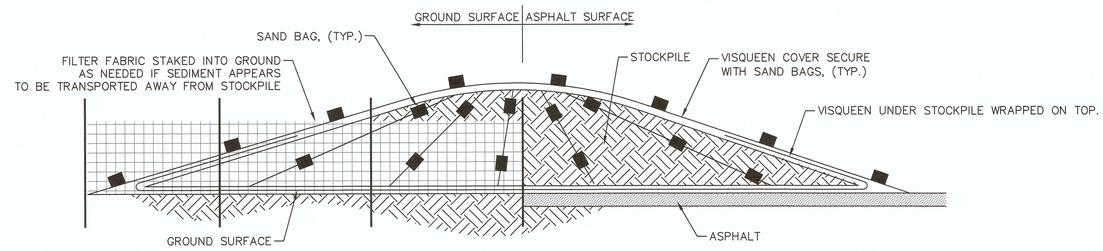
MAINTENANCE STANDARD:

1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET. EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

NOTES:

1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
2. SEE SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS.
   GEOTEXTILE MODIFICATIONS BASED ON SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
3. 100-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50-FT OR LESS.

1 STABILIZED CONSTRUCTION ENTRANCE
NTS

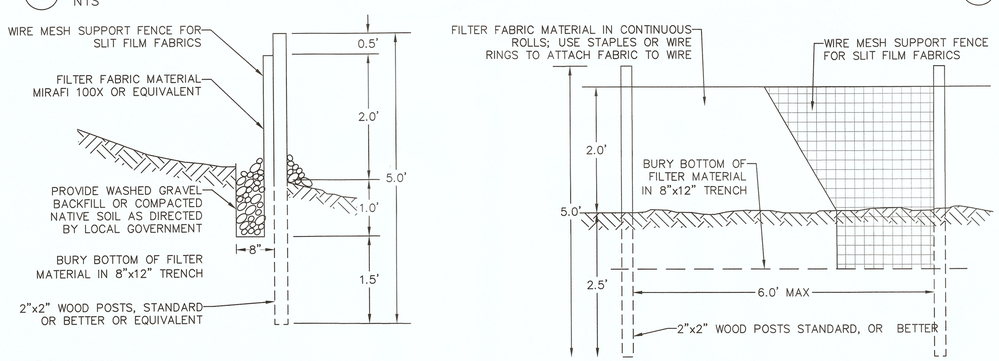


MAINTENANCE:
CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

NOTS:

1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE SDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

2 STOCKPILE AND PLASTIC COVERING
NTS

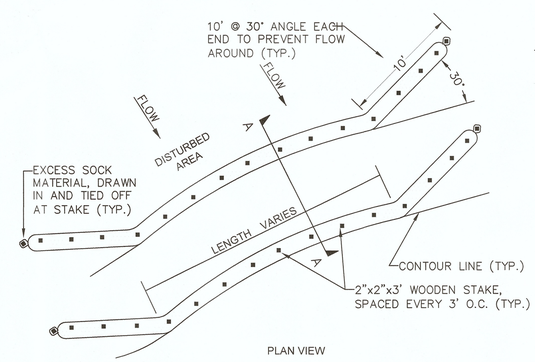


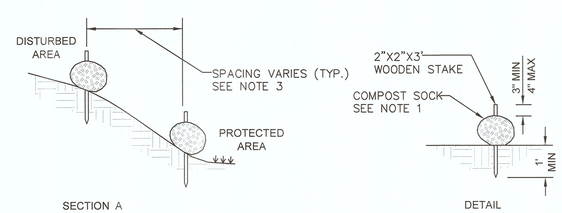
FILTER FABRIC FENCE PLAN NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2½-FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12-INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18-INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.
10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
    - O WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
    - O NO. 6 STEEL REBAR OR LARGER.
    - O ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
    - O U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
    - O OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
    - O GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
    - O GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC^{-1} MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

3 FILTER FABRIC FENCE
NTS

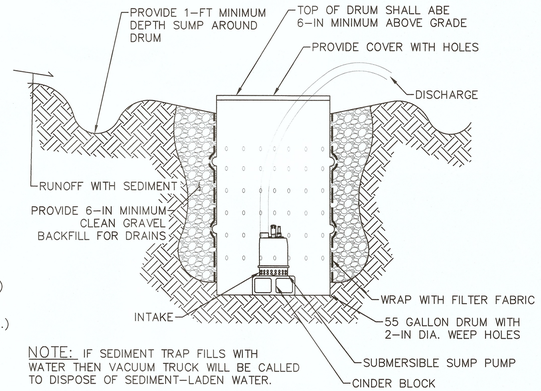




NOTES:

1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

4 COMPOST SOCK
NTS



NOTE: IF SEDIMENT TRAP FILLS WITH WATER THEN VACUUM TRUCK WILL BE CALLED TO DISPOSE OF SEDIMENT-LADEN WATER.

5 MOBILE 55-GAL DRUM W/PUMP
NTS

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MEDINA, WA 98039

SHEET TITLE:
TESC DETAILS

SHEET NO.:
C1.2

RB PROJECT NO.:
17-0082

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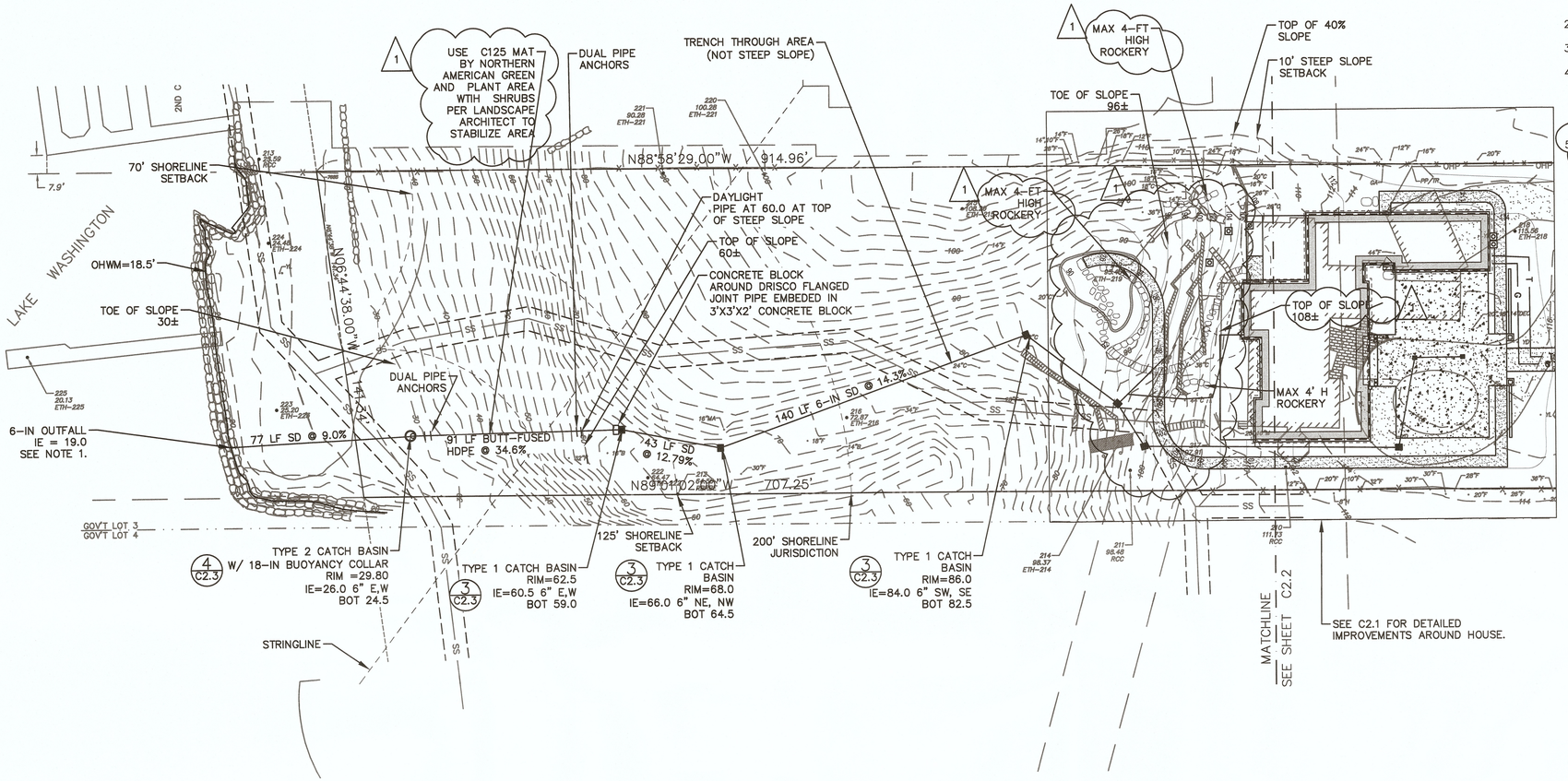
GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



NOTES

1. CONTRACTOR SHALL FIELD VERIFY IF ANY STORMWATER OUTLETS EXIST. STORMWATER OUTFALL SYSTEM TO LAKE IS SHOWN IN CASE NO EXISTING STORMWATER SYSTEM IS LOCATED ON-SITE.
2. SD PIPE SHALL BE PVC ASTM 3034-SDR 35.
3. FOOTING/WALL DRAINS SHALL BE 4-IN PERF PVC SHC 40.
4. OIL/WATER SEPARATOR SHALL CONSIST OF A TYPE 1 CATCH BASIN WITH A PVC TEE INSTALLED INSIDE WITH 12-IN MINIMUM TAILPIPE AND 12-IN RISER PIPE. ALSO REQUIRED MINIMUM 12" CLEARANCE FROM BOTTOM OF TAIL PIPE TO BOTTOM OF CB AND MINIMUM 6-INCH CLEARANCE FROM TOP OF RISER PIPE TO TOP OF CB.
5. COMPOST AMENDED SOILS ARE REQUIRED FOR ALL FINAL LANDSCAPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION.

NORTH

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GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NO.:
C2.0

RB PROJECT NO.:
17-0082

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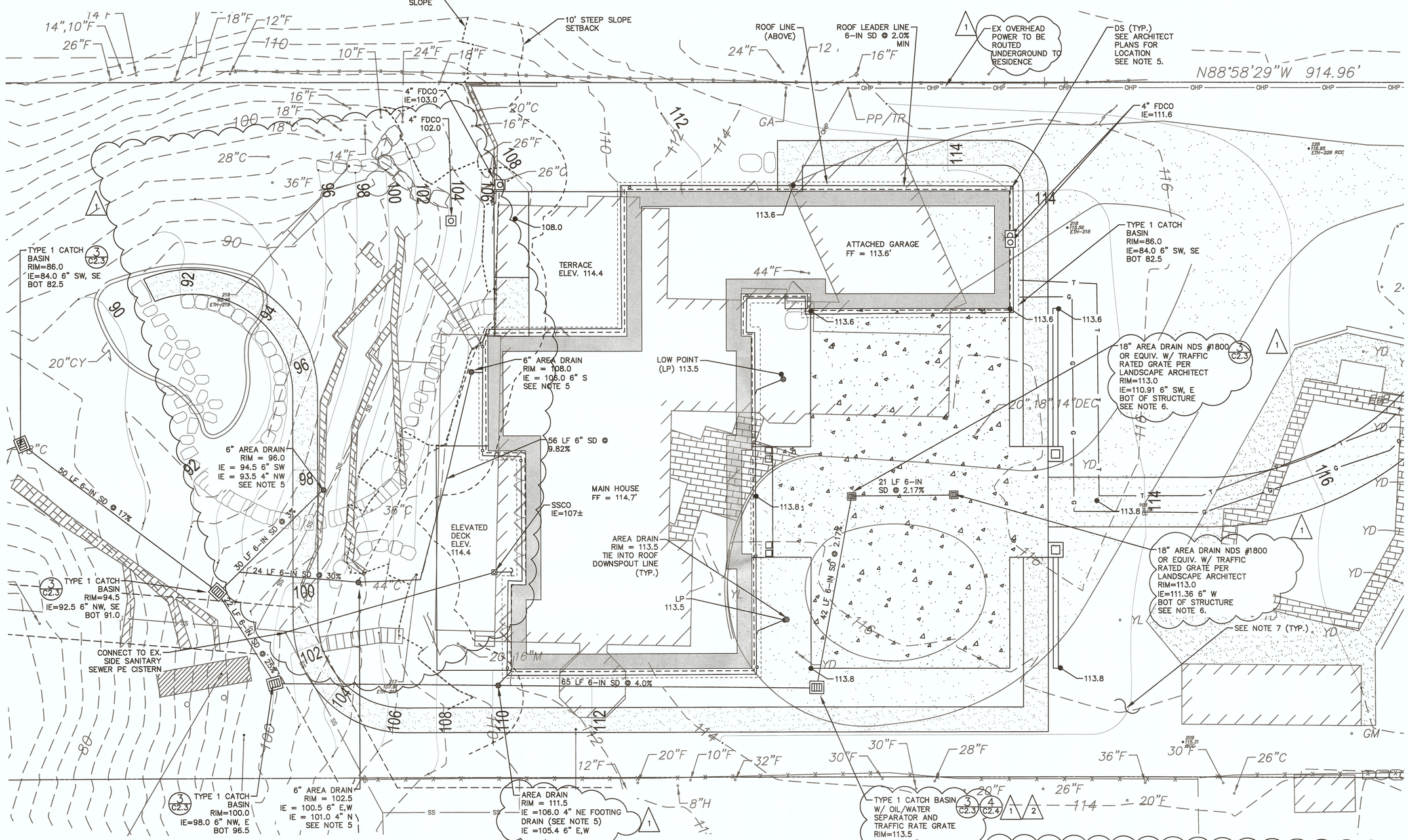

NORTH

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SCALE IN FEET

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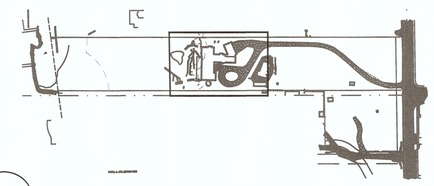
1. CONTRACTOR SHALL FIELD VERIFY IF ANY STORMWATER OUTLETS EXIST. STORMWATER OUTFALL SYSTEM TO LAKE IS SHOWN IN CASE NO EXISTING STORMWATER SYSTEM IS LOCATED ON-SITE.
2. SD PIPE SHALL BE PVC ASTM 3034-SDR 35.
3. FOOTING/WALL DRAINS SHALL BE 4-IN PERF PVC SHC 40 SLOPED AT 0.5% MIN - SEE DETAIL 4 ON C2.3.
4. OIL/WATER SEPARATOR SHALL CONSIST OF A TYPE 1 CATCH BASIN WITH A PVC TEE INSTALLED INSIDE WITH 12-IN MINIMUM TAILPIPE AND 12-IN RISER PIPE. ALSO REQUIRED MINIMUM 12" CLEARANCE FROM BOTTOM OF TAIL PIPE TO BOTTOM OF CB AND MINIMUM 6-INCH CLEARANCE FROM TOP OF RISER PIPE TO TOP OF CB.
5. DOWNSPOUTS SHALL BE TIED INTO THE ROOF LEADER LINE. DOWNSPOUTS SHALL NOT BE TIED INTO THE FOOTING DRAIN SYSTEM. FOOTING DRAIN CONNECTION POINT SHALL BE 1' LOWER THAN FOOTING DRAIN PERIMETER PIPE.
6. ALL GRATES ON STRUCTURES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT & ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.

NOTES

7. COMPOST AMENDED SOILS ARE REQUIRED FOR AL FINAL LANDSCAPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION.

KEY MAP



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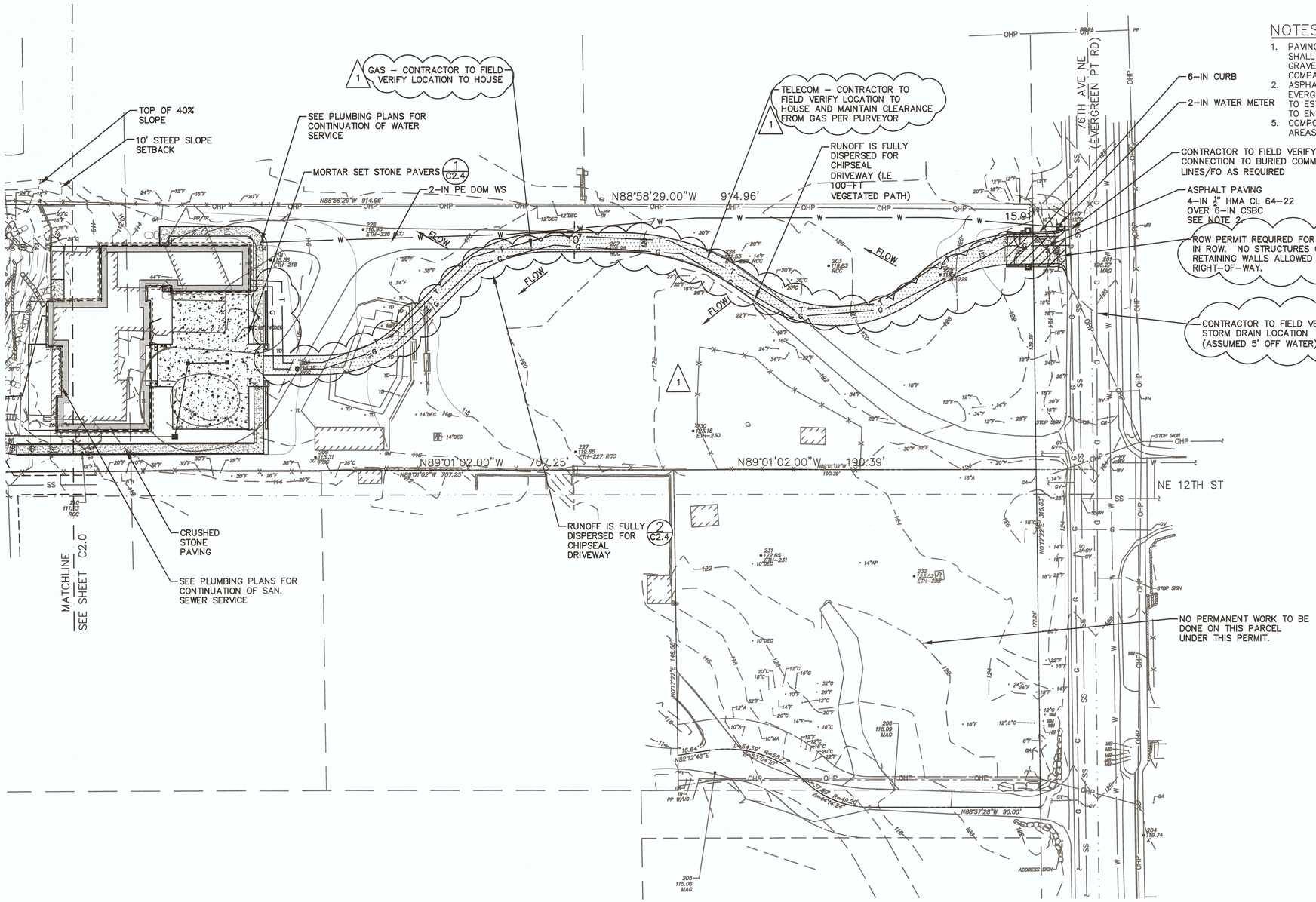

NOTES

1. PAVING SECTIONS SEEE LANDSCAPE ARCHITECT PLANS. COMPACTION SHALL BE 95% MDD FOR ALL SECTION OTHER THAN THE REINFORCED GRAVEL SECTION. REINFORCED GRAVEL SECTION SUBBASE TO BE COMPACTED TO 85% MDD AND SCARIFIED FOR PERMEABLE PAVEMENT.
2. ASPHALT DRIVEWAY TO SHEET FLOW TO RIGHT-OF-WAY. FLOWS FROM EVERGREEN POINT ROAD TO REMAIN IN RIGHT-OF-WAY. CONTRACTOR TO ESTABLISH HIGH POINT AT 2% MAX. GRADE FROM EDGE OF ROADWAY TO ENSURE FLOW FROM THE ROADWAY TO ONSITE DOES NOT OCCUR.
5. COMPOST AMENDED SOILS ARE REQUIRED FOR ALL FINAL LANDSCAPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION.

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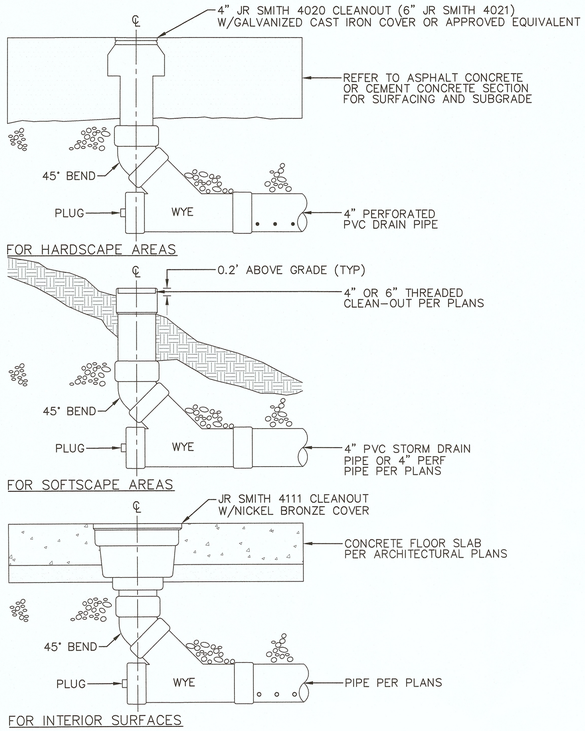
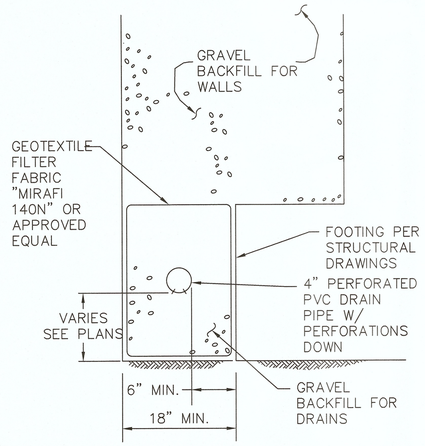
22"x34" – 17-0082 Chen-Shao SFR Civil.dwg 2018-04-20 (REBEKAH WESTON)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

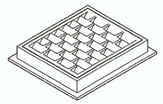


1 STORM DRAIN CLEANOUT (SDCO)
NTS

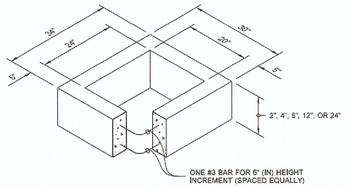


2 FOOTING DRAIN SECTION
NTS

DRAWN BY: LISA CYFORD



FRAME AND VANED GRATE



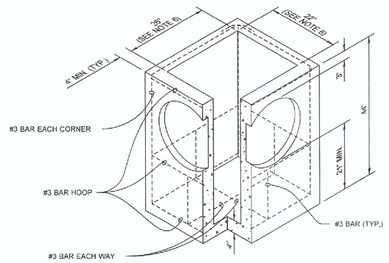
RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

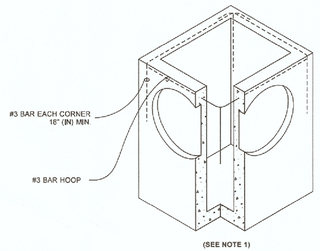
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3.**
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



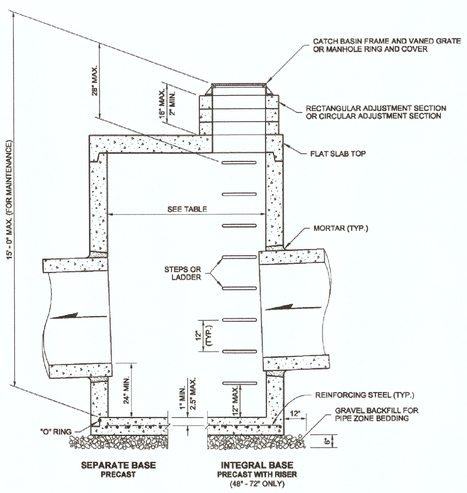
PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

3 TYPE 1 CATCH BASIN
NTS

DRAWN BY: LISA CYFORD



NOTES

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification 9-04.3.**

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES					
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ①	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe **(Standard Specification 9-05.20)**
② **(Standard Specification 9-05.12(1))**
③ **(Standard Specification 9-05.12(2))**

4 TYPE 2 CATCH BASIN
NTS

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
24209 29TH AVE W
BRIER, WA 98036
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
4/20/2018

JULIE HEILMAN
STATE OF WASHINGTON
44835
REGISTERED PROFESSIONAL ENGINEER
Heilman, Julie
Jan 25 2017 2:53 PM
cosign

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jan 26 2017 6:48 AM
cosign
STATE DESIGN ENGINEER
Washington State Department of Transportation

CASEY M. BRAMAN
STATE OF WASHINGTON
44535
REGISTERED PROFESSIONAL ENGINEER

CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Bakotich III 02-07-12
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

DESIGN	RJW
DRAWN	JNM
CHECKED	SPS

REV/SUBMITTAL	DATE
1 PERMIT CORR. #1	2/26/18
2 PERMIT CORR. #2	4/20/18

PROJECT NAME:
CHEN-SHAO RESIDENCE

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

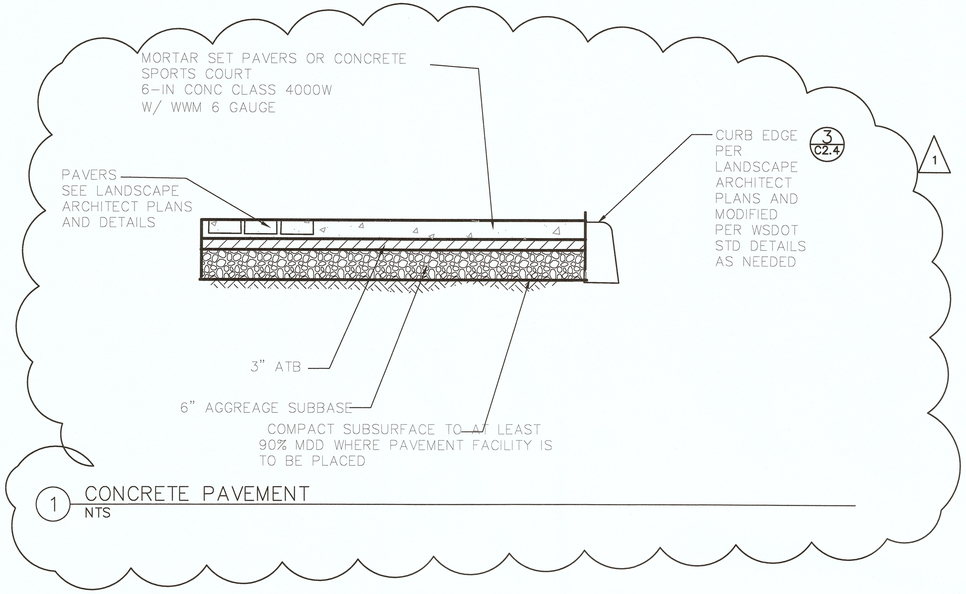
SHEET TITLE:
GRADING, DRAINAGE, AND UTILITY DETAILS

SHEET NO.:
C2.3

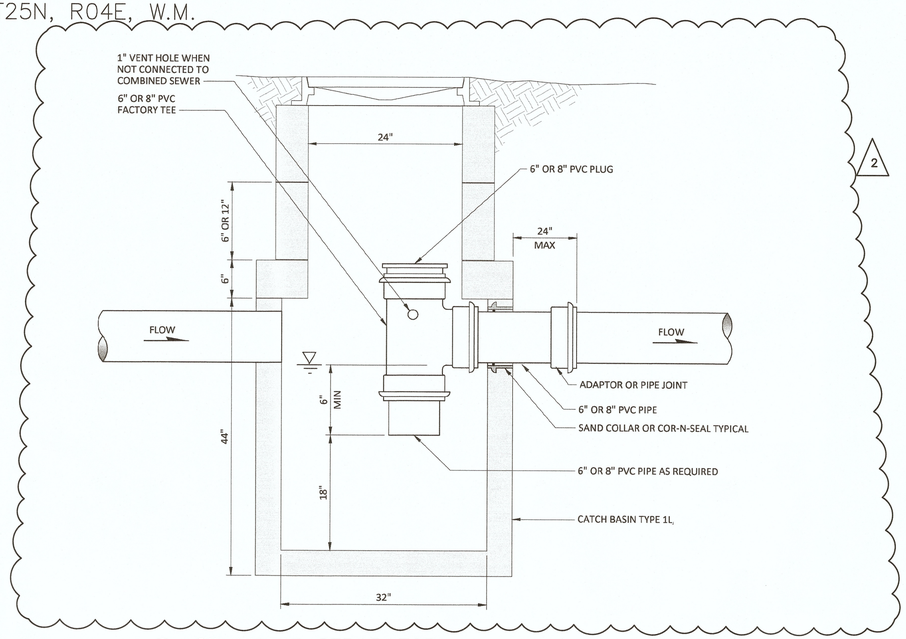
RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao SFR Civil.dwg 2018-04-20 (REBEKAH WESTON)

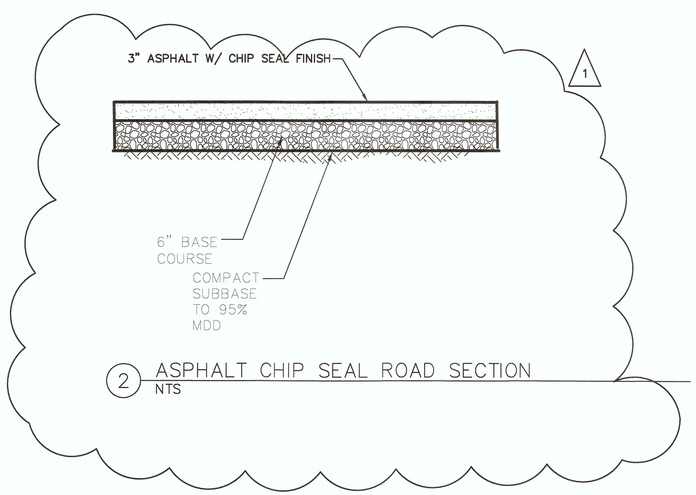
GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



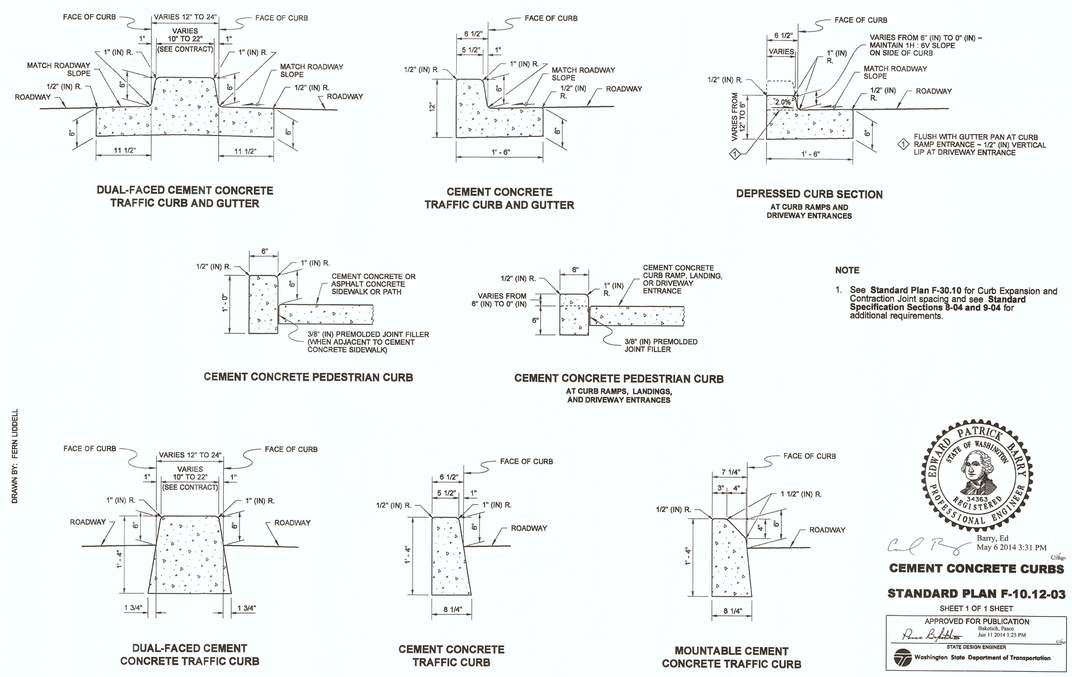
1 CONCRETE PAVEMENT
NTS



4 OIL WATER SEPARATOR
NTS



2 ASPHALT CHIP SEAL ROAD SECTION
NTS



NOTE

1. See **Standard Plan F-30.10** for Curb Expansion and Contraction Joint spacing and see **Standard Specification Sections 8-04 and 9-04** for additional requirements.

BERNARD PATRICK BARRY
STATE OF WASHINGTON
24063
REGISTERED PROFESSIONAL ENGINEER

Barry, Ed
May 6 2014 3:31 PM

CEMENT CONCRETE CURBS

STANDARD PLAN F-10.12-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Bakersfield, Pasco
Jun 11 2014 1:25 PM

STATE DESIGN ENGINEER
Washington State Department of Transportation

3 BARRIER CURB (CEMENT CONCRETE TRAFFIC CURB)
NTS

CITY OF MEDINA PERMIT

DRAWN BY: FERN LIDDELL

22"x34" – 17-0082 Chen-Shao SFR Civil.dwg 2018-04-20 (REBEKAH WESTON)

RED BARN ENGINEERING INC.
24209 29TH AVE W
BRIER, WA 98036
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
4/20/2018

DESIGN	RJW
DRAWN	JNM
CHECKED	SPS

REV/SUBMITTAL	DATE
1 PERMIT CORR. #1	2/26/18
2 PERMIT CORR. #2	4/20/18

PROJECT NAME:
CHEN-SHAO RESIDENCE

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

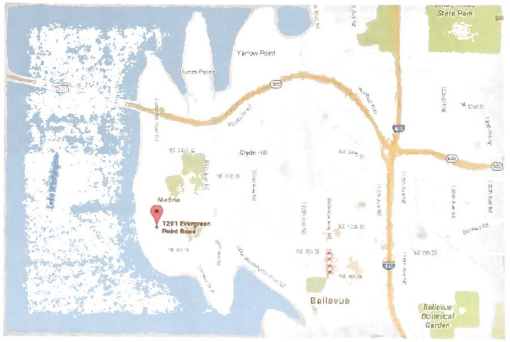
SHEET TITLE:
PAVING DETAILS

SHEET NO.:
C2.4

RB PROJECT NO.:
17-0082

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

CHEN–SHAO PAVILION



NORTH

VICINITY MAP

NTS

SHEET LIST	
SHEET #	SHEET TITLE
C0.0	COVER, LEGEND & NOTES
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITIONS
C0.3	EXISTING CONDITIONS
C1.0	TESC PLAN
C1.1	TESC DETAILS
C2.0	DRAINAGE & UTILITY PLAN
C2.1	DRAINAGE DETAILS

LEGAL DESCRIPTION

PARCEL A, APN: #252504–9099
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339334, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,333 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 25;
THENCE NORTH 140 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25 TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 1,333 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 25 EXTENDED;
THENCE EAST TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 529839;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON.

PARCEL B, APN: #252504–9213
BASED ON THE TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1339333, DATED MARCH 19, 2012, AT 8:00AM.

THAT PORTION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 25;
THENCE NORTH 1°24'15" EAST 13.00 FEET ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION;
THENCE NORTH 87°54'09" WEST 30.00 FEET TO THE WEST MARGIN OF 76TH AVENUE N.E. AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°54'09" WEST 190.39 FEET;
THENCE SOUTH 01°24'15" WEST 149.68 FEET TO THE INTERSECTION WITH A LINE DESCRIBED IN PARAGRAPH 2 OF DOCUMENT RECORDED UNDER RECORDING NUMBER 5839551;
THENCE EASTERLY ALONG SAID LINE AS FOLLOWS:
NORTH 83°19'39" EAST 16.64 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 58.72 FEET;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.39 FEET THROUGH A CENTRAL ANGLE OF 53°04'10" TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 49.20 FEET;
THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.99 FEET THROUGH A CENTRAL ANGLE OF 44°14'24";
THENCE SOUTH 87°50'35" EAST 90 FEET TO THE WESTERLY MARGIN OF 76TH AVENUE N.E.;
THENCE NORTH 01°24'15" EAST ALONG SAID MARGIN 177.24 FEET TO THE POINT OF BEGINNING.

DISCLAIMER:
RED BARN ENGINEERING INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN ENGINEERING INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

LEGEND AND ABBREVIATIONS

PROPOSED

- COM — COMMUNICATION LINE
- OHC — OVERHEAD COMMUNICATION LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- FO — FIBER OPTIC LINE
- G — NATURAL GAS LINE
- S — SANITARY SEWER LINE
- D — STORM DRAIN LINE
- T — TELEPHONE LINE
- W — WATER LINE
- FM — FORCE MAIN
- EOA — EDGE OF ASPHALT
- X — FENCE LINE
- TO BE REMOVED
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- LIMIT OF DISTURBANCE/CLEARNING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- EDGE OF VEGETATION
- EDGE OF WETLAND
- ASPHALT SURFACE
- CONCRETE SURFACE
- STABILIZED CONSTRUCTION ENTRANCE
- COMM MANHOLE
- COMM BOX
- COMM POLE
- ANCHOR
- GUY POLE
- ELEC BOX
- LIGHT
- YARD LIGHT
- LUMINAIRE
- METER
- ELEC MANHOLE
- POLE
- TRANSFORMER
- GAS METER
- GAS VALVE
- SEWER MANHOLE
- CLEANOUT
- CB MANHOLE
- STORM MANHOLE
- CATCH BASIN (CB)
- CULVERT
- CLEANOUT
- YARD DRAIN
- AIR RELEASE
- BLOW OFF
- FIRE DEPT CONN (FDC)
- HYDRANT
- METER
- MANHOLE
- POST INDICATOR
- THRUST BLOCK
- VAULT
- VALVE
- WELL
- IRR METER
- SPRINKLER
- IRR VALVE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- FLAG
- MONITOR WELL
- SIGN
- TEST PIT
- WETLAND FLAG
- BUSH
- SHRUB
- CONIFER TREE
- DECIDUOUS TREE
- STOCK PILE

ABBREVIATIONS

@	AT
AC	ACRES
BC	BACK OF CURB
CC	CURB CUT
CL	CENTERLINE
CO	CLEANOUT
CY	CUBIC YARDS
DWG	DRAWING
E	EAST
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FDCO	FOUNDATION DRAIN CLEANOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FORCE MAIN
N	NORTH
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	PLAIN CEMENT CONCRETE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SSCO	SANITARY SEWER CLEANOUT
SSS	SIDE SANITARY SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WEST
WM	WATER METER
WS	WATER SERVICE

EXISTING

LINE LEGEND

- SANITARY SEWER LINE — SS
- WATER LINE — W
- OVERHEAD POWER — OHP
- GAS LINE — G
- FENCE LINE — X

SYMBOLS

- YL — YARD LIGHT
- YD — YARD DRAIN
- CB — CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- GV — GAS VALVE
- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- WELL PUMP
- WATER SPIGOT
- PP / PPU — POWER POLE
- GA — GUY ANCHOR
- MB — MAIL BOX
- ROCKERY

○ PROPERTY CORNER FOUND AS NOTED

OWNER:
KEVIN CHEN & LIAN SHAO
9407 NE 30TH PLACE
CLYDE HILL, WA 98004

ARCHITECT:
STUART SILK ARCHITECTS
2400 NORTH 45TH STREET
SEATTLE, WA 98103
CONTACT: CARRIE ANDERSON
CARRIEA@STUARTSILK.COM
(206) 728–9500

CIVIL ENGINEER:
RED BARN ENGINEERING INC.
24209 29TH AVE W
BRIER, WA 98036
CONTACT: REBEKAH WESTON, PE
REBEKAH@REDBARN–ENGINEERING.COM
(206) 200–7174

SURVEYOR:
TRIAD ASSOCIATES
12112 115TH AVE. NE
KIRKLAND, WA 98034–6929
(425) 821–8448
CONTACT: MARK HARRISON

WATER/SEWER/STORM
CITY OF BELLEVUE

POWER/GAS
PUGET SOUND ENEREGY

TELEPHONE
CENTURY LINK

QUANTITIES (FOR PERMITTING ONLY)	CY
TERRACE STRUCTURE & PAD CUT	30
TERRACE STRUCTURE & PAD FILL	15
SITE PATH CUT	34
SITE PATH FILL	49

PARCEL #: 252504–9099 & 252504–9213
LOT SIZE: 136,900 SF
NEW IMPERVIOUS AREA: 1,866 SF
REPLACED IMPERVIOUS AREA: 0 SF
TOTAL IMPERVIOUS AREA: 1,866 SF
PGIS = 0 SF
DISTURBED AREA: 15,520 SF

DATUM & BENCHMARK:

BASIS OF BEARING:

HELD THE BEARING OF NORTH 00°17'22" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25–25–4 PER K.C.A.S.

BENCHMARK:

CITY OF BELLEVUE BENCH MARK 292: 2" BRASS CAP W/ "X" IN CASE, 0.4' DEEP AT THE INTERSECTION OF NE 8TH STREET AND EVERGREEN POINT ROAD. ELEVATION = 77.50.

NAVD 88 + 3.22' = US CORPS OF ARMY ENGINEER'S LAKE WASHINGTON DATUM. US CORPS OF ARMY ENGINEER'S LAKE DATUM OF 21.85' = 18.63' NAVD 88 DATUM.

HORIZONTAL DATUM:

K.C.A.S, SEE SURVEY C0.3

VERTICAL DATUM:

VERTICAL DATUM: CITY OF BELLEVUE – NAVD 88

FLOODPLAIN ELEVATIONS:

SITE IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE 500–YEAR FLOOD, PER FEMA PANEL NUMBER 53033CIN00A, DATED 4/19/2005.

DATUM

CITY OF MEDINA PERMIT ENG-GD-19-027

APPROVED
GRAY & OSBORNE
Consulting Engineers
DATE 1/3/2020 BY
Seattle Office

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200–7174
REDBARN–ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
A COMMENT REV.	12/12/19

PROJECT NAME:
CHEN–SHAO RESIDENCE PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

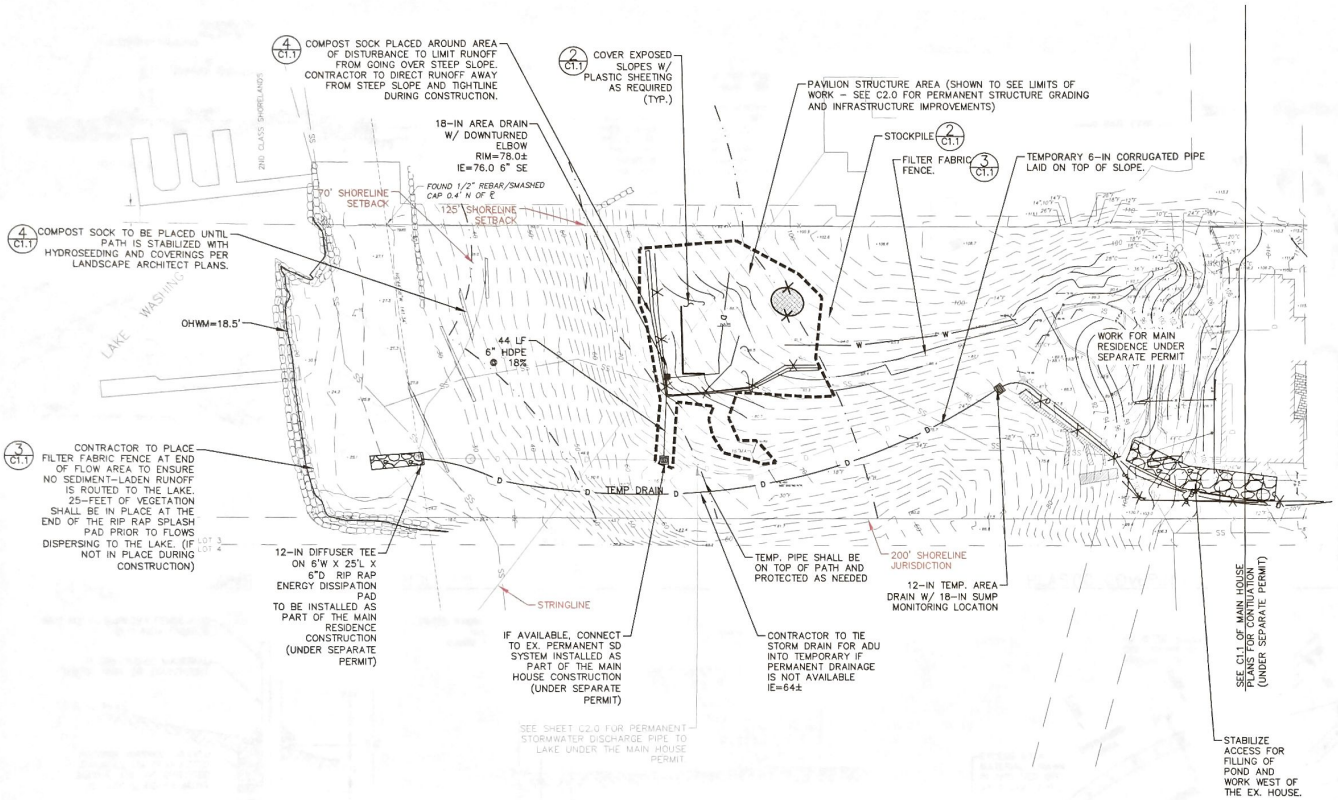
SHEET TITLE:
COVER, LEGEND & NOTES

SHEET NO.:
C0.0

RB PROJECT NO.:
17–0082

22"x34" – 17–0082_Chen–Shao ADU Civil.dwg 2019–12–12 (ERIC HANES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



GENERAL TESC NOTE

1. TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES (TESC) (INCLUDING BUT NOT LIMITED TO TEMPORARY CONSTRUCTION ENTRANCE, CATCH BASIN PROTECTION, SILT FENCE INSTALLATION, INTERCEPTOR DITCHES, SEDIMENTATION PONDS AND STRAW BALES) MUST BE IN PLACE AND INSPECTED BY THE CITY OF MEDINA PRIOR TO DEMOLITION, CLEARING/GRADING, ETC. SPOIL PILES COVERED. ALL CITY STREETS SHALL BE KEPT FREE OF MUD AND CONSTRUCTION DEBRIS. TESC FACILITIES SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS COMPLETE. NO SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, THE PUBLIC STORM DRAIN SYSTEM, WATER COURSES, SENSITIVE AREAS OR THE ADJACENT PROPERTIES. NOT ALL OF THESE FACILITIES MAY BE IDENTIFIED ON THIS PLAN BUT MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR WILL ADHERE TO ADDITIONAL REQUIREMENTS AS CONDITIONS WARRANT AND THE PROJECT PROGRESSES, INCLUDING CLEANING OF DOWNSTREAM CATCH BASINS AND DRAINAGE FACILITIES OF SETTLEMENT FROM THIS PROJECT.
2. THE TEMPORARY EROSION CONTROL FOR THE MAIN HOUSE SHALL BE IN PLACE UNTIL THE PERMANENT SYSTEM IS INSTALLED. THE PAVILION DRAINAGE MAY FLOW INTO EITHER THE TEMPORARY OR PERMANENT SYSTEM SO LONG AS THE RUNOFF AT THE POINT OF DISCHARGE DOES NOT EXCEED TURBIDITY LIMITS PER THE CONSTRUCTION GENERAL PERMIT THAT IS LESS THAN 25 NTU.

LEGEND

- TO BE REMOVED
- LIMIT OF DISTURBANCE/CLEARING LIMIT
- DITCH LINE
- SECURITY FENCE
- FILTER FABRIC FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- STOCKPILE
- C125 PERMANENT EROSION CONTROL MAT BY NORTHERN AMERICAN GREEN ON STEEP SLOPES

CONSTRUCTION SEQUENCE

1. HOLD AN ON-SITE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS FOR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF MEDINA TEMPORARY EROSION AND SEDIMENT CONTROL REQUIREMENTS.
10. COVER ALL AREAS THAT WILL BE ON WORK FOR MORE THAN 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS WITHIN 7 DAYS OF REACHING FINAL GRADE.
12. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

WET WEATHER REQUIREMENTS

1. IN ORDER TO REDUCE THE AMOUNT OF SURFICIAL EROSION AND TO MAINTAIN STABILITY OF OPEN CUT, UNSUPPORTED CUTS SHALL BE NO STEEEPER THAN 1.5H:1V UNLESS GEOTECHNICAL APPROVAL IS OBTAINED.
2. FOR CUTS EXCEEDING 7 VERTICAL FEET, CONTRACTOR SHALL INCORPORATE A BENCH AT LEAST 4 FEET WIDE IN THE CUT SLOPE.
3. COVER ALL STOCKPILED SOIL OR GRAVEL.
4. ALL DISTURBED AREAS ON SITE SUBJECT TO VEHICULAR TRAFFIC TO HAVE AT LEAST 4-IN OF 2" TO 4" QUARRY ROCK. IN HEAVY TRAFFIC AREA, THE THICKNESS OF ROCK SHALL BE INCREASED TO 8-IN.
5. ONCE EXCAVATION IS COMPLETED, COVER BASE WITH 3" OF CLEAN CRUSHED TYPE 26 AGGREGATE. SUBMIT SAMPLE TO ENGINEER PRIOR TO INSTALLING.
6. ALL EXPOSED CUTS SHALL BE COVERED WITH EROSION CONTROL MATS SUCH AS C125 BY NORTH AMERICAN GREEN, STAPLED TO THE FACE AS RECOMMENDED BY THE MANUFACTURER, AND ANCHORED ABOVE THE TOP OF THE CUT PER MANUFACTURER'S RECOMMENDATIONS.
7. C1.0 ESC DRY WEATHER REQUIREMENTS SHALL BE MAINTAINED IN ADDITION TO THE WET WEATHER REQUIREMENTS.
8. NO RUNOFF OR DEWATERING SHALL BE LEFT WHERE IT CAN MIGRATE OR SOAK ABOVE OR ON A STEEP SLOPE. RUNOFF SHOULD BE DIRECTED AWAY FROM THE TOP OF SLOPE AND TIGHTLINED TO THE BOTTOM.

CONSTRUCTION SEQUENCING

1. LAYOUT HDPE PIPE FOR ALIGNMENT.
2. STAKE HDPE PIPE IN
3. ENSURE NO RUNOFF BYPASSES THE SYSTEM AND TIE INTO CATCH BASIN.
4. HYDROSEED AREA AND PLANT ROBUST PLANTS (PER LANDSCAPE ARCHITECT)

NORTH

30 0 30 60
SCALE IN FEET

CITY OF MEDINA PERMIT

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6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
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STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
COMMENT REV.	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

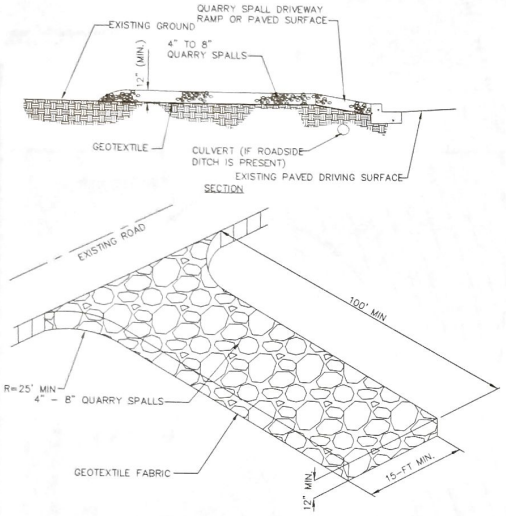
SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
17-0082

22"X34" - 17-0082 Chen-Shao ADU Cnt.dwg 2019-12-12 (ERIC HAINES)

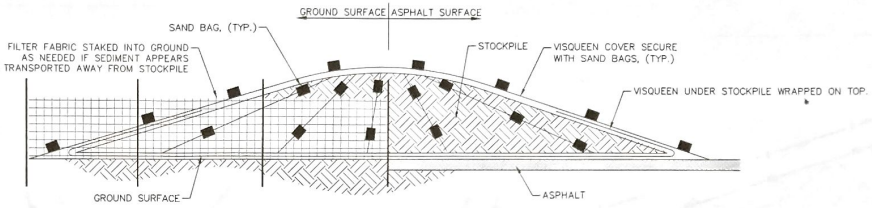
GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



MAINTENANCE STANDARD:
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

NOTES:
1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
2. SEE SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS.
   GEOTEXTILE MODIFICATIONS BASED ON SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
3. 100-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50-FT OR LESS.

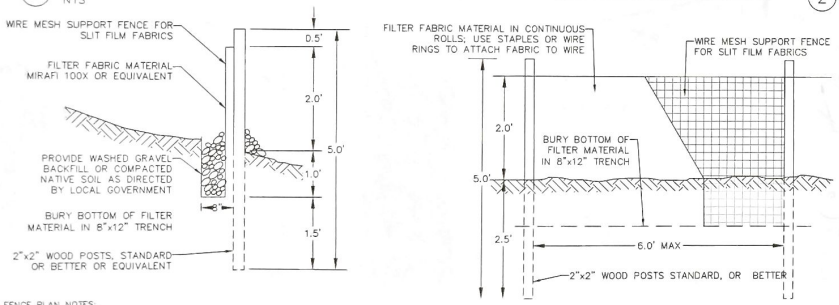
1 STABILIZED CONSTRUCTION ENTRANCE
NTS



MAINTENANCE:
CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

NOTS:
1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE SDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

2 STOCKPILE AND PLASTIC COVERING
NTS

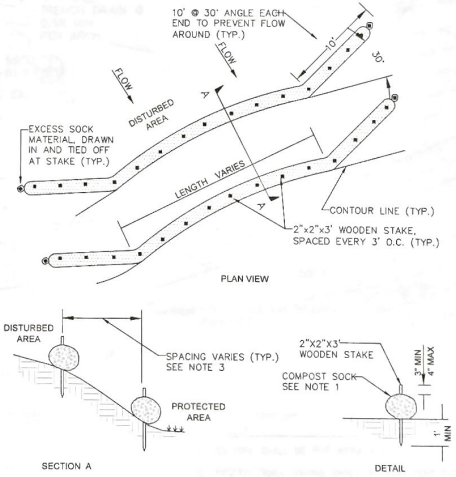


FILTER FABRIC FENCE PLAN NOTES:
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2½-FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12-INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18-INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.
10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
    - O WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
    - O NO. 6 STEEL REBAR OR LARGER.
    - O ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
    - O U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
    - O OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
    - O GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
    - O GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

FILTER FABRIC SPECIFICATIONS

AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC^{-1} MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

3 FILTER FABRIC FENCE
NTS



(SHOWN AS SLOPE PROTECTION)

NOTES:
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

4 COMPOST SOCK
NTS

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PH: (206) 200-7174
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KENNETH J. WALDEN
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN RJW
DRAWN JNM
CHECKED TWB

REV/SUBMITTAL COMMENT REV.	DATE
	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

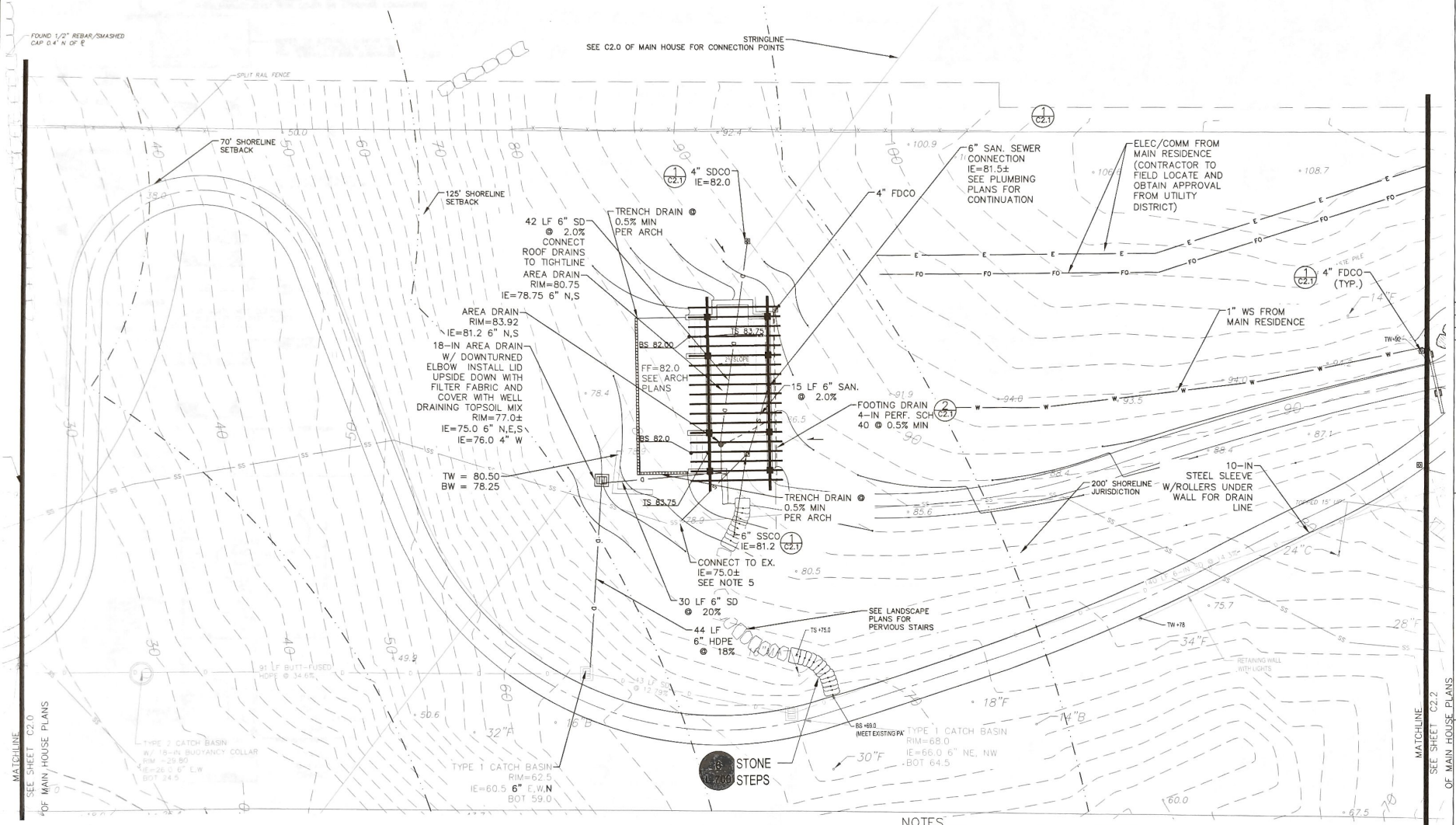
SHEET TITLE:
TESC DETAILS

SHEET NO.:
C1.1

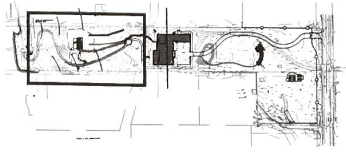
RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2019-12-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



KEY MAP



NOTES

1. SD PIPE SHALL BE PVC ASTM 3034-SDR 35.
2. FOOTING/WALL DRAINS SHALL BE 4-IN PERF PVC SHC 40.
3. COMPOST AMENDED SOILS ARE REQUIRED FOR ALL FINAL LANDSCAPED AREAS THAT ARE DISTURBED DURING CONSTRUCTION.
4. WALL DESIGN BY OTHERS. WALL IS SHOWN FOR GRADING AND DRAINAGE PURPOSES ONLY ON THIS SHEET
5. CONTRACTOR TO FIELD VERIFY CONNECTION - DEPTH AND SIZE PRIOR TO CONSTRUCTION OF SIDE SEWER SERVICE
6. AREA DRAINS SHALL BE NDS #1800 WITH OPEN GRATE BY ARCHITECT AND LANDSCAPE ARCHITECT
7. AREA DRAINS ON HARDSCAPE MAY BE REPLACED WITH TRENCH DRAINS WHERE NEEDED

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6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

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RUBIKAH J. WAGNER
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
1 COMMENT REV.	12/12/19

PROJECT NAME: CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS: 1201 76TH AVE NE (EVERGREEN POINT ROAD) MEDINA, WA 98039

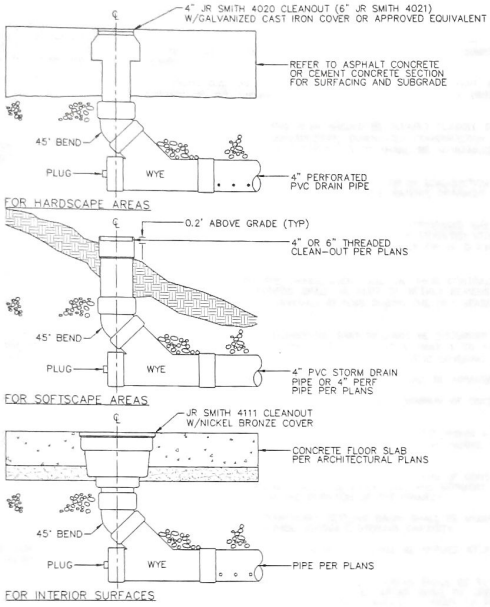
SHEET TITLE: GRADING, DRAINAGE, AND UTILITY PLAN

SHEET NO.: C2.0

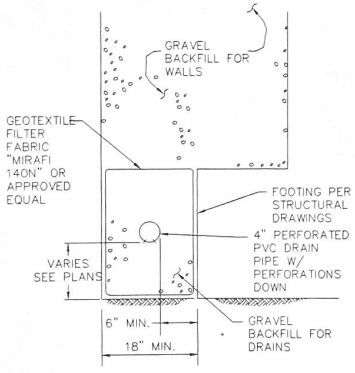
RB PROJECT NO.: 17-0082

23"X34" - 17-0082 Chen-Shao ADU Civil.dwg 2019-12-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



1 STORM DRAIN CLEANOUT (SDCO)
NTS



2 FOOTING DRAIN SECTION
NTS

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6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

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REBEKAH J. WEBSTER
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN	RJW
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REV/SUBMITTAL COMMENT REV.	DATE
	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
DRAINAGE DETAILS

SHEET NO.:
C2.1

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2019-12-12 (ERIC HAINES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

STANDARD TESC PLAN NOTES

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWING ON THIS PLAN SHOULD BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G.SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN 15 DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSIONS CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

STANDARD GRADING NOTES

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES APPROVED BY THE CITY SHALL BE INSTALLED BY THE APPLICANT AND INSPECTED BY THE CITY PRIOR TO STARTING CONSTRUCTION ACTIVITY. FACILITIES SHALL BE PROPERLY MAINTAINED BY THE APPLICANT AT ALL TIMES DURING THE DURATION OF THE PROJECT.
2. NO-SEDIMENT-LADEN WATER SHALL ENTER LAKE WASHINGTON, STREAMS, THE PUBLIC STORM DRAIN SYSTEM, OR ADJACENT PROPERTIES.
3. THE CITY MAY REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED AS CONDITIONS WARRANT ADDRESSING STORMWATER RUNOFF. SUCH CONDITIONS MAY INCLUDE CLEANING SEDIMENT FROM THE PROJECT OUT OF DOWNSTREAM CATCH BASINS.
4. THE PROJECT SHALL COMPLY WITH CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) ELEMENTS #1 THROUGH #13 SET FORTH IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (FEB. 2014).
5. STORMWATER DETENTION PONDS MAY BE USED AS INTERIM SEDIMENTATION FACILITIES IF CLEANED AND RESTORED TO APPROVE PLAN CONDITIONS FOLLOWING COMPLETION OF ALL ON-SITE CONSTRUCTION.
6. STORMWATER SHALL BE ROUTED THROUGH A CATCH BASIN PRIOR TO DISCHARGING TO THE PUBLIC STORM SYSTEM IN ORDER TO FACILITATE THE EASY REMOVAL OF TRANSPORTED SEDIMENTS AND DEBRIS.
7. REMOVAL OF TREES IS NOT AUTHORIZED UNDER THIS PERMIT. PROTECTION SHALL BE IMPLEMENTED FOR THE PRESERVATION OF SIGNIFICANT TREES IN ACCORDANCE WITH SECTION 20.52.330 OF THE MEDINA MUNICIPAL CODE AND ANY CONDITIONS SET FORTH IN THIS PERMIT.
8. ANY GRADING OR EXCAVATION WITHIN A TREE PROTECTION ZONE IS PROHIBITED.
9. HAND DIGGING, OR OTHER APPROVED NON-DESTRUCTIVE METHODS ARE REQUIRED FOR TRENCHING NEAR SIGNIFICANT TREES THAT HAVE BEEN IDENTIFIED AS BEING SAVED.
10. COORDINATION FOR TREE PROTECTION IS REQUIRED WITH THE MEDINA TREE CONSULTANT PRIOR TO STARTING AND DURING CONSTRUCTION ACTIVITY.
11. ALL ACTIVITIES ASSOCIATED WITH THIS PERMIT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE CONSTRUCTION MITIGATION PLAN APPROVED FOR THIS PROJECT.
12. AN APPROVED MEDINA RIGHT-OF-WAY USE AND EXCAVATION PERMIT IS REQUIRED PRIOR TO WORKING IN THE CITY RIGHT-OF-WAY. ALL WORK SHALL COMPLY WITH THE APPROVED RIGHT-OF-WAY DRAWINGS AND THE MEDINA RIGHT-OF-WAY CONSTRUCTION REQUIREMENTS.
13. ALL CONSTRUCTION-RELATED ACTIVITIES SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE CRITICAL AREAS REPORT AND/OR GEOTECHNICAL REPORT APPROVED BY THE CITY.
14. A GEOTECHNICAL ENGINEER SHALL MONITOR CONSTRUCTION ACTIVITY AFFECTING GEOLOGICALLY HAZARDOUS AREAS TO ENSURE CONSTRUCTION ACTIVITY DOES NOT INCREASE THE THREAT OF A GEOLOGIC HAZARD TO ADJACENT PROPERTIES BEYOND PREDEVELOPMENT CONDITIONS AND WILL NOT ADVERSELY IMPACT OTHER CRITICAL AREAS OR THEIR BUFFERS.
15. THE GEOTECHNICAL ENGINEER OF RECORD SHALL PERFORM CONSTRUCTION FIELD-MONITORING, COMPACTION TESTING, AND FILE FIELD REPORTS WITH THE CITY OF MEDINA. UPON CONCLUSION OF THE PROJECT, THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A LETTER TO THE CITY INDICATING THAT PROJECT CLEARING, EARTHWORK, DRAINAGE, AND SOIL RETAINING STRUCTURES WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
16. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER OF RECORD IF FIELD CONDITIONS DIFFER FROM GEOTECHNICAL REPORTS.
17. NEW VEGETATION SHALL BE RE-ESTABLISHED AS SOON AS POSSIBLE AND ANY AREAS OF BARE SOIL BETWEEN PLANTINGS SHALL BE MULCHED, OR OTHERWISE PROTECTED. DURING WINTER CONSTRUCTION, ANY NEW HYDROSEEDED AREAS SHALL BE COVERED WITH CLEAR PLASTIC TO FACILITATE GRASS GROWTH. PROTECT BARE SLOPE AREAS, BEFORE VEGETATION, WITH PLASTIC SHEETING OR MULCH.
18. THE CONTRACTOR SHALL NOT ALLOW DISCHARGE OR RUNOFF ONTO OR ABOVE STEEP SLOPES. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE POTENTIAL OF RUNOFF TO COME INTO CONTACT WITH EXPOSED SOILS. ALL CONSTRUCTION STORMWATER DISCHARGE SHALL FIRST BE ROUTED THROUGH BAKER TANK OR SEDIMENT TRAP.
19. APPROVAL OF A DOWNSPOUT INFILTRATION SYSTEM SHALL OBLIGATE THE OWNER TO REPAIR, REPLACE, OR RECONSTRUCT THE INFILTRATION SYSTEM IF IT FAILS TO OPERATE AS INTENDED.
20. CONSTRUCTION OF CONCRETE WALLS, RETAINING WALLS OR ROCKERY WALLS ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
21. NO CONSTRUCTION ACTIVITIES ARE AUTHORIZED ON NEIGHBOR'S SIDE OF PROPERTY LINES.
22. CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO PROTECT NEIGHBOR'S TREES AND SHRUBS LOCATED ALONG THE PROPERTY LINES.
23. DESIGN ENGINEER SHALL TEST THE PUMP SYSTEM OPERATION AND SUBMIT A LETTER OF ACCEPTANCE TO THE CITY OF MEDINA PRIOR TO FINAL PERMIT APPROVAL AFTER CONSTRUCTION.
24. INSTALLATION OF A DUPLEX-PUMP SYSTEM WITH AN AUTOMATIC BACKUP GENERATOR AND ALARM SYSTEM FOR THE FOOTING DRAIN SUMP PUMP SYSTEM IS REQUIRED. PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES OR DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE FOOTING PUMP SYSTEM.
25. PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEMS.
26. CONSTRUCTION OF A FENCE OR GATE IS NOT AUTHORIZED UNDER THIS PERMIT.
27. FENCES LOCATED WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE REMOVED PRIOR TO FINAL APPROVAL.
28. AN ONSITE PRECONSTRUCTION MEETING WITH CITY STAFF IS REQUIRED PRIOR TO MOBILIZATION FOR THE CONSTRUCTION PROJECT.
29. A COPY OF THE APPROVED PLANS, GEOTECHNICAL REPORTS, AND PERMIT MUST BE KEPT ONSITE AT ALL TIMES.
30. A COPY OF THE APPROVED PLANS, PERMIT AND APPROVAL LETTER MUST BE KEPT ONSITE AT ALL TIMES.
31. CONSTRUCTION PARKING OR TRUCK QUEUING IS PROHIBITED WITHIN CITY OF MEDINA RIGHTS-OF-WAY.
32. SITE OBSERVATION REQUESTS MUST BE MADE AT LEAST 48 HOURS IN ADVANCE TO THE ENGINEERING CONSULTANT FOR TESC FACILITIES; FOR FOOTING, ROOF AND STORM DRAINS PRIOR TO BACKFILL; FOR SITE GRADING; AND FOR FINAL PROJECT APPROVAL PRIOR TO LANDSCAPING.

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
45286
12/12/2019

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
1 COMMENT REV.	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

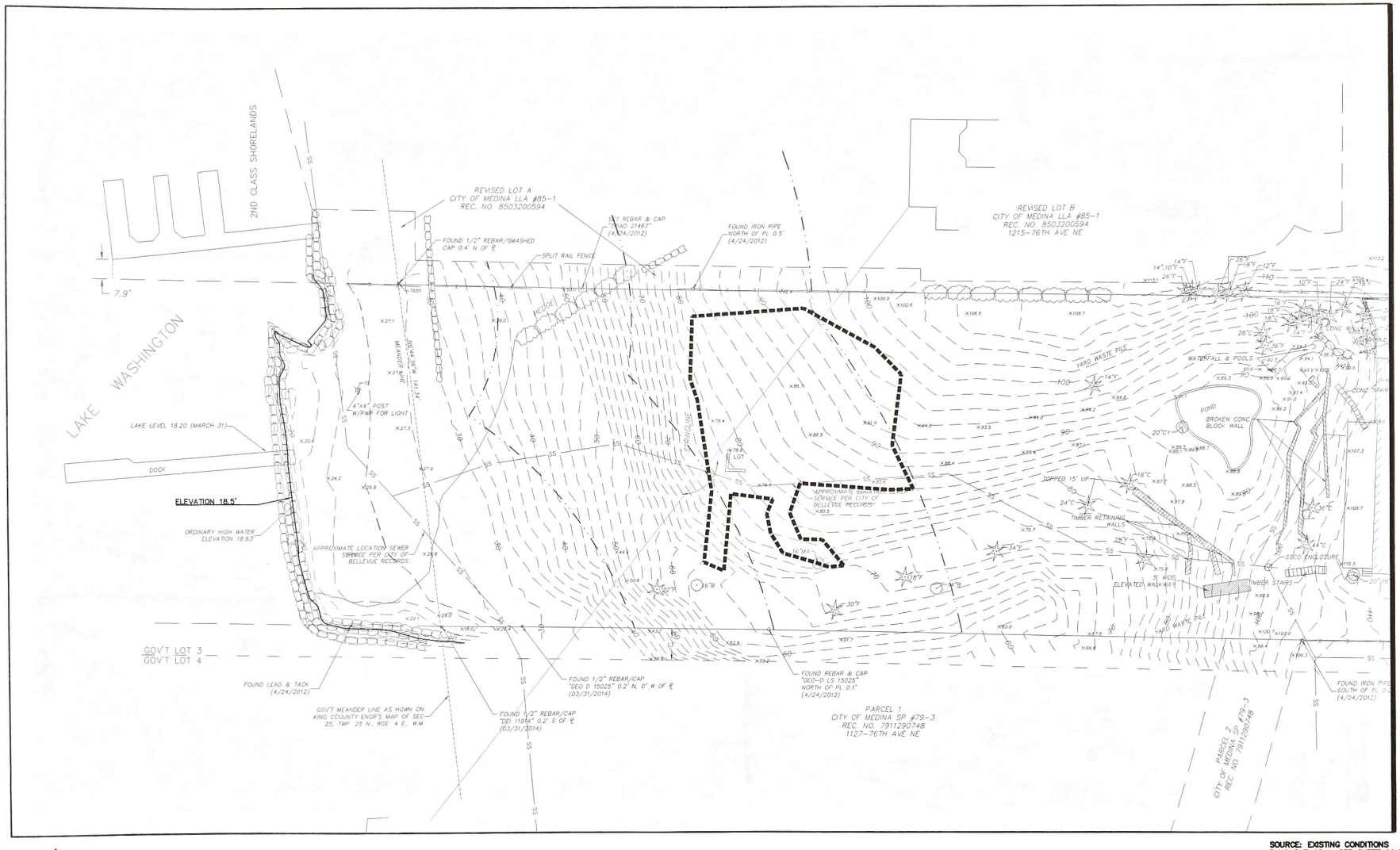
SHEET TITLE:
GENERAL NOTES

SHEET NO.:
C0.1

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Civil.dwg 2019-12-12 (ERIC HANES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.



MATCHLINE - SEE SHEET C0.3

SOURCE: EXISTING CONDITIONS BY SURVEYOR - SEE SHEET C0.0 FOR CONTACT AND DATUM

NORTH

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SCALE IN FEET

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WALLACE
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN	RJW
DRAWN	JNM
CHECKED	TWB

REV/SUBMITTAL	DATE
1 COMMENT REV.	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE
PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
EXISTING CONDITIONS

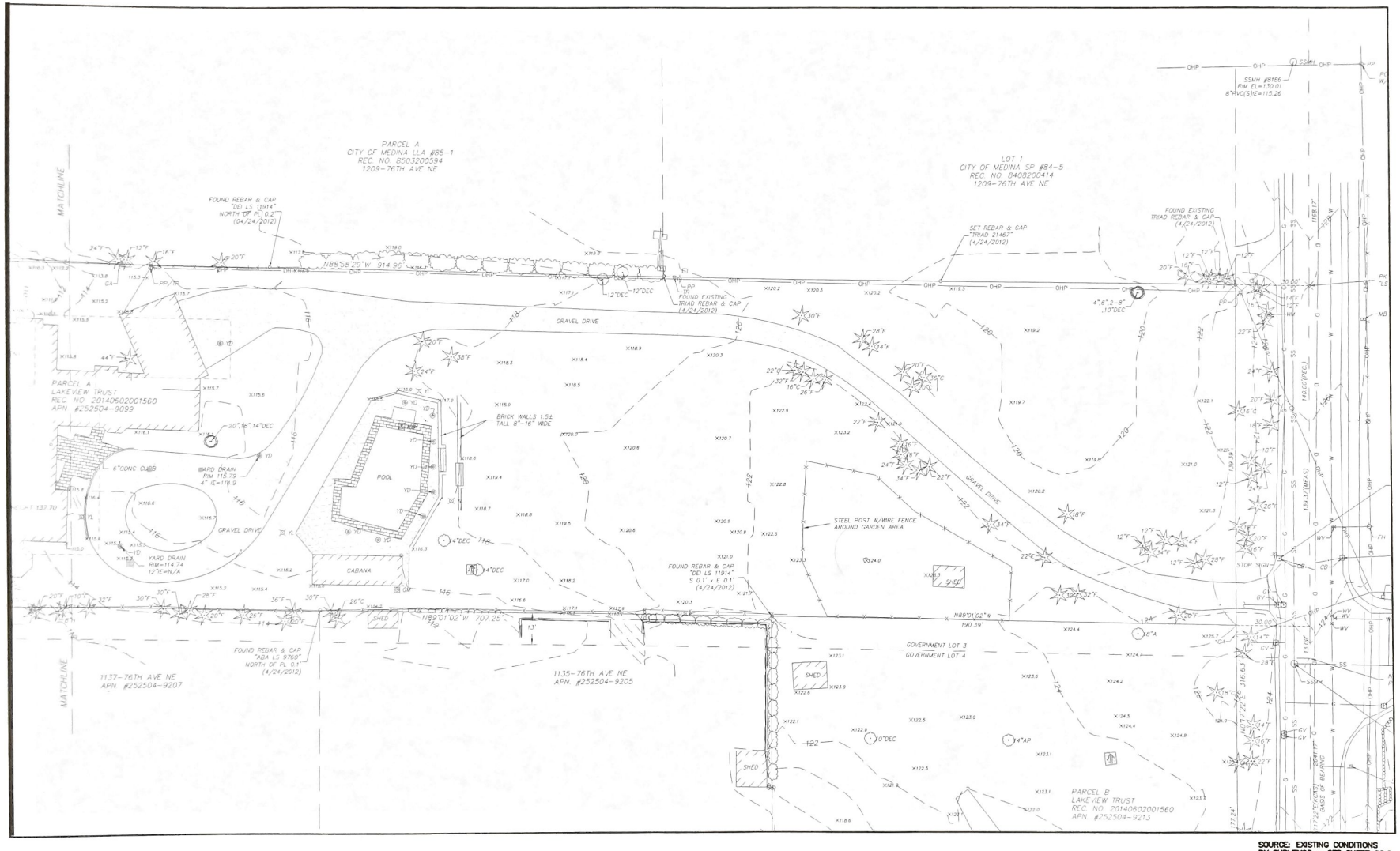
SHEET NO.:
C0.2

RB PROJECT NO.:
17-0082

22"x34" - 17-0082 Chen-Shao ADU Cell.dwg 2019-12-12 (ERIC HANNES)

GOVT LOTS 3 & 4, SEC 25, T25N, R04E, W.M.

MATCHLINE – SEE SHEET C0.2



SOURCE: EXISTING CONDITIONS BY SURVEYOR – SEE SHEET C0.0 FOR CONTACT AND DATUM

NORTH

20 0 20
SCALE IN FEET

CITY OF MEDINA PERMIT

RED BARN ENGINEERING INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. WILSON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
12/12/2019

DESIGN RJW
DRAWN JNM
CHECKED TWB

REV/SUBMITTAL	DATE
COMMENT REV.	12/12/19

PROJECT NAME:
CHEN-SHAO RESIDENCE PAVILION

PROJECT ADDRESS:
1201 76TH AVE NE
(EVERGREEN POINT ROAD)
MEDINA, WA 98039

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.:
C0.3

RB PROJECT NO.:
17-0082

22"x34" – 17-0082 Chen-Shao ADU Civil.dwg 2019-12-12 (ERIC HANES)