US Army Corps of Engineers
Seattle District

WASHINGTON STATE DEPARTMENT OF ECOLOGY

Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 764-6695
ATTN: Erin Legge, Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone: (360) 407-6068
ATTN: Federal Permit Coordinator

Public Notice Date: April 10, 2013
Expiration Date: May 10, 2013

Reference No.: NWS-2012-01111
Name: MJB Properties, LLC

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the United States as described below and shown on the enclosed drawings dated December 13, 2012.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: Merlino Jones Brothers (MJB) Properties, LLC
Pacific Marine Center
Attention: Jimmy Blais
9125 10th Avenue South
Seattle, Washington 98108

Telephone: (206) 762-9125

LOCATION: In Fidalgo Bay at Anacortes in Skagit County, Washington.

WORK: The applicant is proposing to construct a new travelift, pier, wash rack, service building, and ancillary utilities and install a float for seaplane operations.

In-water work: 1) construct a new 250 ton mobile boat hoist (Marine Travelift) consisting of two 110' x 8.25' concrete piers with no more than 46 steel piles measuring no more than 24" in diameter; 2) excavate and dredge a pier well extending 30' into the existing uplands to a minus 8' elevation level, this will require the removal of 1,350 cubic yards of dredge material (using either a clamshell dredge operated from a barge or land-based equipment); 3) dredged material deemed suitable will be disposed of at the Elliott Bay disposal site; 4) remove 428 cubic yards of upland using land-based equipment; 5) install approximately 200 lineal feet of sheet pile to create the pier well; 6) install a new 12' x 100' float with light permeable grating; 7) remove the existing 40' by 80' pier; and 8) install a new 6" stormwater outfall into Fidalgo Bay.

The proposed outfall will be used for the discharge of stormwater when the boat wash rack is not in use and it has been designed to be the outfall for a future stormwater system that would capture, treat, and discharge any stormwater from the rest of the site when it is developed in the future.

An impact hammer is proposed for installation of piling and the sheet pile wall; no proofing is proposed.

Upland work: 1) Reroute existing utilities around the wash rack area (water, power, sewer, etc); 2) install a new 56' x 120' concrete boat wash pad and processing system and 3) construct a new 20' x 50' one story ancillary building.

PURPOSE OF BOAT HOIST FACILITIES: Upgrade an existing commercial loading and offloading facility for use by larger vessels. Currently the applicant hauls vessels up to 65 feet long with hydraulic (Sea Lift) mobile boat trailers.

PURPOSE OF SEAPLANE FACILITIES: The seaplane port would primarily be used by private clients of Pacific Marine Center. A commercial seaplane company could operate out of the site in the future, however there is not a proposed commercial tenant at this time. The extent of seaplane use will be driven by market demand.

Dredged Material Testing: The applicant has chosen not to complete the testing before this Public Notice was published. Prior to completing our review, the proposed dredged material must be tested according to the procedures specified by the Dredged Material Management Program (DMMP). The DMMP evaluation may include both chemical and biological testing of sediments. For this project, the DMMP agencies will determine whether the dredged material is suitable for disposal at a DMMP open-water disposal site or must be disposed of at an upland location. The sediment testing data will be available at the Corps, Seattle District, Dredged Material Management Office.

Disposal Site Use Conditions: The following standard site-use conditions will be specified by the Corps and the Washington Department of Natural Resources as part of the Federal/State permitting processes: (1) disposal operations must not interfere with Indian treaty fishing at the disposal site, including gill nets and other fishing gear; (2) the permittee must coordinate any nighttime disposal with the Corps, Seattle District, Regulatory Branch Project Manager; and (3) approval must be received from the District Engineer prior to conducting nighttime disposal. Other appropriate special conditions may be added as a result of comments received during the public review period for this public notice.

MITIGATION: The applicants have not proposed any mitigation for this project.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. After receipt of comments from this public notice, the Corps will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact EFH in the project area. If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding

historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

SOURCE OF FILL MATERIAL: The applicant has not yet identified the source of the fill material. Should a permit be issued, the Corps will evaluate the fill material source prior to the start of construction.

EVALUATION – ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

ADDITIONAL EVALUATION: This proposal is the subject of Shorelines Substantial Development Permit No. 2012-0004 which has been issued by the City of Anacortes.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this

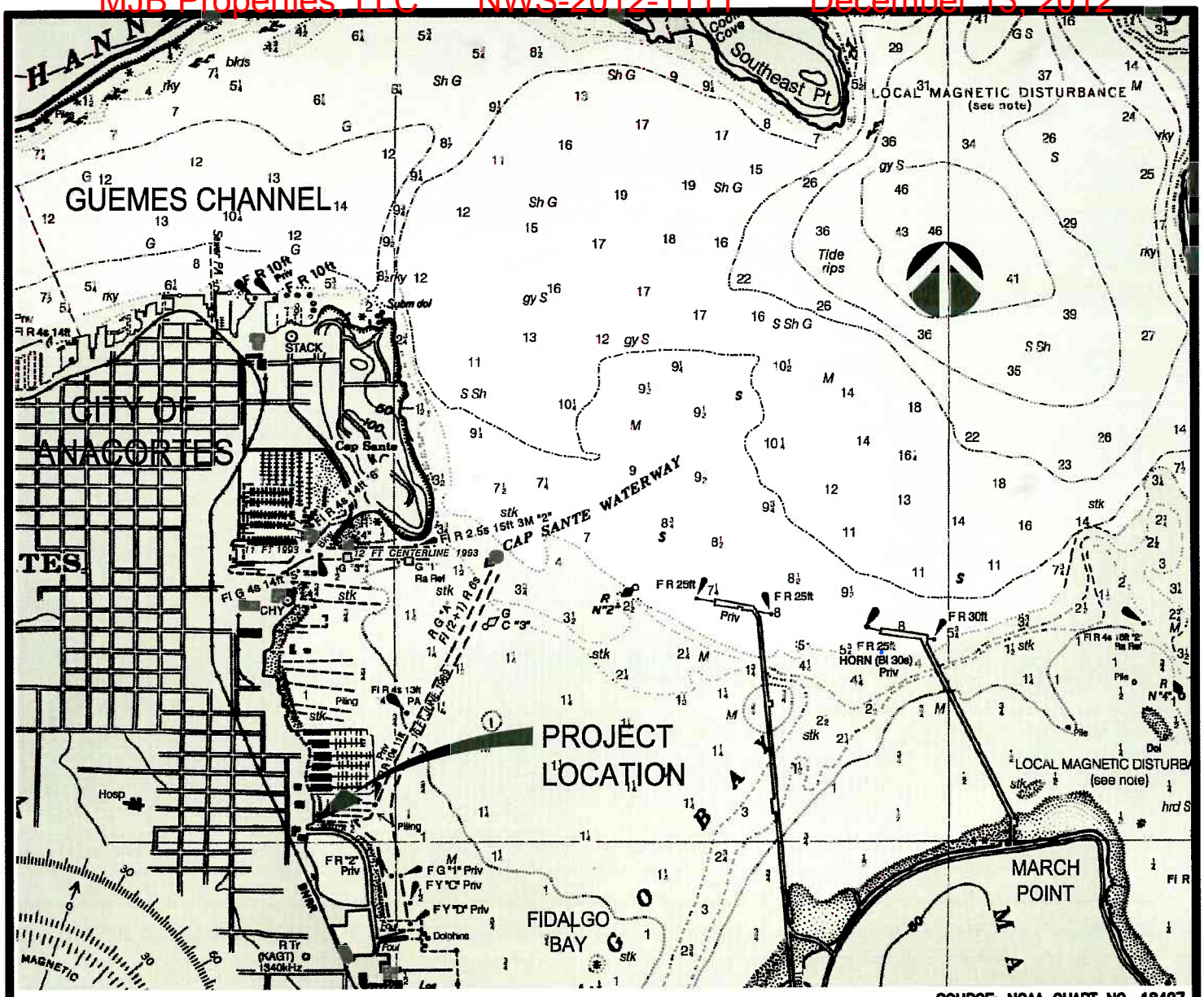
public notice to ensure consideration.

CORPS COMMENTS: All e-mail comments should be sent to erin.l.legge@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Ms. Erin Legge, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: **MJB Properties, LLC, NWS-2012-01111**

Encl: Figures (15)



SOURCE: NOAA CHART NO. 18427

NAUTICAL MILES

1 1/2 0 1

YARDS

1000 500 0 1000 2000

PROJECT DATA:

ZONING: COMMERCIAL MARINE 2 (CM2)

SHORELINE ENVIRONMENT DESIGNATION:

AQUATIC – AREAS SEAWARD OF EXTREME LOW TIDE;

URBAN – UPLANDS

TIDAL DATA:*

ESTIMATED EXTREME HIGH WATER = 11.00'±0.5'
MEAN HIGHER HIGH WATER = 8.3'
MEAN LOWER LOW WATER = 0.0'
ESTIMATED EXTREME LOW WATER = −4.50±0.5'

*BASED ON U.S. ARMY CORPS OF ENGINEERS TIDAL STATION NO. 116, SEATTLE DISTRICT

PROJECT SITE ADDRESS:
2600 BLOCK OF T-AVENUE
ANACORTES, WASHINGTON 98221

APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

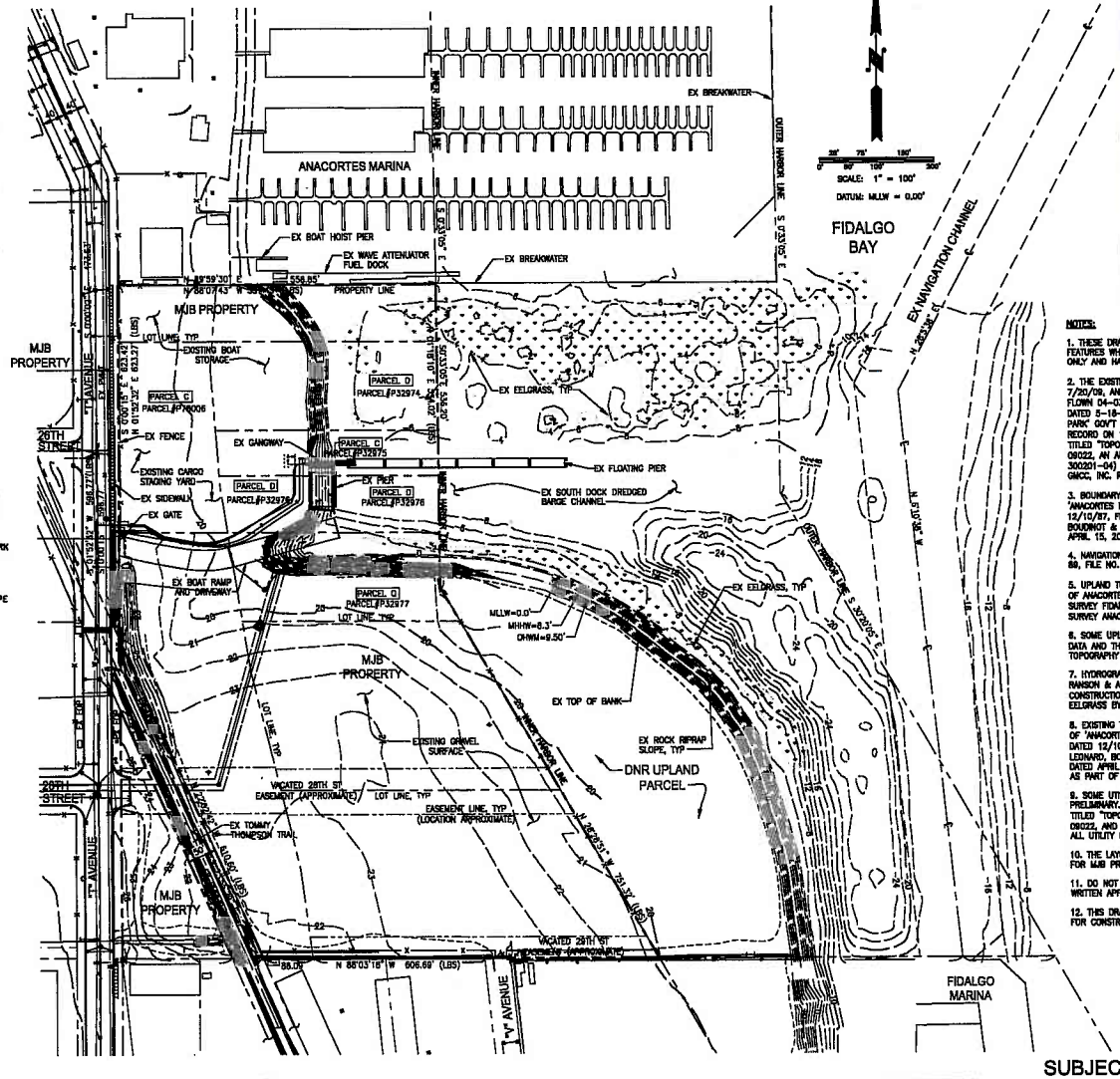
VICINITY MAP

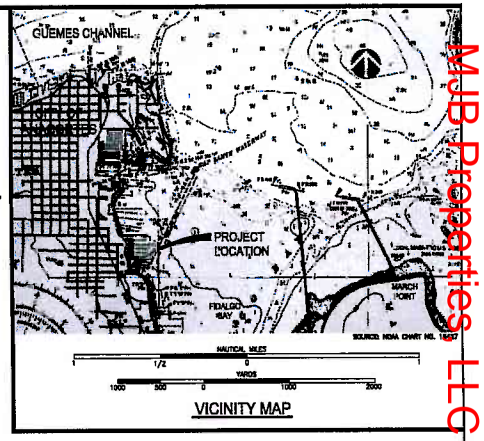
DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 1 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735◆ Fax: 825-1363
coastal & civil engineers

PROPOSED TRAVELIFT PIER & FLOAT EXTENSION

SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST , W.M.





LEGAL DESCRIPTION:

PARCEL C
LOT 44, ANACORTES INDUSTRIAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 18, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF 28TH STREET VACATED BY ORDINANCE NO. 258, LYING BETWEEN THE EAST LINE OF "I" AVENUE AND THE INNER HARBOR LINE;

ALSO A 6 FOOT STRIP LYING INSIDE THE MEANDER LINE AND ADJACENT THERETO AND BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH 40 FEET OF LOT 8, BLOCK 14 AND BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH HALF OF BLOCK 14, VACATED PLAT OF CORTEZ' FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D
THE SOUTH 40 FEET OF TRACT 26, ALL OF TRACT 27 AND THE NORTH HALF OF TRACT 28, PLATE NO. 10, ANACORTES TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

PARCEL Q
TRACTS 25, 29, AND 30, EXCEPT THAT PORTION OF SAID TRACT 25, LYING NORTH OF THE NORTH LINE OF TRACT 45, ANACORTES INDUSTRIAL PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 18, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXTENDING PART TO THE INNER HARBOR LINES PLATE 10, ANACORTES TIDE AND SHORE LANDS, ACCORDING TO THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON;

TOGETHER WITH VACATED 27TH AND 28TH & 29TH STREETS ADJOINING THERETO.

ABBREVIATIONS KEY:

A/C	– ASPHALTIC CONCRETE	LF	– LINEAL FEET
APPROX	– APPROXIMATE	LT	– LEFT TANGENT
BLDG	– BUILDING	LS	– LANDSCAPING
BM	– BENCH MARK	MAX	– MAXIMUM
BTM	– BOTTOM	MH	– MANHOLE
CB	– CATCH BASIN	MHHW	– MEAN HIGHER HIGH WATER
CI	– CAST IRON	MIN	– MINIMUM
CL	– CENTER LINE	MLLW	– MEAN LOWER LOW WATER
CMP	– CORRUGATED METAL PIPE	MON	– MONUMENT
CO	– CLEAN OUT	MSL	– MEAN SEA LEVEL
CONC	– CONCRETE	NIC	– NOT IN CONTRACT
CP	– CONCRETE PIPE	OHWM	– ORDINARY HIGH WATER MARK
CPP	– CORRUGATED POLYETHYLENE PIPE	PERF	– PERFORATED
		PI	– POINT OF INTERSECTION
CSBC	– CRUSHED SURFACING BASE COURSE	PP	– POWER POLE
		PVC	– POLYVINYLCHLORIDE
CW	– CONCRETE WALK	PVMT	– PAVEMENT
D	– DRAIN	RCP	– REINFORCED CONCRETE PIPE
DBO	– DESIGN BY OTHERS	REPL	– REPLACE
DDCV	– DOUBLE DETECTOR CHECK VALVE	RPBP	– REDUCED PRESSURE BACKFLOW PREVENTER
DEMO	– DEMOLISH	RT	– RIGHT TANGENT
DI	– DUCTILE IRON	S	– SEWER
DIA	– DIAMETER	S	– SLOPE
DIP	– DUCTILE IRON PIPE	SAN	– SANITARY
DOM	– DOMESTIC	SD	– STORM DRAIN
DS	– DOWNSPOUT	SHT	– SHEET
DWY	– DRIVEWAY	SQ	– SQUARE FEET
EL	– ELEVATION	SS	– SANITARY SEWER
ELEC	– ELECTRICAL	SSS	– SANITARY SIDE SEWER
ELEV	– ELEVATION	ST	– STREET
EOP	– EDGE OF PAVEMENT	STA	– STATION
ESMT	– EASEMENT	STD	– STANDARDS
EX	– EXISTING	SWPPP	– STORMWATER POLLUTION PREVENTION PLAN
FA	– FIELD ADJUST		
FD	– FLOOR DRAIN	TB	– THRUST BLOCK
FF	– FINISH FLOOR	TEL	– TELEPHONE
FH	– FIRE HYDRANT	TESC	– TEMPORARY EROSION/ SEDIMENTATION CONTROL
FM	– FORCEMAIN		
FT	– FEET	TOB	– TOP OF BANK
G	– GAS PIPE	TYP	– TYPICAL
GS	– GALVANIZED STEEL	UTIL	– UTILITY
HDPE	– HIGH DENSITY POLYETHYLENE	VC	– VERTICAL CURVE
		W	– WATER
IE	– INVERT ELEVATION	WM	– WATER METER
INV	– INVERT	WS	– WATER SERVICE
LBS	– PER LEONARD, BOUDINOT & SKODJE 2009 SURVEY	WV	– WATER VALVE
		WW	– WASH WATER

PROJECT DATA:

ZONING: COMMERCIAL MARINE 2 (CM2)

SHORELINE ENVIRONMENT DESIGNATION:
AQUATIC – AREAS SEAWARD OF EXTREME LOW TIDE;
URBAN – UPLANDS

TIDAL DATA*: ESTIMATED EXTREME HIGH WATER = 11.00'±0.5'
MEAN HIGHER HIGH WATER = 8.3'
MEAN LOWER LOW WATER = 0.0'
ESTIMATED EXTREME LOW WATER = –4.50±0.5'

* BASED ON U.S. ARMY CORPS OF ENGINEERS TIDAL STATION NO. 118, SEATTLE DISTRICT

NOTES:

1. THESE DRAWINGS ARE A COMPOSITE OF BOUNDARY INFORMATION, TOPOGRAPHY, HYDROGRAPHY AND EXISTING SITE FEATURES WHICH WERE OBTAINED FROM VARIOUS SOURCES. THE INFORMATION SHOWN ON THESE DRAWINGS ARE SCHEMATIC ONLY AND HAVE NOT BEEN ACCURATELY TIED TOGETHER BY A SURVEY.

2. THE EXISTING SITE FEATURES ARE BASED ON: CITY OF ANACORTES GIS DATA RECIEVED VIA EMAIL ON 9/24/07 & 7/20/09, AN AERIAL MAP TITLED "INDUSTRIAL PARK AERIAL" BY NEIS MAPPING FOR THE CITY OF ANACORTES, AERIAL FLOWN 04-03-90; A SURVEY BY CONSTRUCTION CONTROL CORPORATION TITLED "TOPOGRAPHIC SURVEY FIDALGO MARINA", DATED 5-18-90; A SURVEY BY LEONARD AND BOUDINOT, INC. TITLED "SURVEY IN THE PLAT OF 'ANACORTES INDUSTRIAL PARK' GOVT LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M. FOR HERITAGE PARTNERSHIP" DATED 12/10/87, FILED FOR RECORD ON 10/11/90, FILE NO. 9010110008 SKAGIT COUNTY, WA, A SURVEY BY LEONARD, BOUDINOT & SKODJE, INC. TITLED "TOPOGRAPHIC SURVEY ANACORTES INDUSTRIAL PARK" FOR MJB PROPERTIES DATED APRIL 15, 2009, PROJECT NO. 09022, AN AUTOCAD FILE PREPARED BY DELTA MARINE INDUSTRIES FOR MJB PROPERTIES DATED 2-7-2011 (DRAWING NO. 300201-04) PROVIDED TO LAYTON & SELL BY MJB PROPERTIES ON MARCH 29, 2011, AND PHONE DISCUSSIONS WITH GMCC, INC. REGARDING CHANGES MADE AS PART OF THE BOAT RAMP CONSTRUCTION.

3. BOUNDARY INFORMATION IS BASED ON A SURVEY BY LEONARD AND BOUDINOT, INC. TITLED "SURVEY IN THE PLAT OF 'ANACORTES INDUSTRIAL PARK' GOVT LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M. FOR HERITAGE PARTNERSHIP" DATED 12/10/87, FILED FOR RECORD ON 10/11/90, FILE NO. 9010110008 SKAGIT COUNTY, WA AND A SURVEY BY LEONARD, BOUDINOT & SKODJE, INC. TITLED "TOPOGRAPHIC SURVEY ANACORTES INDUSTRIAL PARK" FOR MJB PROPERTIES DATED APRIL 15, 2008, PROJECT NO. 09022.

4. NAVIGATION CHANNEL IS BASED ON A U.S. ARMY CORPS OF ENGINEERS NAVIGATIONAL CHANNEL DRAWING DATED 18 AUG 88, FILE NO. E-8-1-111.

5. UPLAND TOPOGRAPHY IS BASED ON AN AERIAL MAP TITLED "INDUSTRIAL PARK AERIAL" BY NEIS MAPPING FOR THE CITY OF ANACORTES, AERIAL FLOWN 04-03-90, AND A SURVEY BY CONSTRUCTION CONTROL CORPORATION TITLED "TOPOGRAPHIC SURVEY FIDALGO MARINA", DATED 5-18-90 AND A SURVEY BY LEONARD, BOUDINOT & SKODJE, INC. TITLED "TOPOGRAPHIC SURVEY ANACORTES INDUSTRIAL PARK" FOR MJB PROPERTIES DATED APRIL 15, 2008, PROJECT NO. 09022.

6. SOME UPLAND SPOT ELEVATIONS AND UPLAND CONTOURS SHOWN ON THIS DRAWING ARE BASED ON CITY OF ANACORTES DATA AND THE CITY'S CURRENT CONVERSION FACTOR FOR CONVERTING CITY ELEVATIONS TO MLLW=0.00' DATUM. UPLAND TOPOGRAPHY NEEDS TO BE FIELD CHECKED TO VERIFY ACCURACY.

7. HYDROGRAPHY IS BASED ON A BOTTOM SURVEY BY BIOAQUATICS INTERNATIONAL. A HYDROGRAPHIC SURVEY BY CHRIS RAWSON & ASSOCIATES FOR DINGFELL ASSOCIATES TITLED "FIDALGO BAY", DATED 7/10/98 AND A SURVEY BY CONSTRUCTION CONTROL CORPORATION TITLED "TOPOGRAPHIC SURVEY FIDALGO MARINA", DATED 5-18-90. LOCATION OF EELGRASS BY BIOAQUATICS INTERNATIONAL.

8. EXISTING TOP OF BANK LINE IS BASED ON A SURVEY BY LEONARD AND BOUDINOT, INC. TITLED "SURVEY IN THE PLAT OF 'ANACORTES INDUSTRIAL PARK' GOVT LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M. FOR HERITAGE PARTNERSHIP DATED 12/10/87, FILED FOR RECORD ON 10/11/90, FILE NO. 9010110008 SKAGIT COUNTY, WA AND A SURVEY BY LEONARD, BOUDINOT & SKODJE, INC. TITLED "TOPOGRAPHIC SURVEY ANACORTES INDUSTRIAL PARK" FOR MJB PROPERTIES DATED APRIL 15, 2008, PROJECT NO. 09022, AND PHONE Dpe ISCUSSIONS WITH GMCC, INC. REGARDING CHANGES MADE AS PART OF THE BOAT RAMP CONSTRUCTION.

9. SOME UTILITY INFORMATION SHOWN THESE DRAWINGS WAS PROVIDED BY THE CITY OF ANACORTES AND IS CONSIDERED PRELIMINARY. ADDITIONAL UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY LEONARD, BOUDINOT & SKODJE, INC. TITLED "TOPOGRAPHIC SURVEY ANACORTES INDUSTRIAL PARK" FOR MJB PROPERTIES DATED APRIL 15, 2008, PROJECT NO. 09022, AND ALSO A CAD FILE PROVIDED BY MJB TITLED "MJB Drainage-Water-Sewer-As-Built-4-18-2012.dwg". VERIFY ALL UTILITY LOCATIONS AND TYPES PRIOR TO CONSTRUCTION.

10. THE LAYOUT OF THE PROPOSED IMPROVEMENTS ARE BASED ON A DESIGN PREPARED BY DELTA MARINE INDUSTRIES FOR MJB PROPERTIES.

11. DO NOT SCALE THE DRAWING. THIS DRAWING IS FOR USE ON THIS PROJECT ONLY. DO NOT RE-USE WITHOUT THE WRITTEN APPROVAL OF LAYTON & SELL, INC. P.S.

12. THIS DRAWING IS FOR CLIENT REVIEW PURPOSES AND PRELIMINARY REGULATORY CONSULTATION ONLY. DO NOT USE FOR CONSTRUCTION.

OWNER REPRESENTATIVE
(PROJECT MANAGER):
GARY MERORO CONST. CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WA 98106
OFFICE: 206-762-9125
FAX: 206-763-4178
CELL: 206-255-5153
CONTACT: JIMMY BLAS

SUBJECT TO CITY REVIEW - NOT FOR CONSTRUCTION

PRELIMINARY

ELECTRONIC COPY NOT AN ORIGINAL

CITY OF ANACORTES
LAND USE PERMIT SET

811 Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

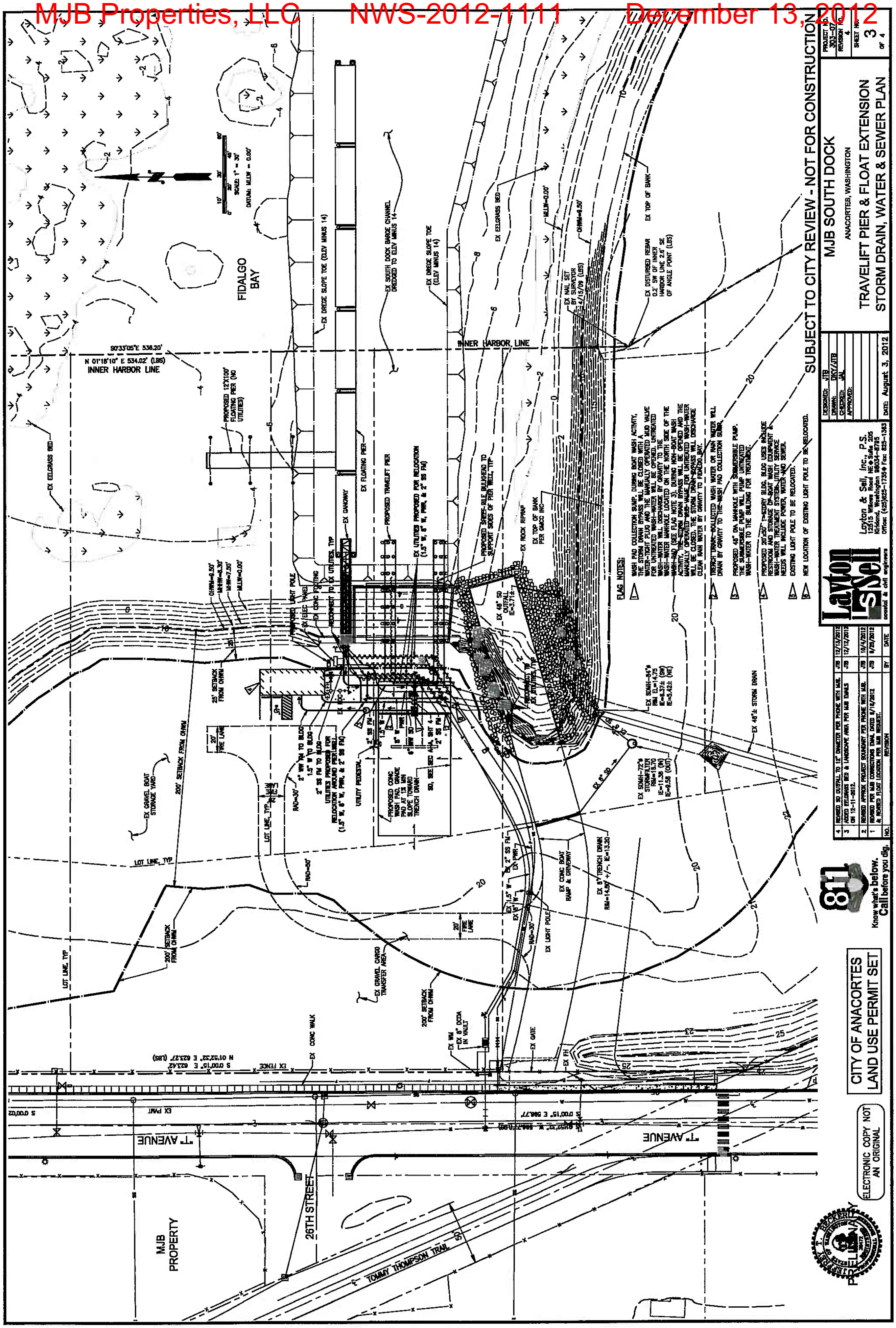
Layton & Sell, Inc., P.S.
12515 Willows Road NE • Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 • Fax: 825-1363

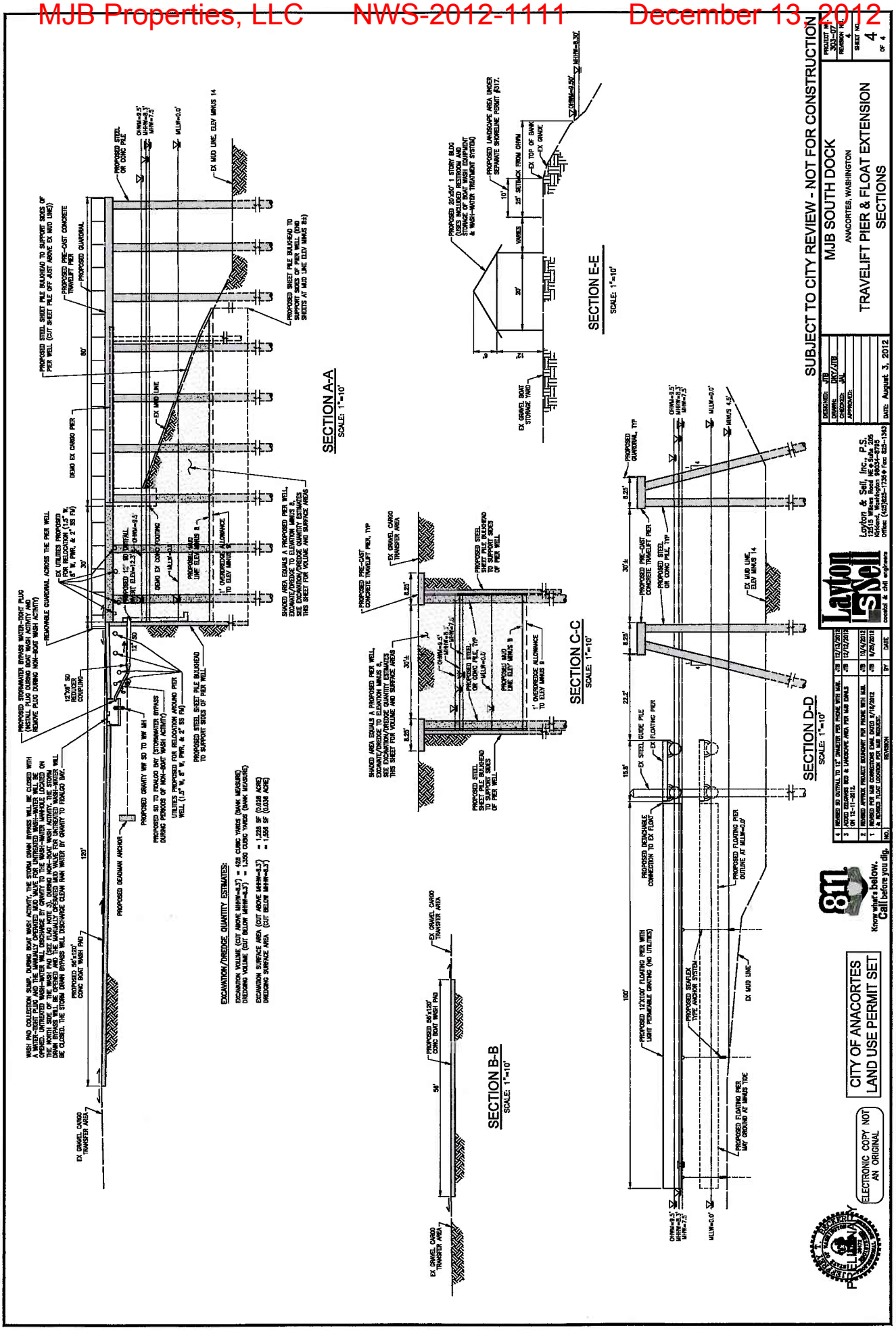
DESIGNED:	JTB
DRAWN:	DKY/JTB
CHECKED:	JAL
APPROVED:	
DATE:	March 8, 2013

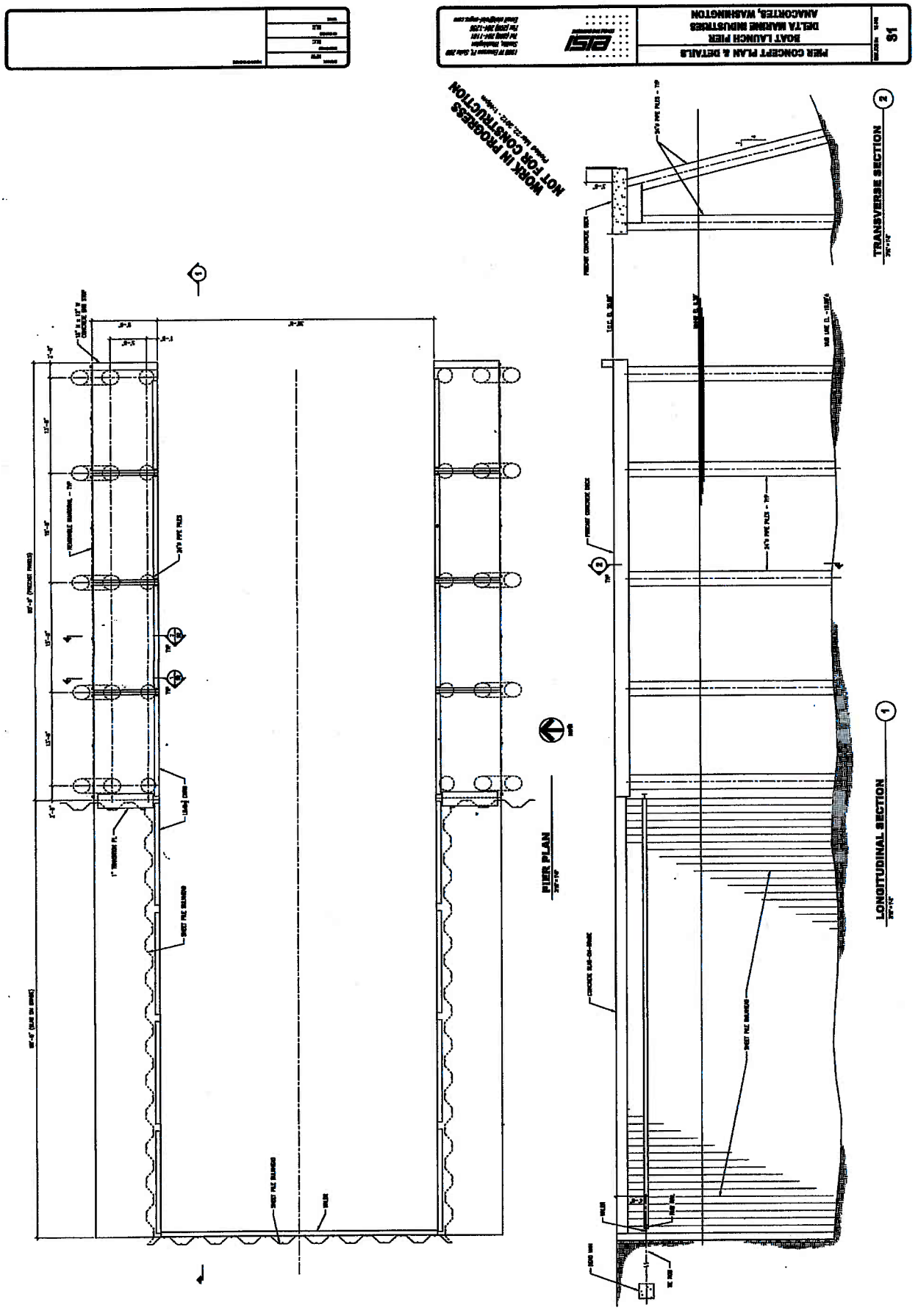
MJB SOUTH DOCK
ANACORTES, WASHINGTON
TRAVELIFT PIER & FLOAT EXTENSION
EXISTING CONDITIONS SITE PLAN

PROJECT NO. 303-07
REVISION NO.
SHEET NO. 1 OF 1

MJB Properties, LLC NWS-2012-1111 December 13, 2012


SUBJECT TO CITY REVIEW - NOT FOR CONSTRUCTION
MJB SOUTH DOCK
ANACORTES, WASHINGTON
TRAVELIFT PIER & FLOAT EXTENSION
STORM DRAIN, WATER & SEWER PLAN
DATE: August 3, 2012
CITY OF ANACORTES
LAND USE PERMIT SET
ELECTRONIC COPY NOT AN ORIGINAL
FIDALGO BAY
INNER HARBOR LINE
FLAG NOTES:
MJB PROPERTY
26TH STREET
"T" AVENUE
TOMMY THOMPSON TRAIL
Layton & Sell, Inc., P.S.
Know what's below. Call before you dig.


SECTION A-A
SCALE: 1"=10'
SECTION B-B
SCALE: 1"=10'
SECTION C-C
SCALE: 1"=10'
SECTION D-D
SCALE: 1"=10'
SECTION E-E
SCALE: 1"=10'
SUBJECT TO CITY REVIEW - NOT FOR CONSTRUCTION
MJB SOUTH DOCK
ANACORTES, WASHINGTON
TRAVELIFT PIER & FLOAT EXTENSION
SECTIONS
CITY OF ANACORTES
LAND USE PERMIT SET
ELECTRONIC COPY NOT AN ORIGINAL
Layton & Sell, Inc., P.S.
Know what's below. Call before you dig.


PIER CONCEPT PLAN & DETAILS
BOAT LAUNCH PIER
DELTA MARINE INDUSTRIES
ANACORTES, WASHINGTON
S1
WORK IN PROGRESS
NOT FOR CONSTRUCTION
TRANSVERSE SECTION
LONGITUDINAL SECTION
PIER PLAN

CONCEPT SECTIONS & DETAILS
BOAT LAUNCH PIER
DELTA MARINE INDUSTRIES
ANACORTES, WASHINGTON

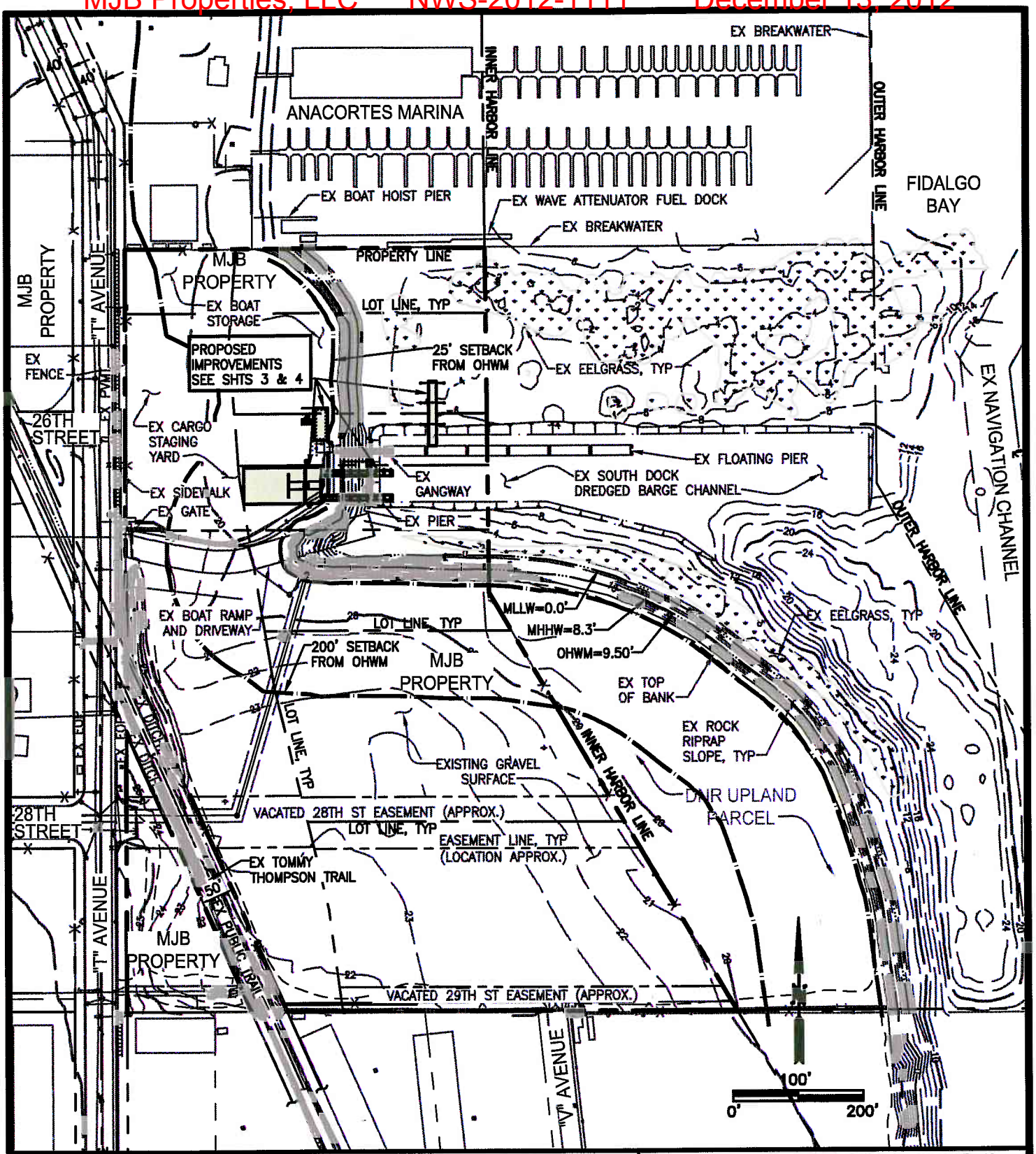
S2

WORK IN PROGRESS
NOT FOR CONSTRUCTION

TYP PRECAST PANEL REINFORCING

SECTION

TYPICAL PILE CONNECTION



APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

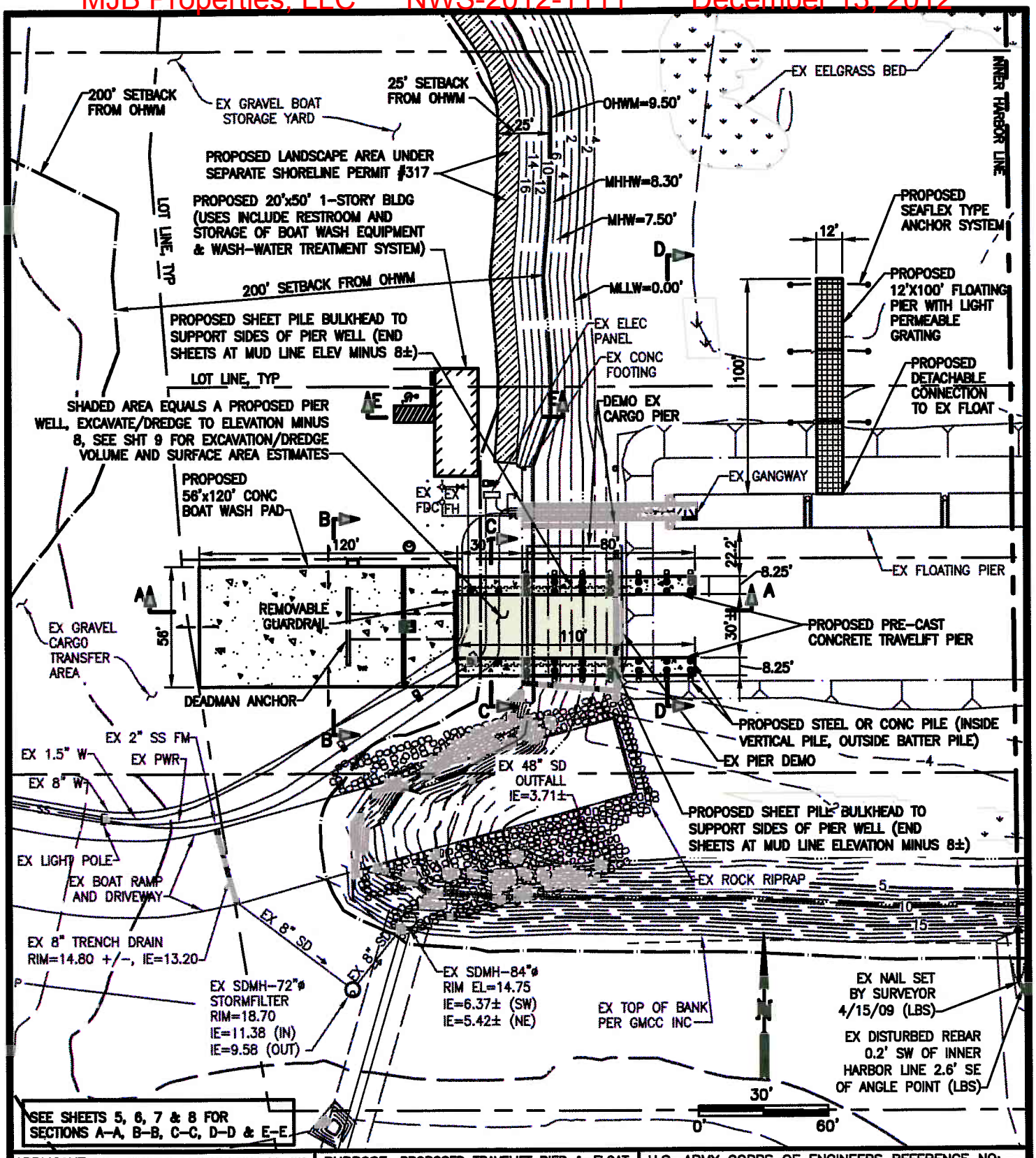
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

OVERALL SITE PLAN AND EXISTING CONDITIONS

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 2 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers



APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

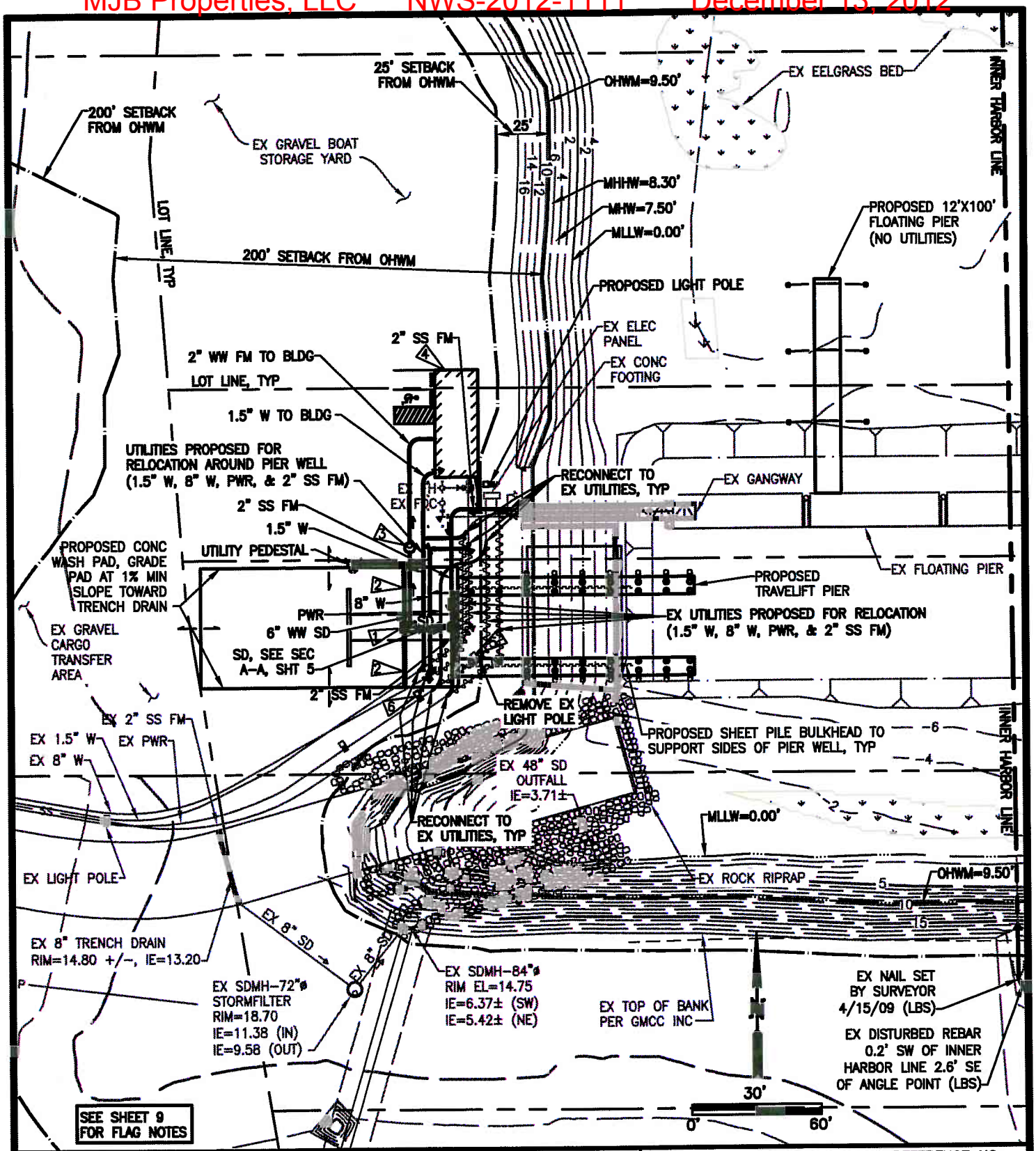
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

DETAIL SITE PLAN

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 3 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers



APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

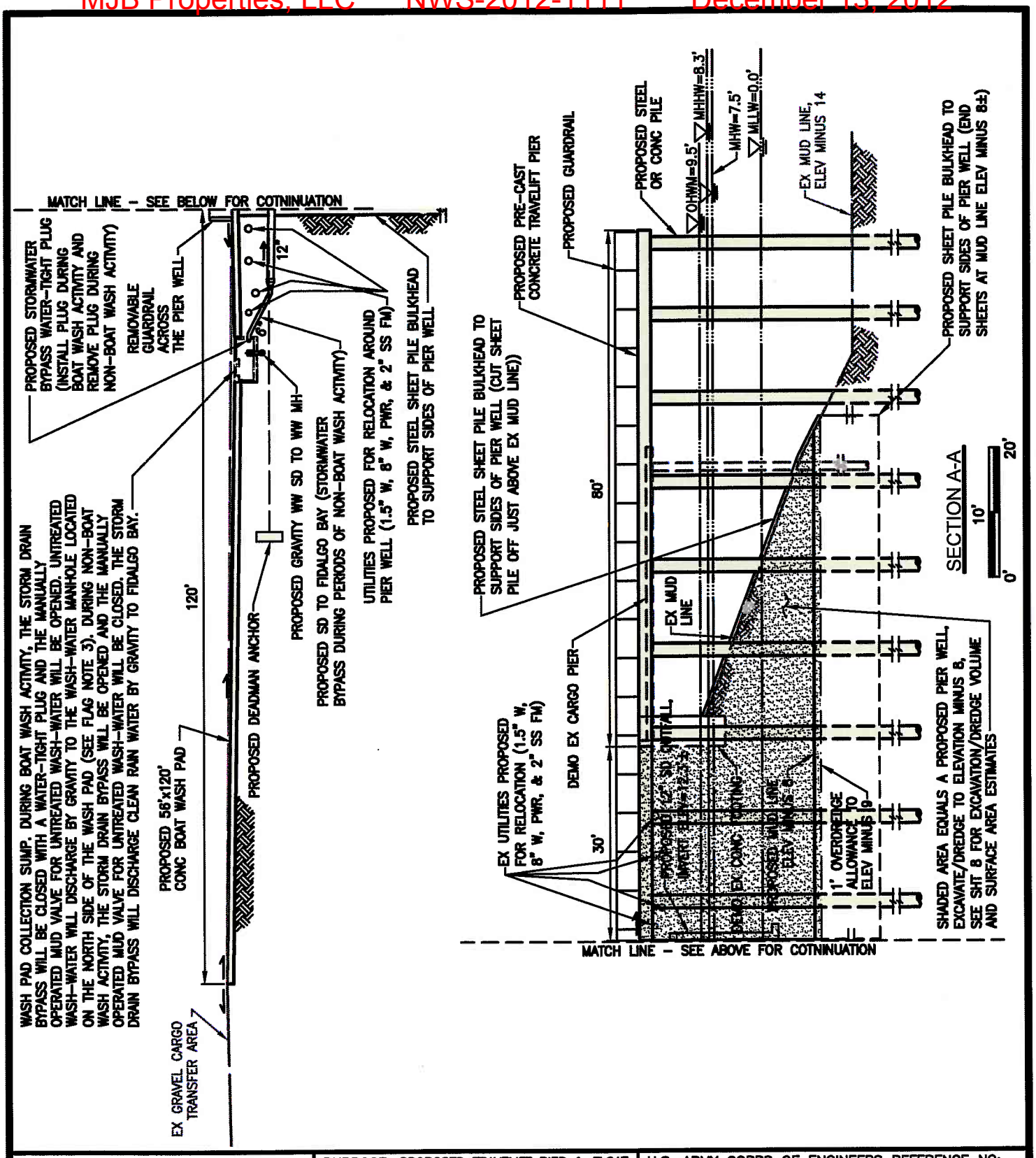
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

DETAIL STORM DRAIN AND UTILITIES PLAN

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 4 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735◆ Fax: 825-1383
coastal & civil engineers



APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

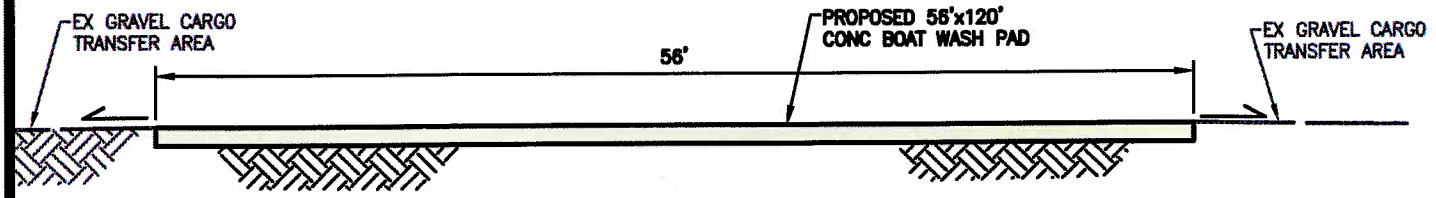
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

SECTION A-A

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 5 of 9

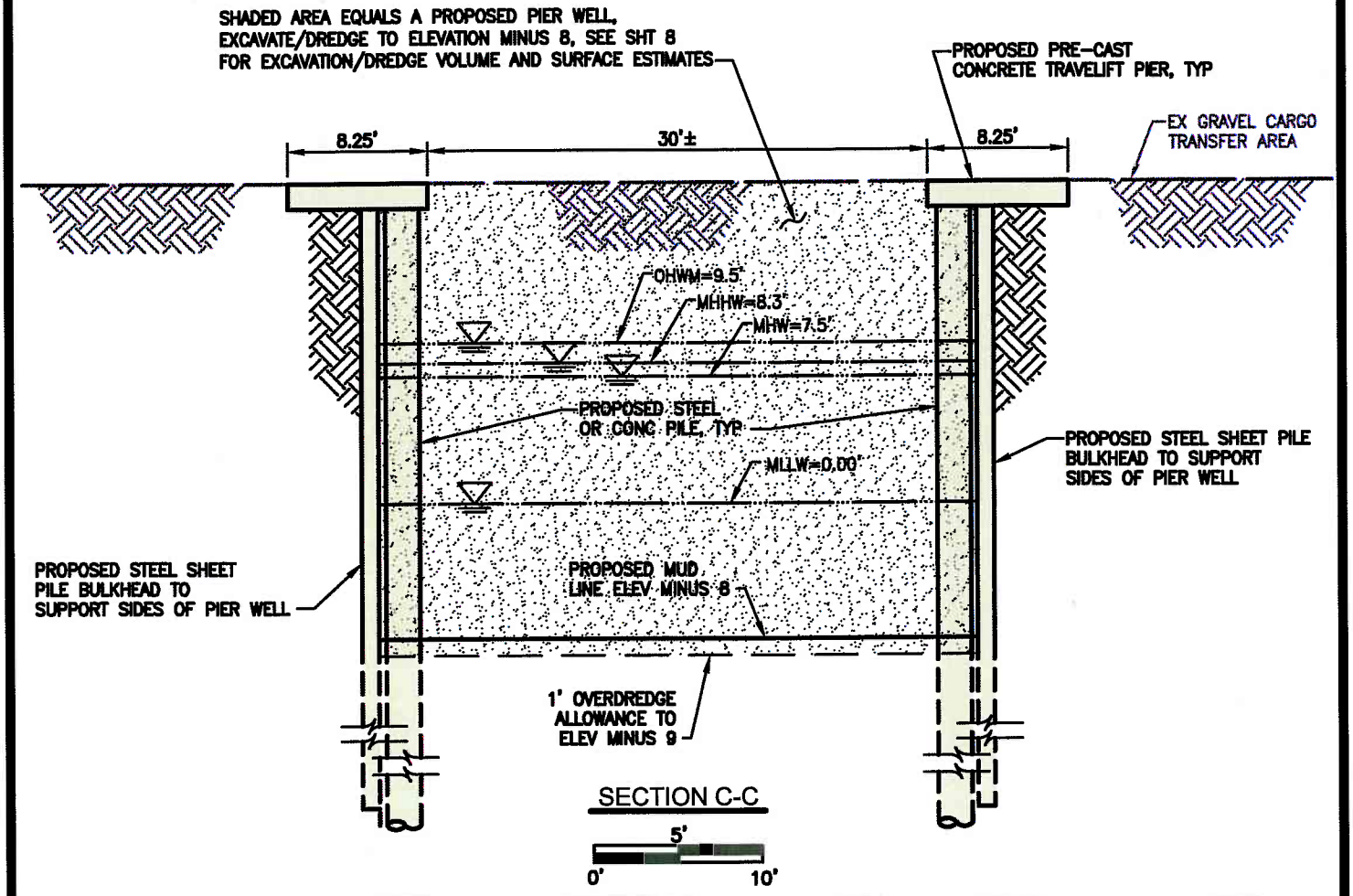
Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers



SECTION B-B

5'

0' 10'



SECTION C-C

5'

0' 10'

APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

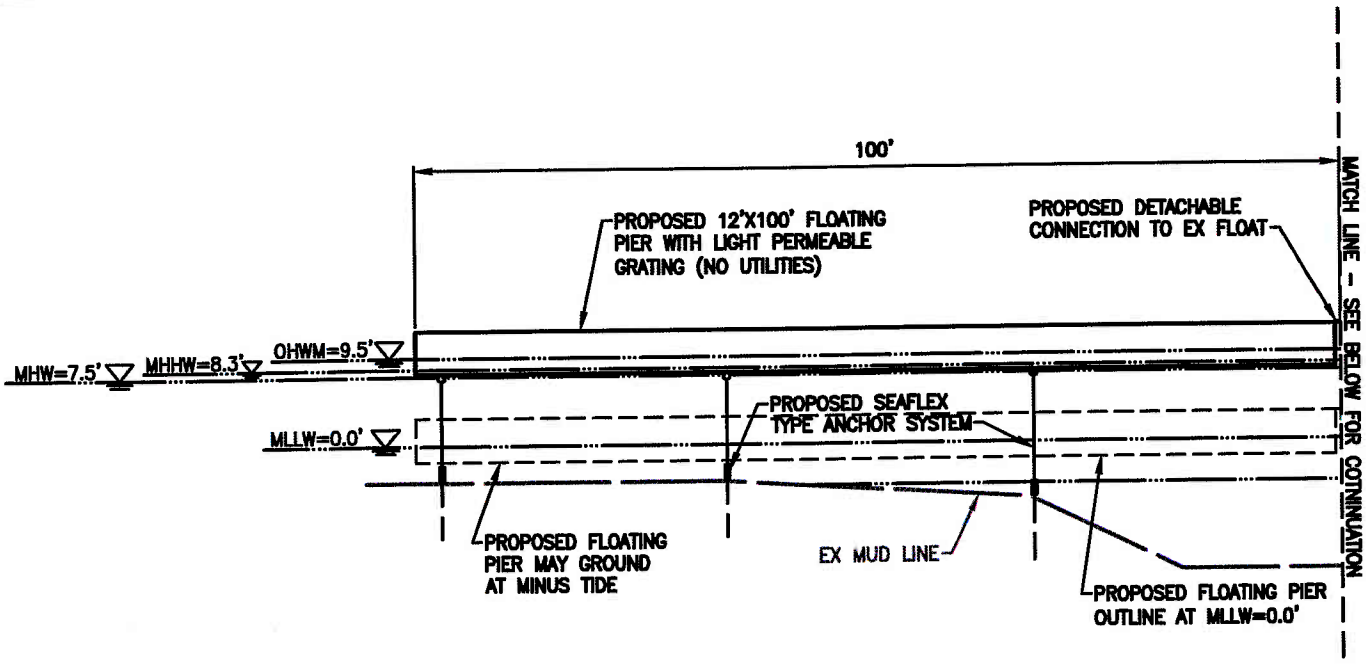
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

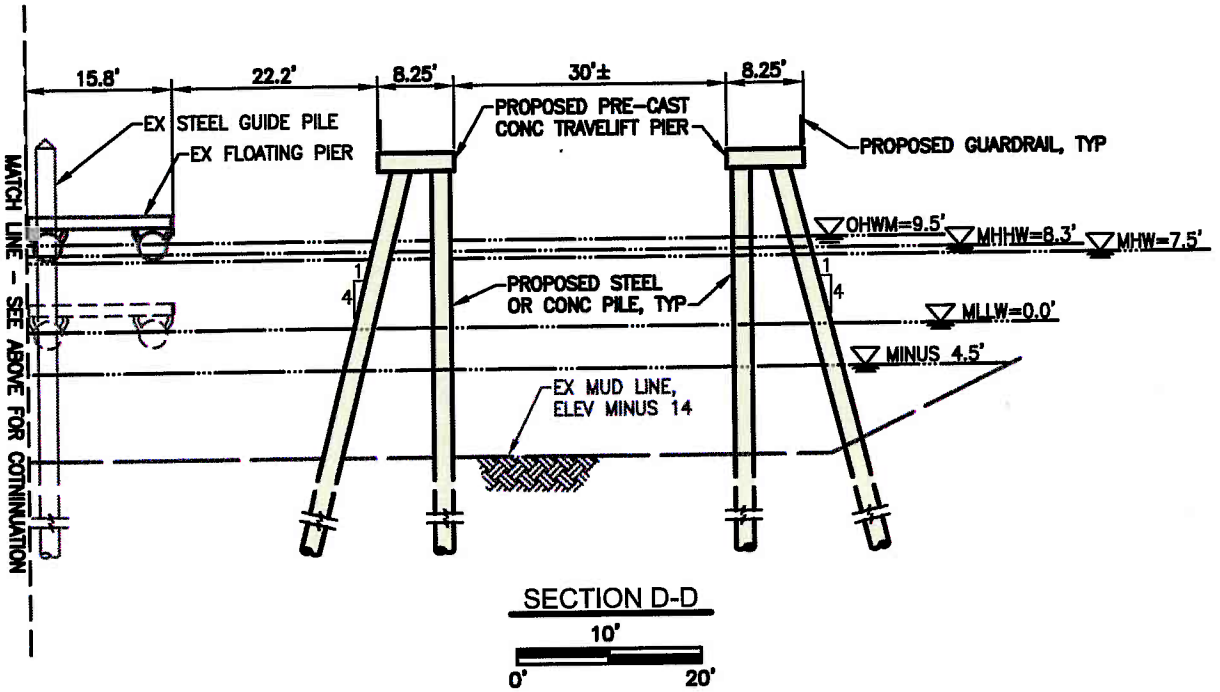
IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

SECTION B-B & C-C

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 6 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers





SECTION D-D

10'

0' 20'

APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

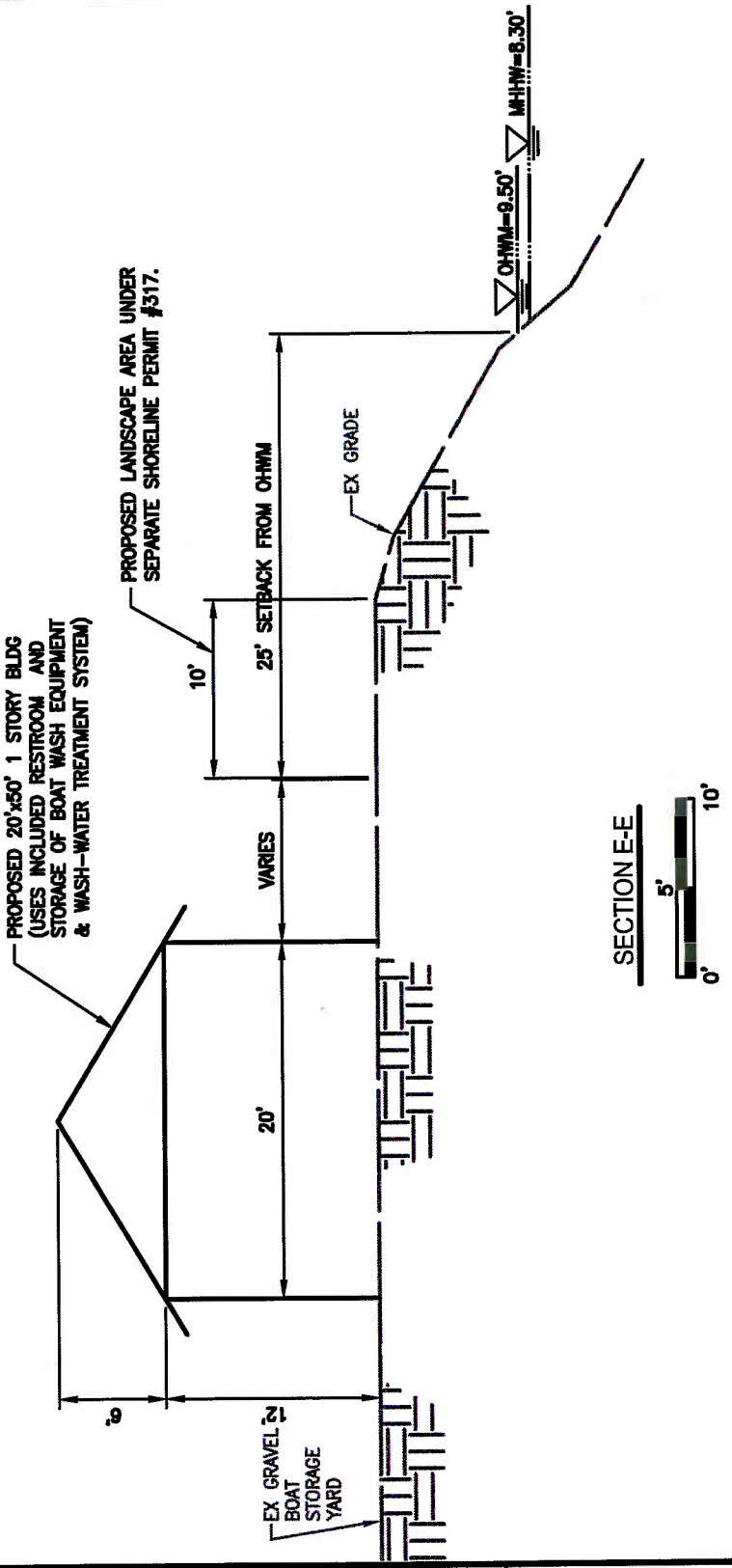
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

SECTION D-D

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 7 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers



SECTION E-E

10'
5'
0'

APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS-2012-1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

SECTION E-E

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 8 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers

ABBREVIATIONS KEY:

APPROX – APPROXIMATE
BLDG – BUILDING
CL – CENTER LINE
CONC – CONCRETE
CW – CONCRETE WALK
EL – ELEVATION
EX – EXISTING
FDC – FIRE DEPARTMENT CONNECTION
FH – FIRE HYDRANT
IE – INVERT ELEVATION
MH – MANHOLE
MHHW – MEAN HIGHER HIGH WATER
MLLW – MEAN LOWER LOW WATER
OHWM – ORDINARY HIGH WATER MARK
PWR – POWER
SD – STORM DRAIN
SHT – SHEET
TYP – TYPICAL
W – WATER
WM – WATER METER

FLAG NOTES:

1. WASH PAD COLLECTION SUMP. DURING BOAT WASH ACTIVITY, THE STORM DRAIN BYPASS WILL BE CLOSED WITH A WATER-TIGHT PLUG AND THE MANUALLY OPERATED MUD VALVE FOR UNTREATED WASH-WATER WILL BE OPENED. UNTREATED WASH-WATER WILL DISCHARGE BY GRAVITY TO THE WASH-WATER MANHOLE LOCATED ON THE NORTH SIDE OF THE WASH PAD (SEE FLAG NOTE 3). DURING NON-BOAT WASH ACTIVITY, THE STORM DRAIN BYPASS WILL BE OPENED AND THE MANUALLY OPERATED MUD VALVE FOR UNTREATED WASH-WATER WILL BE CLOSED. THE STORM DRAIN BYPASS WILL DISCHARGE CLEAN RAIN WATER BY GRAVITY TO FIDALGO BAY.
2. TRENCH DRAIN. COLLECTED WASH WATER OR RAIN WATER WILL DRAIN BY GRAVITY TO THE WASH PAD COLLECTION SUMP.
3. PROPOSED 48" DIA MANHOLE WITH SUBMERSIBLE PUMP. THE SUBMERSIBLE PUMP WILL PUMP UNTREATED WASH-WATER TO THE BUILDING FOR TREATMENT.
4. PROPOSED 20'x50' 1-STORY BLDG. BLDG USES INCLUDE RESTROOM AND STORAGE OF BOAT WASH EQUIPMENT & WASH-WATER TREATMENT SYSTEM. UTILITY SERVICE NEEDS WILL INCLUDE POWER, WATER AND SEWER.
5. EXISTING LIGHT POLE TO BE RELOCATED.
6. NEW LOCATION OF EXISTING LIGHT POLE TO BE RELOCATED.

EXCAVATION/DREDGE QUANTITY ESTIMATES:

EXCAVATION VOLUME (CUT ABOVE MHHW=8.3') = 428 CUBIC YARDS (BANK MEASURE)
DREDGING VOLUME (CUT BELOW MHHW=8.3') = 1,350 CUBIC YARDS (BANK MEASURE)

EXCAVATION SURFACE AREA (CUT ABOVE MHHW=8.3') = 1,228 SF (0.028 ACRE)
DREDGING SURFACE AREA (CUT BELOW MHHW=8.3') = 1,556 SF (0.036 ACRE)

APPLICANT: GARY MERLINO CONSTRUCTION CO. INC.
9125 10TH AVENUE SOUTH
SEATTLE, WASHINGTON 98108
ATTN: JIMMY BLAIS

PURPOSE: PROPOSED TRAVELIFT PIER & FLOAT EXTENSION.

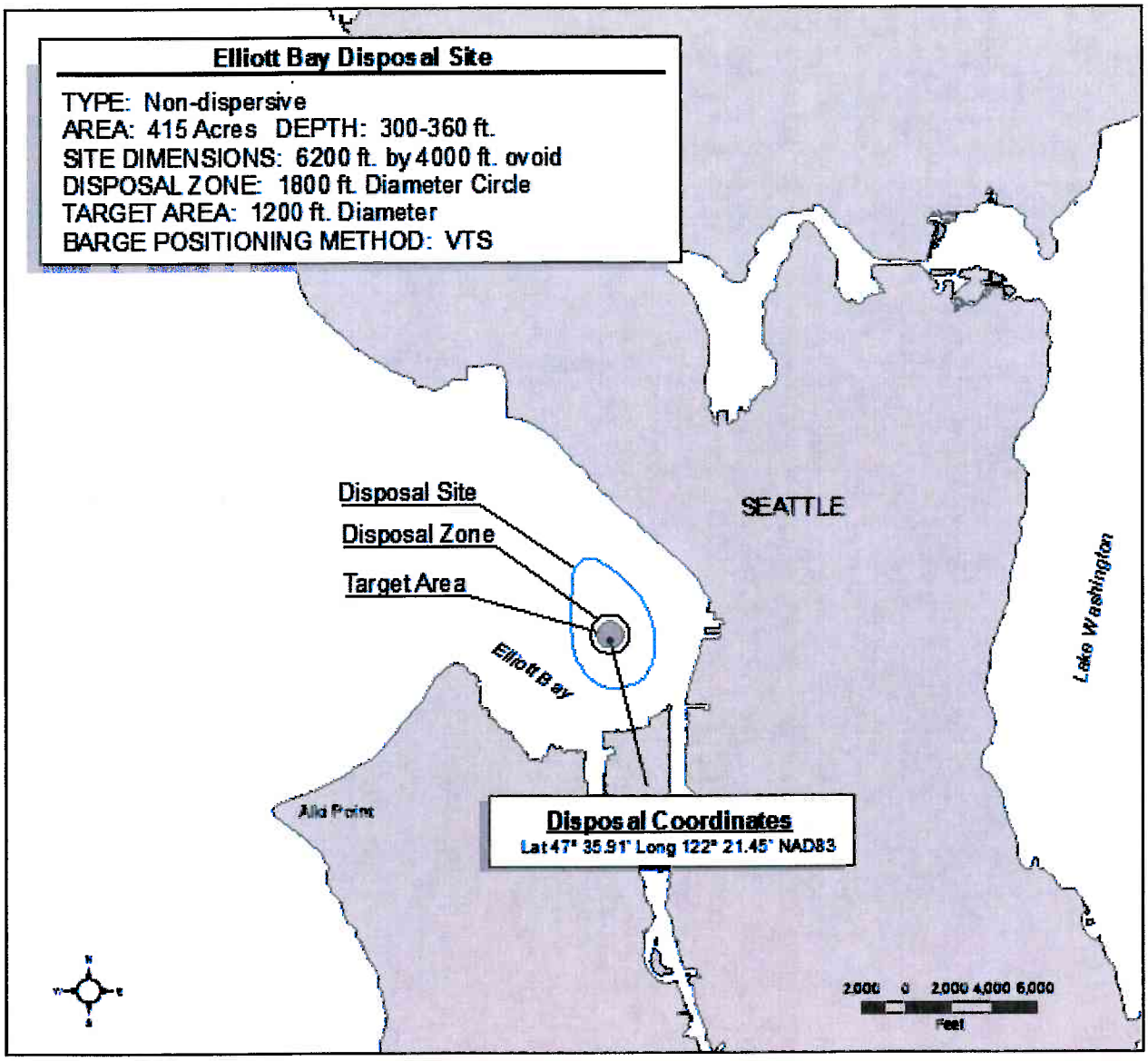
U.S. ARMY CORPS OF ENGINEERS REFERENCE NO:
NWS- 2012- 1111

IN: FIDALGO BAY
AT: ANACORTES
COUNTY: SKAGIT
STATE: WASHINGTON
DATUM: MLLW = 0.00'
LATITUDE: 48.500967° N
LONGITUDE: 122.604972° W

ABBREVIATION KEY, FLAG NOTES & EXCAVATION/DREDGE QUANTITY ESTIMATES

DATE: 08/03/2012
REVISION DATE: 12/13/2012
SHEET: 9 of 9

Layton & Sell, Inc., P.S.
12515 Willows Road NE ◆ Suite 205
Kirkland, Washington 98034-8795
Office: (425)825-1735 ◆ Fax: 825-1363
coastal & civil engineers


Elliott Bay Disposal Site
TYPE: Non-dispersive
AREA: 415 Acres DEPTH: 300-360 ft.
SITE DIMENSIONS: 6200 ft. by 4000 ft. ovoid
DISPOSAL ZONE: 1800 ft. Diameter Circle
TARGET AREA: 1200 ft. Diameter
BARGE POSITIONING METHOD: VTS
Disposal Site
Disposal Zone
Target Area
SEATTLE
Lake Washington
Elliott Bay
Alki Point
Disposal Coordinates
Lat 47° 35.91' Long 122° 21.45' NAD83
2,000 0 2,000 4,000 6,000
Feet