DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-104907 WG

Project Name/Address: Seattle Boat Float Pier / 3911 Lake Washington Blvd SE

Planner: Kennith George

Phone Number: 425-452-5264

Minimum Comment Period: May 18, 2020

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ ☐ ☐ ☐ Plans
☒ ☐ ☐ ☐ Other: Critical Area Report

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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Vicinity Map: 20-104907 WG - Seattle Boat

0 107 215

Scale 1: 1,288 Feet

Map Generated on: 04/06/2020

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

American Marine Management, LLC

Newport Yacht Basin

General Notes

A. THESE NOTES ARE IN ABBREVIATED FORM. THE INTENT IS TO FURTHER DEFINE THOSE AREAS OF WORK NOT CLEARLY DELINEATED ON THE DRAWINGS. THE QUALITY OF WORKMANSHIP THROUGHOUT SHOULD BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED THE NORMAL INDUSTRY STANDARDS APPLICABLE IN EACH CASE.
B. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH APPLICABLE PROVISIONS OF PREVAILING LOCAL, STATE, AND FEDERAL CODE ORDINANCES, INCLUDING APPROPRIATE LICENSING LAWS INCLUDING LOCAL AMENDMENTS.
C. **NOTIFY AND CONSULT WITH OWNER AND ARCHITECT IF DISCREPANCIES ARE FOUND BETWEEN DRAWINGS ON SITE CONDITIONS AND/OR BUILDING OR ZONING REQUIREMENTS PRIOR TO START OF WORK.**
D. CONTRACTOR TO PHYSICALLY INSPECT SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCY TO OWNER AND ARCHITECT. CONTRACTOR TO REVIEW CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION. ANY QUESTIONS SHOULD BE BE DIRECTED TO OWNER AND ARCHITECT. CONTRACTOR TO CROSSREFERENCE WITH CITY APPROVED PLANS FOR ANY CHANGES AND/OR ADDITIONAL REQUIREMENTS BY CITY.
E. AREA MEASUREMENTS: AREA IS MEASURED FROM THE PERIMETER OF EACH FLOOR/SPACE WITHIN THE FOOTPRINT OF THE STRUCTURE AND IS INCLUSIVE OF ALL OPEN AREAS, STAIRWAYS, STAIRWELLS AND BASEMENT STEM WALLS, AT EACH LEVEL. PROJECTIONS SUCH AS BAY WINDOWS ARE ALSO INCLUDED IN HEATED AREA CALCULATIONS. INTERIOR WALLS SEPARATING HEATED AND UNHEATED ENCLOSED SPACE IS MEASURED FROM THE EXTERIOR OF CONDITIONED SPACE.
F. DO NOT SCALE DRAWINGS. DURING THE REPROGRAPHIC PROCESS, PROPORTIONS MAY HAVE BEEN ALTERED. USE WRITTEN DIMENSIONS. WHERE CONFLICTS EXIST, NOTIFY THE ARCHITECT IMMEDIATELY. WRITTEN DIMENSIONS TAKE PRECEDENCE.
G. CONTRACTOR TO MAINTAIN IN FORCE AT ALL TIMES, INSURANCE AS REQUIRED BY ARTICLE II OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201.
H. THE CONTRACTOR SHOULD CARRY ALL INSURANCE REQUIRED BY LAW.
I. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED. APPROVALS FROM THE ARCHITECT DO NOT EXTEND TO APPROVAL OF CONSTRUCTION MEANS AND METHODS.
J. DRAWINGS ARE FOR A COMPLETE INSTALLATION WITH FULLY-FUNCTIONAL ASSEMBLIES. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK, AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FINISHED BY SUBCONTRACTOR.
K. ALL INFORMATION CONTAINED IN THESE DOCUMENTS REPRESENTS A "BASIC LIMITED ARCHITECTURAL SERVICE" THAT REQUIRES THE CONTRACTOR TO BE KNOWLEDGEABLE AND EXPERIENCED WITH ALL ASPECTS OF CONSTRUCTION INCLUDING ALL BUILDING CODES AND REGULATIONS IMPOSED BY THE CITY OR COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION OVER THE PROJECT.
L. ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL ORDINANCES AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
M. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH LOCAL, STATE, FEDERAL REGULATIONS REGARDING SAFETY ON SITE SHALL BE THE CONTRACTORS RESPONSIBILITY.
N. NO DEVIATIONS FROM THESE DOCUMENTS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT. ANY CHANGES CAN AFFECT THE STRUCTURAL INTEGRITY AND CODE RELATED ISSUES OF THE STRUCTURE.
O. ALL INFORMATION CONTAINED IN THESE DOCUMENTS IS FOR THE PURPOSE OF CONSTRUCTION PERMIT ACQUISITION AND CONSTRUCTION ONLY. THE INFORMATION PROVIDED IS NOT INTENDED FOR ANY OTHER PURPOSE AND NO OTHER USE IS INTENDED OR IMPLIED. E.G. PLAN INFORMATION IS NOT INTENDED TO BE USED AS A BASE FOR SALE OR TRANSFER OF REAL ESTATE.
P. UNLESS OTHERWISE SPECIFIED, ELECTRICAL, MECHANICAL, ETC. IS BIDDER DESIGNED. OWNER AND/OR AGENT (CONTRACTOR) IS RESPONSIBLE FOR ALL WORK DONE ON SITE (FIELD) AS TO PROPER INSTALLATION ETC.
Q. THE ARCHITECT MAY ASSIST IN COORDINATION WITH CONSULTANTS (SUCH AS SOILS, STRUCTURAL, CIVIL ENGINEERS ETC.) BUT UNDER THE TERMS OF BASIC LIMITED SERVICE, RECEIVES NO COMPENSATION FOR, AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE AREA OF THEIR (CONSULTANTS) WORK AND EXPERTISE.

ACCEPTANCE OF THESE PLANS FOR CONSTRUCTION CONSTITUTES AN UNDERSTANDING OF ABOVE MENTIONED TERMS AND BASIC LIMITED ARCHITECTURAL SERVICE AS DESCRIBED IN AGREEMENT BETWEEN OWNER/ARCHITECT.

GENERAL REQUIREMENTS
A. PROVIDE ALL REQUIRED TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY FACILITIES AND TEMPORARY UTILITIES.
B. CONSTRUCTION BARRICADES: PROVIDE CONSTRUCTION BARRICADE AS REQUIRED TO KEEP PUBLIC AND EMPLOYEES SAFE, FOLLOWING ALL APPLICABLE FEDERAL, STATE AND CITY CODES AND REGULATIONS.

DRAWINGS / PERMITS BY OTHERS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DRAWINGS AND PERMITS AS REQUIRED TO COMPLETE THE PROJECT. THE FOLLOWING LIST IS BY NO MEANS MEANT TO BE COMPREHENSIVE, RATHER SUGGESTIVE OF THE POSSIBLE TYPES OF ADDITIONAL PERMITS, DRAWINGS, AND SUBMITTALS THAT MAY BE REQUIRED DURING THE COURSE OF THE PROJECT. DEPENDING ON THE PROJECT, SOME OF THE FOLLOWING PERMITS, DRAWINGS, AND SUBMITTALS COULD COME UP INCLUDING OTHERS NOT LISTED BELOW:
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR PLUMBING WORK.
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR ELECTRICAL WORK.
- OBTAIN PERMIT FOR STORM SEWER DESIGN AND HOOK-UP
- APPLY AND PAY FOR ANY REQUIRED WATER METERS.
- OBTAIN SEPARATE PERMITS FOR DEMOLITION.
- ANY DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

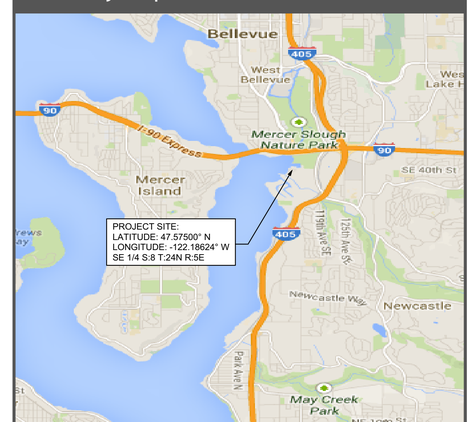
Project Team

OWNER
AMERICAN MARINE MANAGEMENT, LLC
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006
ALAN BOHLING
425.641.2090

PERMIT SPECIALIST
ECCO DESIGN INC.
203 NORTH 36TH ST., SUITE 201
SEATTLE, WA 98103
TROY HUSSING
206.706.3937

ENGINEERING & FABRICATION
MARINE FLOATS CORPORATION
1208 EAST D STREET
TACOMA, WA 98421
LOGAN BROWN
253.383.2740

Vicinity Map



Drawing Index

SHEET #	DRAWING TITLE	PERMIT REV.		
A1.00	PROJECT INFORMATION			
Survey	BUSH, ROED & HITCHINGS, INC.			
Survey	BUSH, ROED & HITCHINGS, INC.			
A1.01	SITE PLAN			
A1.02	PROPOSED SITE PLAN			
A1.02	PROPOSED SITE PLAN			
A1.03	FLOAT PLAN AND ELEVATION			
A2.00	FLOAT PLAN AND DETAILS			
A2.01	FLOAT PLAN AND DETAILS			

Property Information

SITE ADDRESS
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

PARCEL #
0824059318

DNR #
CURRENTLY UNDER REVIEW WITH DNR AQUATICS LAND MANAGER TRINA CONTERRAS AS APPLICATION NUMBER 22-100465

PARKING
NO CHANGE FROM EXISTING

LEGAL DESCRIPTION
UND 1/2 INT IN FOLG - POR OF SH LDS WCH EXTENDS BEYOND WLY LIMIT OF G-DOCK TO INNER HARBOR LN & SLY OF N BDRY OF NEWPORT YACHT BASIN II PHASE I CONDOS & EXTENDS 60 FT N OF SD BDRY

BASE ZONE: R-2.5

USE: BOAT MOORAGE

SETBACKS: 10' FROM NORTH PROPERTY

LOT AREA: 21,642SF

DESCRIPTION OF WORK
REMNANTS OF FORMER BREAKWATER TO BE REMOVED AND DISPOSED OF IN APPROPRIATE UPLAND FACILITY. ~1,784SF OVERWATER COVERAGE. ALSO REMNANTS OF FORMER RAMP, COVERED MOORAGE, ASSOCIATED FLOAT AND PILE BREAKWATER TO BE REMOVED AND DISPOSED OF IN APPROPRIATE UPLAND FACILITY. ~1,504SF OVERWATER COVERAGE. INSTALL A FLOATING PIER STRUCTURE - APPROXIMATELY 3536SF AND SECURE IT WITH (17) 12" DIA. PILES. THE MOST WATERWARD END OF THE PIER WILL ALSO INCLUDE A PUBLIC PUMP-OUT STATION.

LOT COVERAGE
U.M. ENVIRONMENT:

NEW FLOAT TO BE ADDED: 3,536SF

TOTAL COVERAGE TO BE REMOVED:
(E) BREAKWATER: (1,784SF)
(E) COVERED MOORAGE, FLOAT, PILES: (1,504SF)

NEW TOTAL COVERAGE: 3,536SF

LOT SIZE = 21,642SF, SO APPROX. 16.5% LOT COVERAGE

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

PROJECT INFORMATION

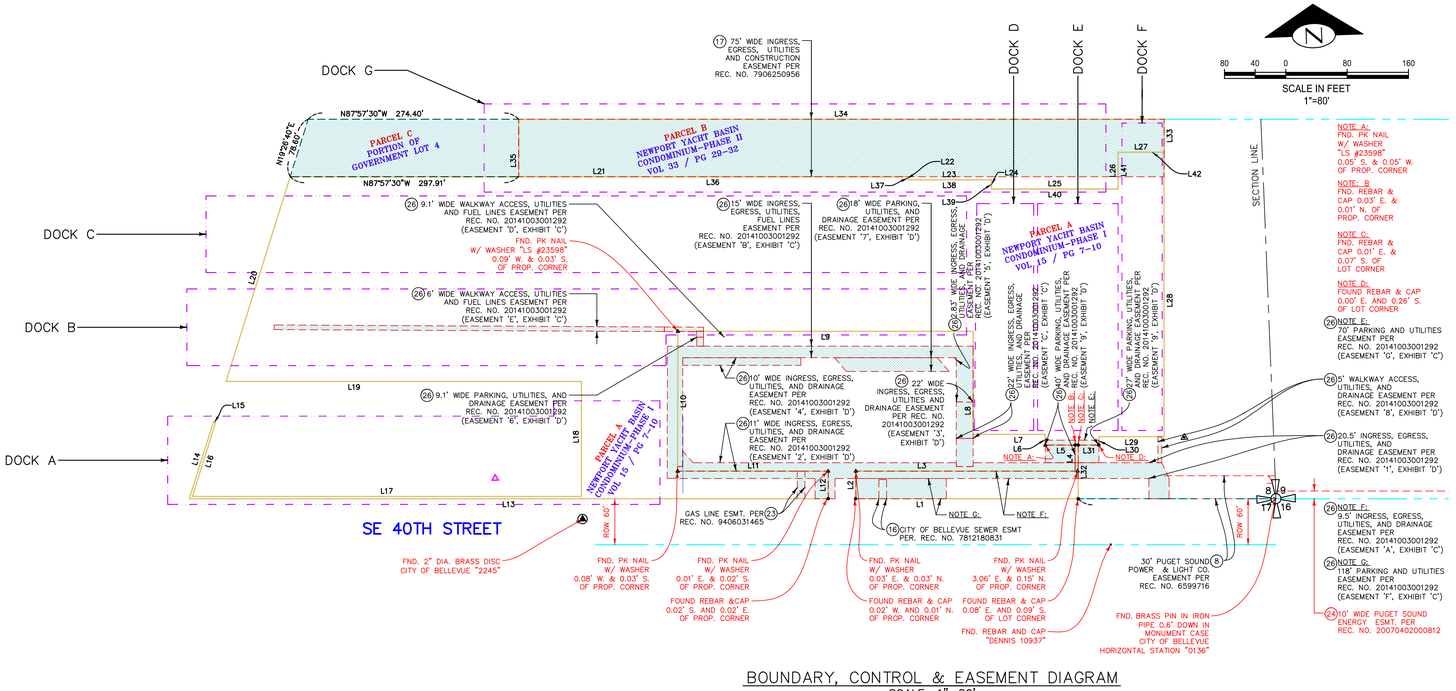
DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION

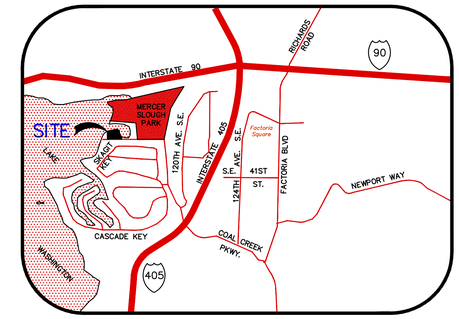
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.00

PORTION OF S.E. 1/4, SECTION 8, TOWNSHIP 24 N., RANGE 5 E., W.M.



BOUNDARY, CONTROL & EASEMENT DIAGRAM
SCALE: 1"=80'



VICINITY MAP

BOUNDARY LINE TABLE NEWPORT YACHT BASIN – PHASE I		
LINE NO.	BEARING	LENGTH
L1	N87° 57' 30"W	290.13
L2	S2° 02' 30"W	36.00
L3	N87° 57' 30"W	286.13
L4	N2° 02' 30"E	34.00
L5	N87° 57' 30"W	39.00
L6	N2° 02' 30"E	14.00
L7	N87° 57' 30"W	94.00
L8	N2° 02' 30"E	134.40
L9	N87° 57' 30"W	385.22
L10	S2° 06' 47"W	182.40
L11	N87° 57' 30"W	196.32
L12	S2° 02' 30"W	36.00
L13	N87° 57' 30"W	833.30
L14	N19° 26' 40"E	105.00
L15	S70° 33' 20"E	3.00
L16	N19° 26' 40"E	100.92
L17	N87° 57' 30"W	507.32
L18	N2° 02' 30"E	150.00
L19	N87° 57' 30"W	463.46
L20	N19° 26' 40"E	279.81
L21	N87° 57' 30"W	804.80
L22	N2° 02' 30"E	4.00
L23	N87° 57' 30"W	110.00
L24	N2° 02' 30"E	12.00
L25	N87° 57' 30"W	165.00
L26	N2° 02' 30"E	48.00
L27	N87° 57' 30"W	60.00
L28	N2° 02' 30"E	371.00
L29	N87° 57' 30"W	85.00
L30	N2° 02' 30"E	11.00
L31	N87° 57' 30"W	27.00
L32	N2° 02' 30"E	70.00

BOUNDARY LINE TABLE NEWPORT YACHT BASIN – PHASE II		
LINE NO.	BEARING	LENGTH
L33	N2° 02' 30"E	43.00
L34	N87° 57' 30"W	841.89
L35	S2° 02' 30"W	75.00
L36	S87° 57' 30"E	506.89
L37	N2° 02' 30"E	4.00
L38	N87° 57' 30"W	110.00
L39	N2° 02' 30"E	12.00
L40	N87° 57' 30"W	165.00
L41	N2° 02' 30"E	48.00
L42	N87° 57' 30"W	60.00

LEGEND

40	VESTED SLIP NUMBER (PER TITLE REPORT)
	VESTED SLIP DOCK LINE (PER FIELD SURVEY)
30	OTHERS' SLIP NUMBER (PER RECORDS)
	OTHERS' SLIP DOCK LINE (PER RECORDS)
8 9 17 16	SECTION CORNER
●	FOUND REBAR & CAP
△	FOUND PK NAIL
	EASEMENT LIMITS PER TITLE REPORT

SITE NOTES:

SITE ADDRESS:
3911 LAKE WASHINGTON BLVD. SE
BELLEVUE, WA 98040

ZONING:
R-2.5 (SINGLE-FAMILY RESIDENTIAL)

ZONING AGENCY:
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009
(425) 452-7892

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0658F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91, CITY OF BELLEVUE; WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. USED BELLEVUE CONTROL POINTS 0136 AND 2245.

VERTICAL DATUM:
NAVD 88, CITY OF BELLEVUE; USED BELLEVUE BENCHMARK BM NO. 60
ELEV = 20.37 FEET

PARCEL AREAS:

PARCEL A AS SHOWN CONTAINS 346,265.99 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

PARCEL B AS SHOWN CONTAINS 64,301.75 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.

PARCEL C AS SHOWN CONTAINS 21,461.74 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WTHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WTH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS, STORM DRAINAGE & WATER
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009
(425) 452-6864

POWER & NATURAL GAS
PUGET SOUND ENERGY
10885 NE 4TH STREET
BELLEVUE, WA 98009

(425) 452-1234
(888) 225-5773

TELEPHONE
QWEST
PO BOX 625001
LITTLETON, CO 80162
(800) 526-3557

PARCEL DESCRIPTIONS:

PARCEL A:

UNITS 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24, 26, 29, 31, 33, 35, 38, 40, 42, 44, 47, 49, 51, 53, 54, 55, 56, 57 58, 60, 70, 42, 74 AND 76 OF DOCK A, UNITS 50, 58, 60, 113, 114, 115, 116, 121, 122 AND 123 OF DOCK B, UNITS 24, 39, 70, 72, 74, 76, 78, 80, 82, 86, 89, 90, 92, 94, 103, 104, 105, 114, 115, 116, 117, 118, 119, 120, 121 AND 123 OF DOCK C, UNITS 6, 7 AND 10 OF DOCK D, UNIT 19 OF DOCK E AND UNITS 1, 3, 11, 13, 15, 33, 35, 37, 39, 41 AND 43 OF DOCK F OF NEWPORT YACHT BASIN, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED JANUARY 17, 1978 UNDER KING COUNTY RECORDING NO. 7801171011 (BEING A RESTATEMENT AND AMENDMENT OF DECLARATION RECORDED DECEMBER 21, 1977 UNDER RECORDING NO. 7712210925), AND AMENDMENT(S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 15 OF CONDOMINIUMS, AT PAGES 7 THROUGH 10 IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF THE COMMON AREAS AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NOS. 20130321000996 AND 20130321000997 PURSUANT TO THAT JUDGMENT, ORDER CLARIFYING PROPERTY AND APPEAL FILED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NO. 08-2-31128-7.

PARCEL B:

UNIT 44, UNITS 0, 5 THROUGH 12 AND 19 THROUGH 24 AND 31 THROUGH 36 OF DOCK G, OF NEWPORT YACHT BASIN II, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED JUNE 25, 1979 UNDER KING COUNTY RECORDING NO. 7906250958 AND AMENDMENT (S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 33 OF CONDOMINIUMS, AT PAGES 29 THROUGH 32, IN KING COUNTY, WASHINGTON.

PARCEL C:

THAT PORTION OF GOVERNMENT LOT 4 AND OF SHORELANDS ADJOINING IN SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF G DOCK OF NEWPORT YACHT BASIN II, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED JUNE 25, 1979 UNDER KING COUNTY RECORDING NO. 7906250958 AND AMENDMENT (S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 33 OF CONDOMINIUMS, AT PAGES 29 THROUGH 32, IN KING COUNTY, WASHINGTON, AND EASTERLY OF THE INNER HARBOR LINE, AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARY LINES OF SAID CONDOMINIUM EXTENDED WESTERLY.

LOT SUMMARY TABLE

LOT NO.	TAX ACCOUNT NO.	LOT NO.	TAX ACCOUNT NO.	LOT NO.	TAX ACCOUNT NO.
1A	607340-0010-09	50B	607340-0570-01	6D	607340-2250-04
10A	607340-2970-03	58B	607340-0650-04	7D	607340-2260-02
11A	607340-2980-01	60B	607340-0670-00	10D	607340-2290-06
12A	607340-2990-09	113B	607340-0900-02	19E	607340-2560-09
13A	607340-3000-05	114B	607340-0910-00	1F	607340-2740-02
14A	607340-3010-03	115B	607340-0920-08	3F	607340-2750-09
15A	607340-3020-01	116B	607340-0930-06	11F	607340-2790-01
16A	607340-3030-09	121B	607340-0980-05	13F	607340-2800-09
17A	607340-3040-07	122B	607340-0990-03	15F	607340-2810-07
18A	607340-3050-04	123B	607340-1000-09	35F	607340-2910-06
19A	607340-3060-02	24C	607340-1250-06	37F	607340-2920-04
20A	607340-3070-00	39C	607340-1400-05	39F	607340-2930-02
22A	607340-3090-06	70C	607340-1710-00	41F	607340-2940-00
24A	607340-3110-02	72C	607340-1730-06	43F	607340-2950-07
26A	607340-3130-08	74C	607340-1750-01	44F	607341-0010-08
29A	607340-3160-01	76C	607340-1770-07	0G	607341-0020-06
31A	607340-3180-07	78C	607340-1790-03	5G	607341-0070-05
33A	607340-3200-03	80C	607340-1810-09	6G	607341- 0080-03
35A	607340-3220-09	82C	607340-1830-05	7G	607341-0090-01
38A	607340-3250-02	86C	607340-1870-06	8G	607341-0100-09
40A	607340-3270-08	89C	607340-1900-00	9G	607341-0110-07
42A	607340-3290-04	90C	607340-1910-08	10G	607341-0120-05
44A	607340-3310-00	92C	607340-1930-04	12G	607341-0140-01
47A	607340-3340-04	94C	607340-1950-09	19G	607341-0210-06
49A	607340-3360-09	103C	607340-1990-01	20G	607341-0220-04
51A	607340-3380-05	104C	607340-2000-07	21G	607341-0230-02
53A	607340-3400-01	105C	607340-2010-05	22G	607341-0240-00
54A	607340-3410-09	114C	607340-2100-06	23G	607341-0250-07
55A	607340-3420-07	115C	607340-2110-04	24G	607341-0260-05
56A	607340-3430-05	116C	607340-2120-02	31G	607341-0330-01
57A	607340-3440-03	117C	607340-2130-00	32G	607341-0340-09
58A	607340-3450-00	118C	607340-2140-08	33G	607341-0350-06
60A	607340-3470-06	119C	607340-2150-05	34G	607341-0360-04
70A	607340-3570-05	120C	607340-2160-03	35G	607341-0370-02
72A	607340-3580-03	121C	607340-2170-01	36G	607341-0380-00
74A	607340-3590-01	123C	607340-2190-07	PARCEL C	082405-9317-05
76A	607340-3600-09			PARCEL C	082405-9318-07

TITLE REPORT REFERENCE:

THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-859576-WA1, DATED JULY 17, 2017. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

6. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED SEPTEMBER 21, 1910 UNDER RECORDING NO. 706143, RESERVING ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.

7. EASEMENT, INCLUDING TERMS AND PROVSIONS CONTAINED THEREIN:

RECORDING INFORMATION: JUNE 21, 1963 UNDER RECORDING NO. 5603206
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: COMMON AREA

8. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: DECEMBER 16, 1969
RECORDING NO.: 6599716

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JUNE 20, 1977 UNDER RECORDING NO. 7706200637
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: COMMON AREA

10. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED RECORDED DECEMBER 21, 1977 UNDER RECORDING NO. 7712210915 IN VOLUME 15 OF SURVEYS, AT PAGE(S) 7 THROUGH 10, IN KING COUNTY, WASHINGTON.
(AFFECTS PARCEL A)

11. TERMS, PROVISIONS, REQUIREMENTS AND LIMITATIONS CONTAINED IN THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 156, LAWS OF 1963 (RCW 64.32) AS NOW AMENDED OR AS IT MAY HEREAFTER BE AMENDED.

12. TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN CONDOMINIUM DECLARATION AND AS MAY BE CONTAINED IN THE BY-LAWS ADOPTED PURSUANT TO SAID DECLARATION:

RECORDING INFORMATION: JANUARY 17, 1978 UNDER RECORDING NO. 7801171011

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 2, 1978 AND JUNE 25, 1979 AS RECORDING NOS. 7808020937 AND 7906250955 OF OFFICIAL RECORDS. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR NEWPORT YACHT BASIN, A CONDOMINIUM RECORDED UNDER RECORDING NO. 20140402000488. SAID INSTRUMENT PURPORTEDLY MERGES NEWPORT YACHT BASIN PHASE I AND NEWPORT YACHT BASIN PHASE II INTO ONE SINGLE CONDOMINUMS NAMED NEWPORT YACHT BASIN, A CONDOMINIUM.
(AFFECTS PARCEL A)

13. ANY ASSESSMENT NOW OR HEREAFTER LEVIED UNDER THE PROVISIONS OF THE CONDOMINIUM DECLARATION OF NEWPORT YACHT BASIN, A CONDOMINIUM, OR ANY AMENDMENT(S) THERETO, OR UNDER THE BY-LAWS ADOPTED PURSUANT TO SAID DECLARATION.
(AFFECTS PARCEL A)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: MARCH 28, 1978 UNDER RECORDING NO. 7803280698
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: COMMON AREA

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JUNE 21, 1978 UNDER RECORDING NO. 7806210897
IN FAVOR OF: KING COUNTY WATER DISTRICT NO. 107
FOR: OPERATING A WATERLINE
AFFECTS: COMMON AREA

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: DECEMBER 18, 1978 UNDER RECORDING NO. 7812180831
IN FAVOR OF: THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION
FOR: SEWER PIPELINE
AFFECTS: COMMON AREA

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JUNE 25, 1979 UNDER RECORDING NO. 7906250956
FOR: INGRESS, EGRESS, UTILITIES AND CONSTRUCTION
AFFECTS: COMMON AREA

18. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED JUNE 25, 1979 UNDER RECORDING NO. 7906250957 IN VOLUME 33 OF SURVEYS, AT PAGE(S) 29 THROUGH 32, IN KING COUNTY, WASHINGTON.
(AFFECTS PARCEL B)

19. TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN CONDOMINIUM DECLARATION AND AS MAY BE CONTAINED IN THE BY-LAWS ADOPTED PURSUANT TO SAID DECLARATION:

RECORDING INFORMATION: JUNE 25, 1979 UNDER RECORDING NO. 7906250958

DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR NEWPORT YACHT BASIN, A CONDOMINIUM RECORDED UNDER RECORDING NO. 20140402000488. SAID INSTRUMENT PURPORTEDLY MERGES NEWPORT YACHT BASIN PHASE I AND NEWPORT YACHT BASIN PHASE II INTO ONE SINGLE CONDOMINUMS NAMED NEWPORT YACHT BASIN, A CONDOMINIUM.
(AFFECTS PARCEL B)

20. ANY ASSESSMENT NOW OR HEREAFTER LEVIED UNDER THE PROVISIONS OF THE CONDOMINIUM DECLARATION OF NEWPORT YACHT BASIN II, A CONDOMINIUM, OR ANY AMENDMENT(S) THERETO, OR UNDER THE BY-LAWS ADOPTED PURSUANT TO SAID DECLARATION.
(AFFECTS PARCEL B)

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMIT FOR USE OF PROPERTY", EXECUTED BY AND BETWEEN RUSSELL H. KEYES AND CONSTANCE P. KEYES, HUSBAND AND WIFE AND JOHN C. RADOVICH AND CAROL D. RADOVICH, HUSBAND AND WIFE AND NEWPORT YACHT BASIN CONDOMINIUM ASSOCIATION, RECORDED MAY 29, 1981, AS INSTRUMENT NO. 8105290921 OF OFFICIAL RECORDS.

SAID AGREEMENT CONTAINS A COVENANT TO PAY TO REAL ESTATE TAXES OF ADJACENT PROPERTY.

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JUNE 3, 1994 UNDER RECORDING NO. 9406031465
IN FAVOR OF: WASHINGTON NATURAL GAS COMPANY, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: A GAS PIPELINE OR PIPELINES
AFFECTS: COMMON AREA

24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 20070402000812
IN FAVOR OF: PUGET SOUND ENERGY, INC.
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
AFFECTS: COMMON AREAS

26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT TERMINATION AND RECIPRICOL EASEMENT AND MAINTENANCE AGREEMENT" RECORDED OCTOBER 3, 2014 AS 20141003001292 OF OFFICIAL RECORDS.

SAID AGREEMENT TERMINATES THOSE INSTRUMENTS RECORDED UNDER RECORDING NOS. 7712210917 AND 7801171009.

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PROJECT LIMIT LAND USE AGREEMENT" RECORDED OCTOBER 3, 2014 AS 20141003001296 OF OFFICIAL RECORDS.

28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING WATER TRAFFIC MITIGATION" RECORDED NOVEMBER 10, 2016 AS 20161110000979 OF OFFICIAL RECORDS.

29. ANY QUESTION AS TO THE TRUE LOCATION OF THE LATERAL BOUNDARIES OF THE SHORELANDS.

30. RIGHTS OF THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL THE WATERS OF A NAVIGABLE BODY OF WATER NOT ONLY FOR THE PRIMARY PURPOSE OF NAVIGATION, BUT ALSO FOR COROLLARY PURPOSES; INCLUDING (BUT NOT LIMITED TO) FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE TIDELANDS, SHORELANDS OR ADJOINING UPLANDS AND WHETHER THE LEVEL OF THE WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISIONAL LAW OF THIS STATE. (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE)

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2007239.13

REGISTERED LAND SURVEYOR NO.: 37546

SURVEYOR'S ADDRESS & COMPANY:
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
TELEPHONE: (206) 323-4144

TO THE FOLLOWING PARTIES:

NICHOLAS J. RADOVICH, TRUSTEE OF THE
NICHOLAS J. RADOVICH CHILDREN'S TRUST DATED DECEMBER 17, 2007
AS TO UNITS 20, 72, 74, 76, DOCK A, UNIT 82, DOCK C;

KATHERINE M. NICHOLS, TRUSTEE OF THE
KATHERINE M. NICHOLS CHILDREN'S TRUST DATED DECEMBER 23, 2002
AS TO UNIT 22, DOCK A;

JENNIFER ANN MORGENSTERN, TRUSTEE OF THE
JENNIFER ANN MORGENSTERN CHILDREN'S TRUST DATED DECEMBER 23, 2002
AS TO UNITS 24 AND 26, DOCK A;

JENNIFER A. MORGENSTERN, TRUSTEE OF THE
JENNIFER A. MORGENSTERN CHILDREN'S TRUST DATED DECEMBER 21, 2002
AS TO UNITS 38, 40, 54, 58, DOCK A, UNIT 80, DOCK C;

KATHERINE M. NICHOLS, TRUSTEE OF THE
KATHERINE M. NICHOLS CHILDREN'S TRUST DATED DECEMBER 21, 2002
AS TO UNITS 42, 44, 56, 60, 70, DOCK A, UNIT 76, DOCK C;

KATHERINE R. NICHOLS, AS TRUSTEE OF THE
JOHN C. RADOVICH FAMILY TRUST, DATED JULY 27, 2007
AS TO UNIT 104, DOCK C;

KATHERINE R. NICHOLS, AS TRUSTEE OF THE
CAROL D. RADOVICH FAMILY TRUST, DATED JULY 27, 2007
AS TO UNIT 105, DOCK C;

JKN PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS TO PARCEL C;

JOHN C. RADOVICH L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AS TO THE REMAINDER

AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 7A, 7B1, 7C, 8, 9, 10A, 11, 12, 13, 16, 17, 18, 19, AND 20. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2017.

DATE OF PLAT OR MAP: 09/12/2017

DAKIN A. BELL, P.L.S. NO. 37546

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA CERTIFICATION NOTES:

16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. AT THE TIME OF THIS SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ADJACENT TO THIS PROPERTY MADE AVAILABLE BY THE CONTROLLING JURISDICTION OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. AT THE TIME OF THIS SURVEY, NO WETLANDS OR WETLAND MARKERS WERE OBSERVED.

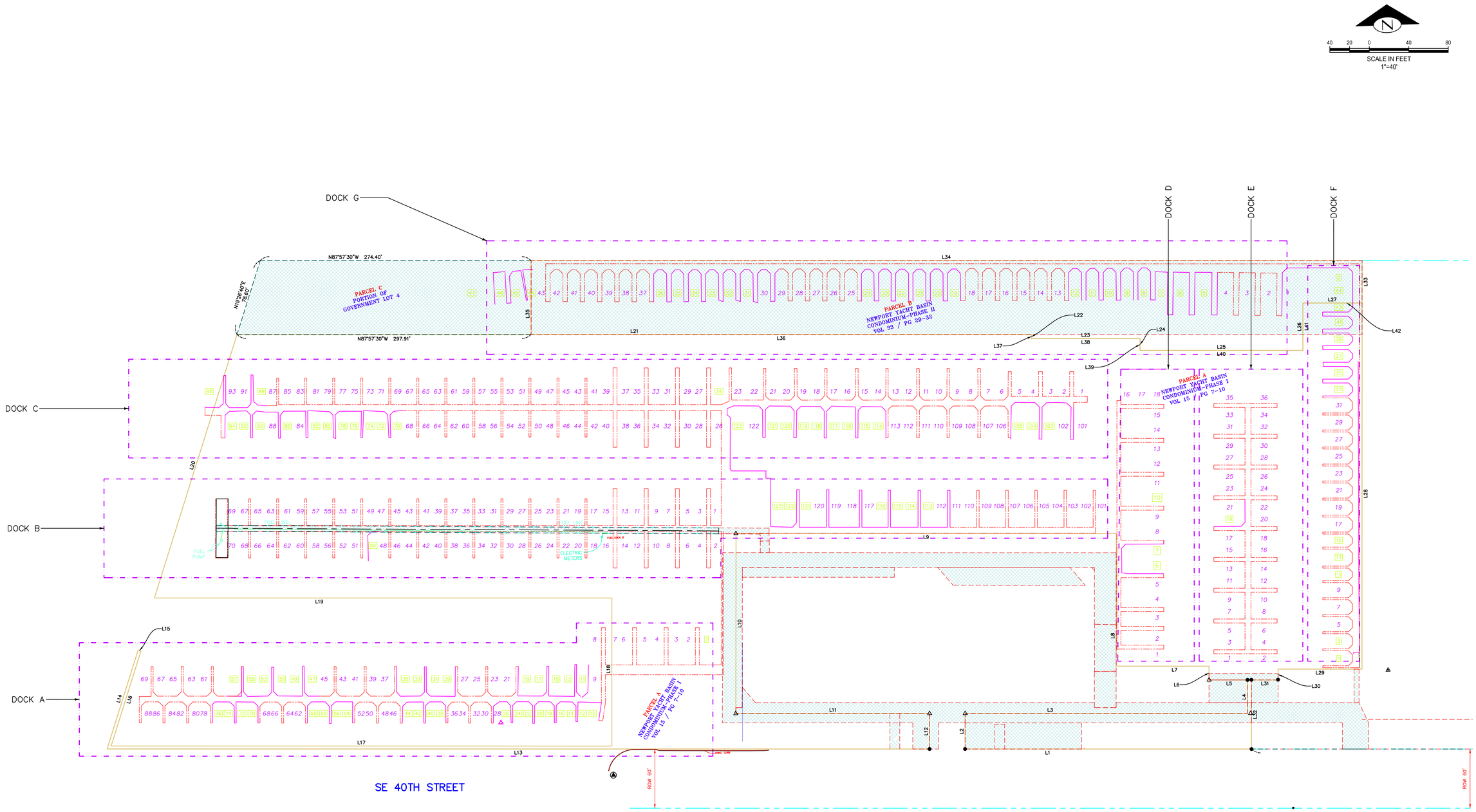
NO.	REVISION	DATE

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

SEATTLE BOAT CO.
3911 LAKE WASHINGTON BLVD SE
BELLEVUE
KING COUNTY
WASHINGTON

drawn by	checked by
GLD	DAB
scale 1"=50'	date 09/11/17
job no. 2007239-13	
sheet 1 of 2	

PORTION OF S.E. 1/4, SECTION 8, TOWNSHIP 24 N., RANGE 5 E., W.M.

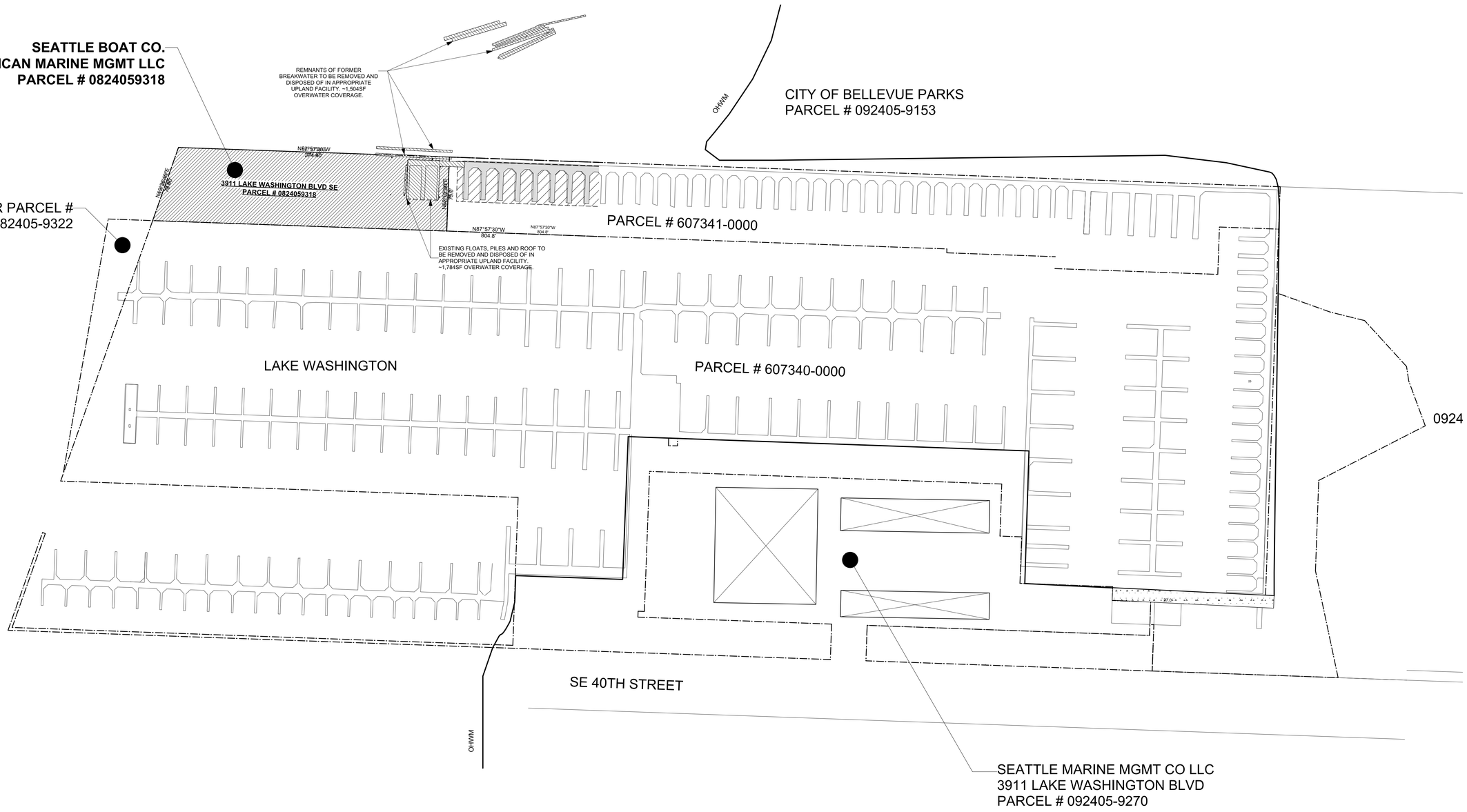


DATE	REVISION	NO

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

SEATTLE BOAT CO.
3911 LAKE WASHINGTON BLVD SE
BELLEVUE KING COUNTY WASHINGTON

drawn by	checked by
GLD	DAB
scale 1"=40'	date 09/11/17
job no. 2007239-13	
sheet 2 of 2	



EXISTING OVERALL SITE PLAN

SCALE: 1" = 50'

ECCO

Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

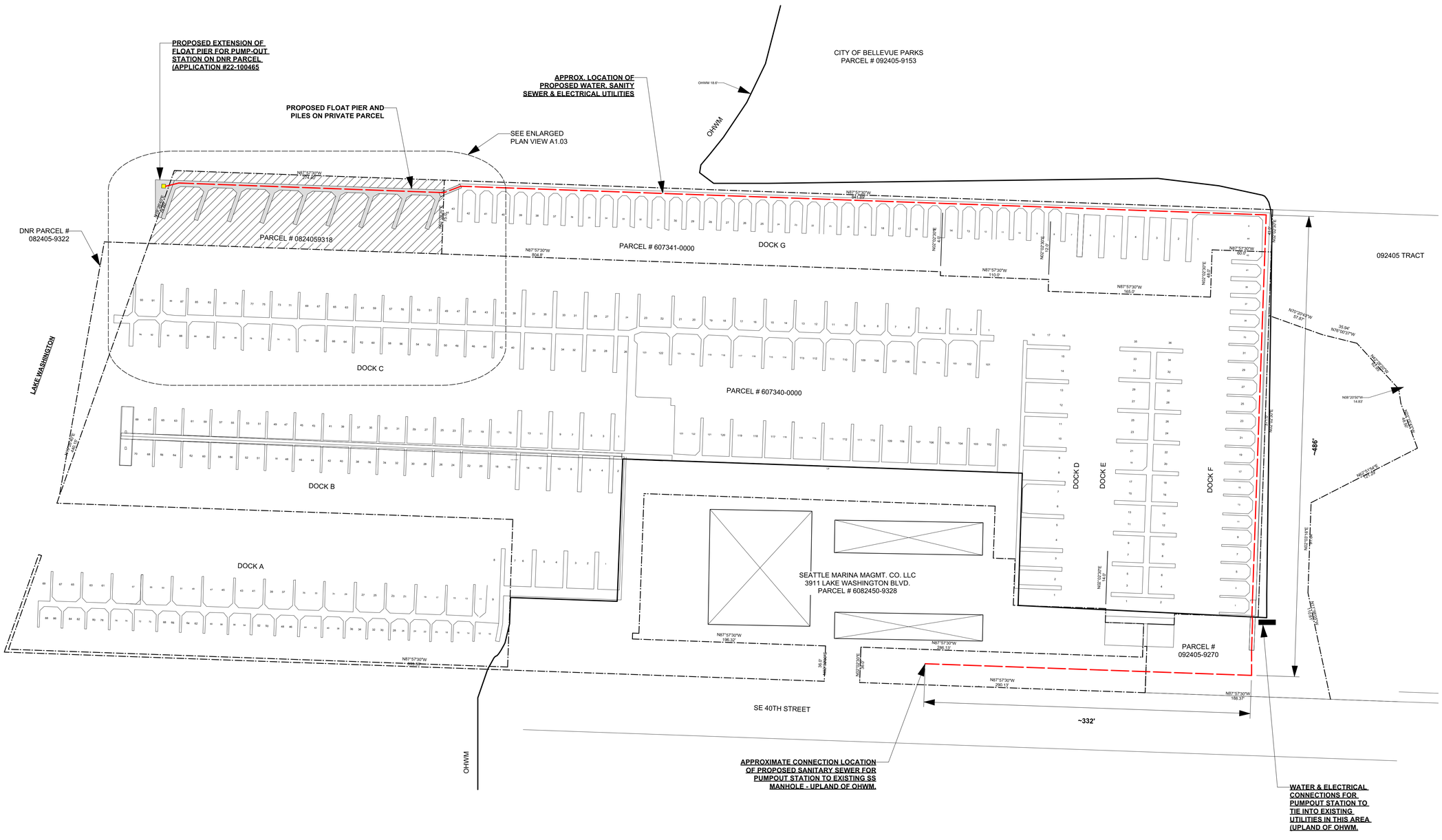
SITE PLAN

DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION

3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.01



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 50'

ECCO

Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

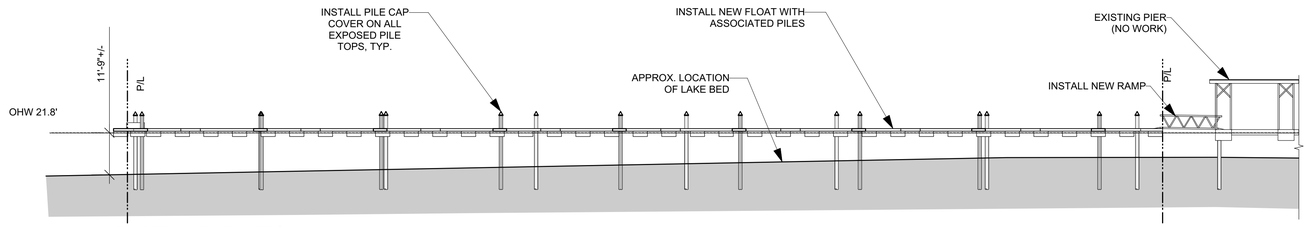
PROPOSED SITE PLAN

DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION

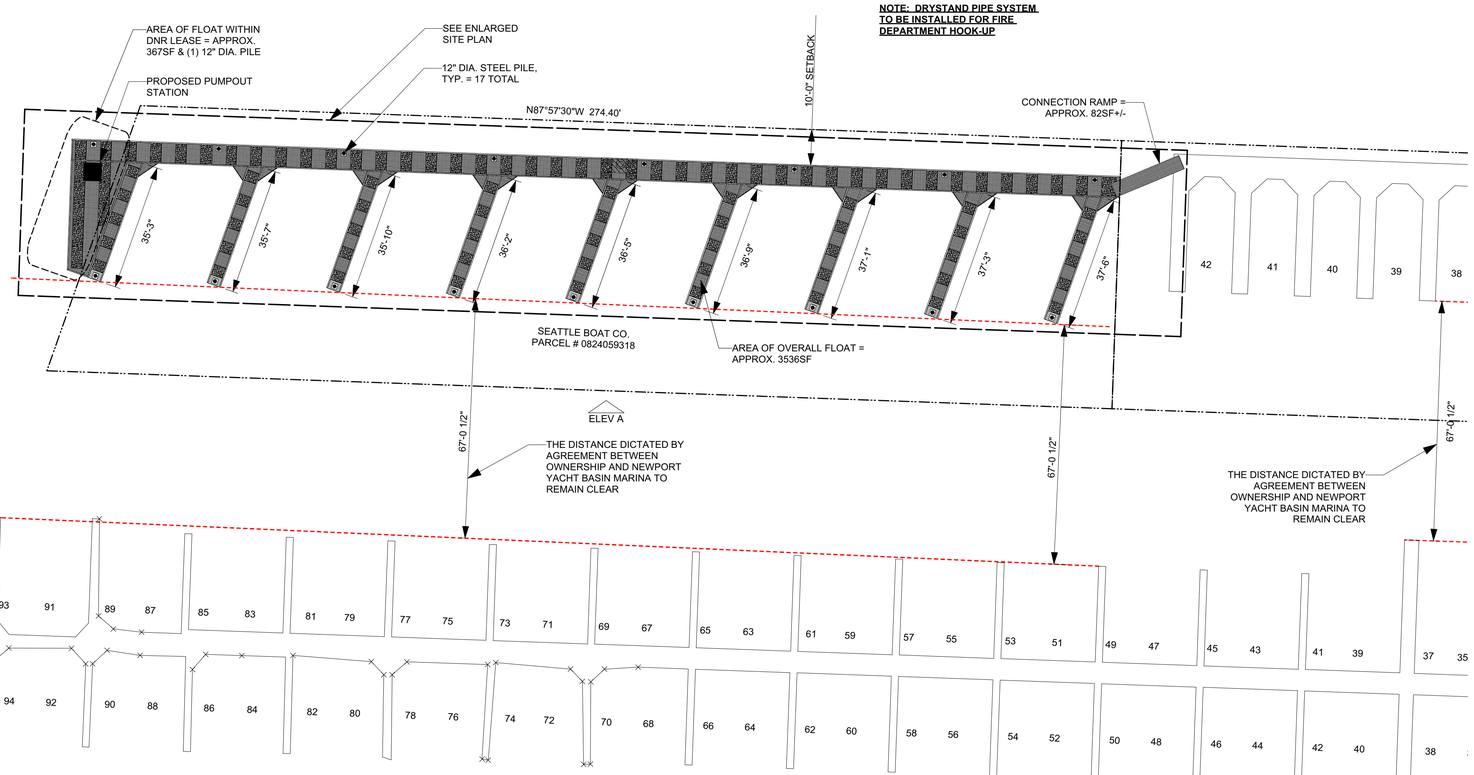
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.02



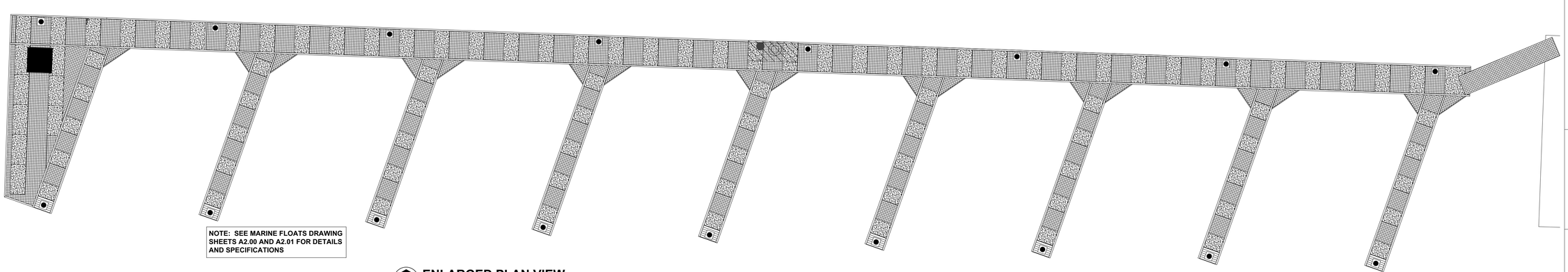
PARTIAL ELEVATION A

SCALE 1" = 20'



PROPOSED SITE PLAN

SCALE 1" = 20'



NOTE: SEE MARINE FLOATS DRAWING SHEETS A2.00 AND A2.01 FOR DETAILS AND SPECIFICATIONS

ENLARGED PLAN VIEW

SCALE 1" = 10'

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

FLOAT PLAN & ELEVATION

DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.03

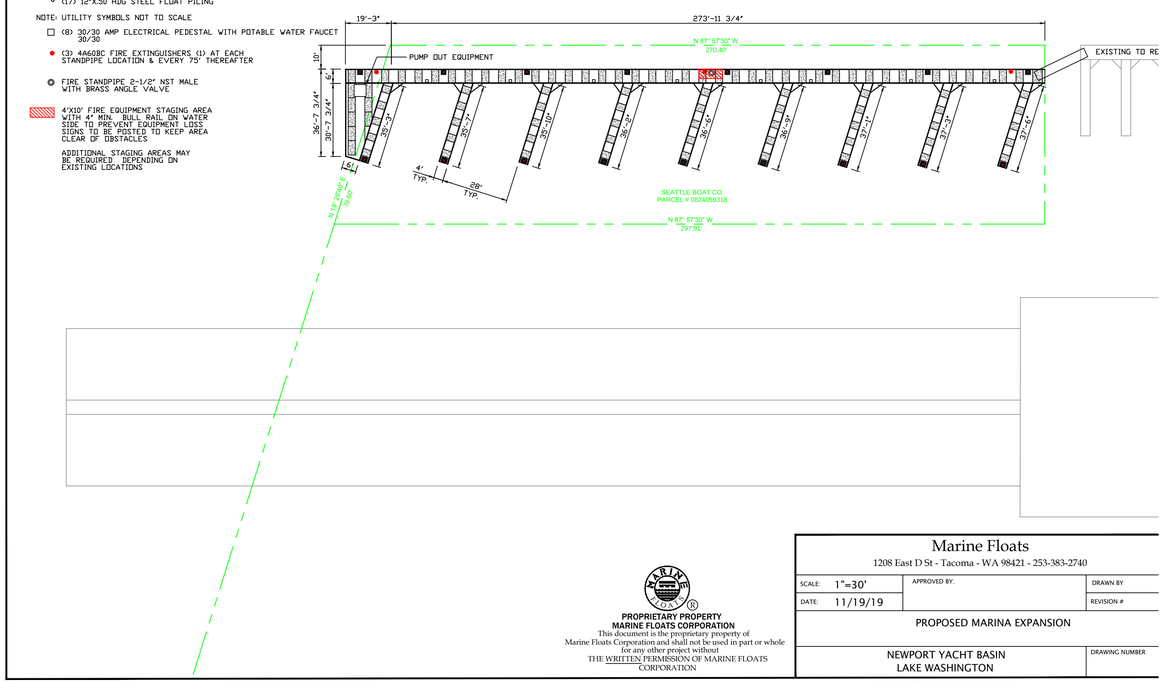
3536.51 SQ. FT. OF NEW FLOAT

- (17) 12"X.50 HDG STEEL FLOAT PILING

NOTE: UTILITY SYMBOLS NOT TO SCALE

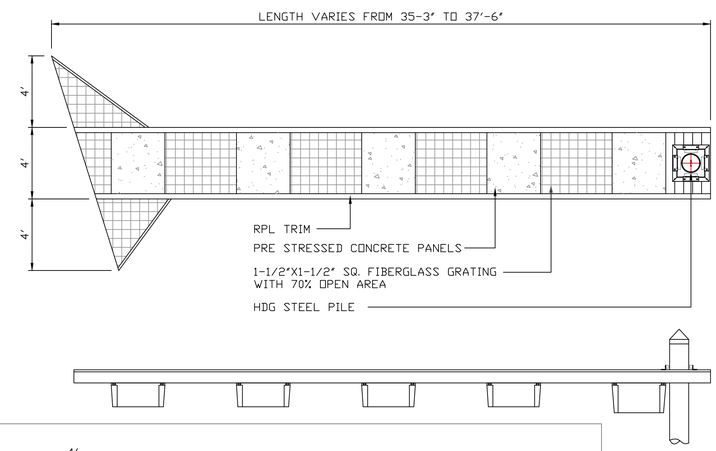
- (8) 30/30 AMP ELECTRICAL PEDESTAL WITH POTABLE WATER FAUCET 30/30
- (3) 4A60BC FIRE EXTINGUISHERS (1) AT EACH STANDPIPE LOCATION & EVERY 75' THEREAFTER
- FIRE STANDPIPE 2-1/2" NST MALE WITH BRASS ANGLE VALVE
- 4'X10' FIRE EQUIPMENT STAGING AREA WITH 4" MIN. BULL RAIL ON WATER SIDE TO PREVENT EQUIPMENT LOSS. SIGNS TO BE POSTED TO KEEP AREA CLEAR OF OBSTACLES

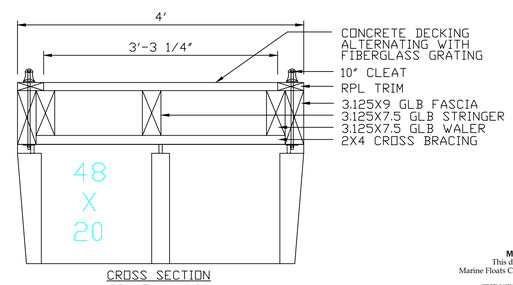
  ADDITIONAL STAGING AREAS MAY BE REQUIRED DEPENDING ON EXISTING LOCATIONS



PROPRIETARY PROPERTY
MARINE FLOATS CORPORATION
This document is the proprietary property of Marine Floats Corporation and shall not be used in part or whole for any other project without THE WRITTEN PERMISSION OF MARINE FLOATS CORPORATION

Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY
DATE: 11/19/19		REVISION #
PROPOSED MARINA EXPANSION		
NEWPORT YACHT BASIN LAKE WASHINGTON		DRAWING NUMBER





CROSS SECTION
SCALE 1"=1'-0"

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MARINE FLOATS CORPORATION
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Marine Floats		
1208 East D St - Tacoma - WA 98421 - 253-383-2740		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY
DATE: 4/19/19		REVISION #
FINGER LAYOUT		
NEWPORT YACHT BASIN LAKE WASHINGTON		DRAWING NUMBER

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

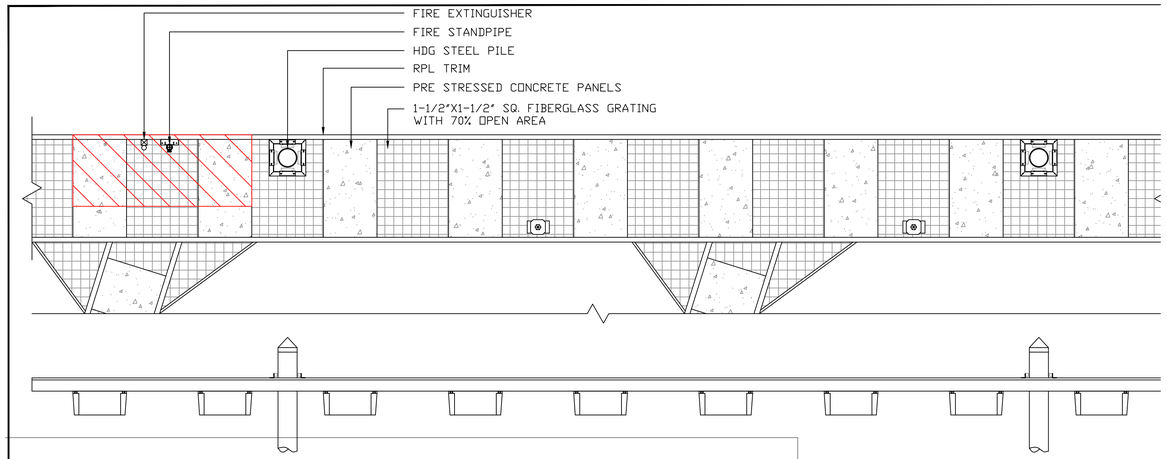
FLOAT DETAILS

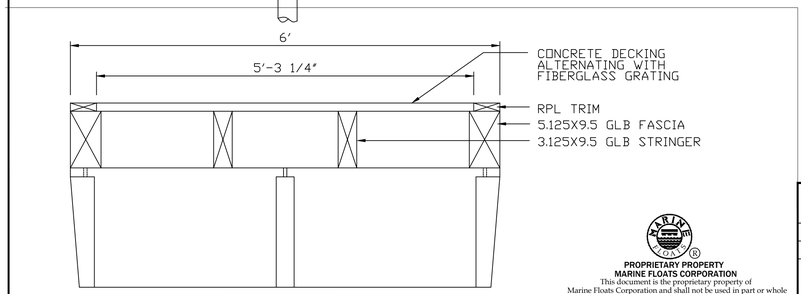
DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION

3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A2.00





CROSS SECTION
SCALE 1"=1'-0"

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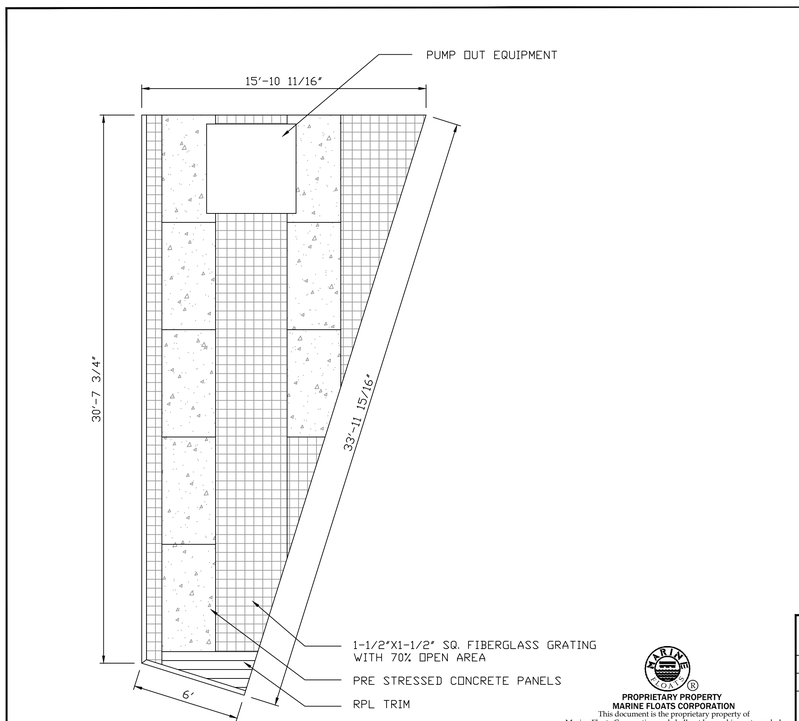
for any other project without
THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats
1208 East D St - Tacoma - WA 98421 - 253-383-2740

SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY:
DATE: 4/19/19		REVISION #
HEADWALK SECTION		
NEWPORT YACHT BASIN LAKE WASHINGTON		DRAWING NUMBER



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THE WRITTEN PERMISSION OF MARINE FLOATS
CORPORATION

Marine Floats
1208 East D St - Tacoma - WA 98421 - 253-383-2740

SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY:
DATE: 4/19/19		REVISION #
PUMP OUT FLOAT		
NEWPORT YACHT BASIN LAKE WASHINGTON		DRAWING NUMBER

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

FLOAT DETAILS

DATE: 3/9/2020
REVISIONS:

SEATTLE BOAT COMPANY
NEWPORT YACHT BASIN
FLOAT INSTALLATION
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A2.01

Development Services

SEPA Environmental Checklist

The City of Bellevue uses 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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 city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

Seattle Boat Float Pier

1. Name of proposed project, if applicable American Marine Management, LLC
2. Name of applicant Alan Bohling
3. Contact person Troy Hussing Phone 206.706.3937
4. Contact person address 203 N. 36th Street Suite 201 Seattle, WA. 98103
5. Date this checklist was prepared 3/9/2020
6. Agency requesting the checklist City of Bellevue

Development Services Department

20-104907 WG - Seattle Boat Float Pier
SEPA Review: Kennith George 4.7.2020

7. Proposed timing or schedule (including phasing, if applicable)

Summer/Fall of 2020

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

No

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

Biological Evaluation for the Army Corp of Engineers

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

None Known

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

Approval from the U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife and Department of Natural Resources.

Shoreline Substantial Development Permit - City of Bellevue

KMG
4.7.2020

12. Give a 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.)

The project includes the removal and disposal of the previously destroyed existing floating pier, piles, ramp and covered moorage (~1,784 sq. ft. of overwater coverage). The remnants of a former breakwater that are in the waters of the adjacent park to the North will also be removed and disposed (~1,504 sq. ft. of overwater coverage). Install a new floating pier section (~3,536 sq. ft.) on the parcel and will consist of steel piles, concrete panels and fiberglass grating. A sewer pumpout station will be constructed at the end of the floating pier section and will extend onto DNR property.

13. 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 the 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.

3911 Lake Washington Blvd SE (cross street - SE 40th St.), Legal Description on sheet A1.00

SE Sec: 8 Township: 24N Range: 5E

Parcel Number: 0824059317

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 5%

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3. 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.

Sand, Gravel and Muck

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

None Known

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

A trench will be required to hook up the pump out equipment to the sanitary sewer. Overall amount of material will be approximately 8 cubic yards. All earthwork will take place in the upland parking lot area. No earthwork will take place waterward.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Float will have 60% open area grating - no chan

No additional impervious surfaces proposed upland.

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

None required as the structure is an over water float. The upland work will consist of restoring the existing paving where the trenching occurs.

BMP for erosion and sediment control measures are required per BCC 23.76.

Air

1. 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.

None

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

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable

Construction dust mitigation measures required per BCC 23.76

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Water

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

      Lake Washington

   b. 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, on Lake Washington - see attached plan set.

   c. 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 the fill material.

      None required

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

      No

   e. Does the proposal lie within a 100-year floodplain? Lake level controlled by Army Corp of Eng
      If so, note the location on the site plan.

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

No

2. Ground Water

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

No

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

The proposal includes a public pump-out station that has a dockside peristaltic pump with approximate 3" discharge plumbing that will be tightlined into the existing sanitary sewer system on land.

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3. Water Runoff (including stormwater)
   a. 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.

      Not applicable as the structure will be an overwater float with grated decking.

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

      No

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

      No

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

   Not applicable

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Plants

1. 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, bulrush, skunk cabbage, other _____
   - ☑ water plants: water lily eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

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

   Native planting and ground cover have been planted along the shoreline for previous projects.

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

   Chinook Salmon, Bull Trout, Steelhead

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

   No planting are proposed for this project

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

Invasive species have been removed per previous mitigation.

Animals

1. List any birds and other animals which 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 _____

   Mammals: ☐ deer, ☐ bear, ☐ elk, ☑ beaver, ☐ other _____

   Fish: ☑ bass, ☑ salmon, ☑ trout, ☐ herring, ☐ shellfish, ☐ other _____

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

   Chinook Salmon, Bull Trout, Steelhead

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

   Salmon migrate by the site.

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

   The project includes the removal and disposal of the previously destroyed existing floating pier, piles, ramp and covered moorage (~1,784 sq. ft. of overwater coverage). The remnants of a former breakwater that are in the waters of the adjacent park to the North will also be removed and disposed (~1,504 sq. ft. of overwater coverage).

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

None known

Energy and Natural Resources

1. 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.

New power pedestals will be installed that include lights and power plug in for boat vessels.

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

No

3. 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.

N/A

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Environmental Health

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

The public pump-out station will be discharged directly into sanitary sewer lines at the existing upland manhole connections.

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

None known

b. 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.

None known

c. 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.

None known

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d. Describe special emergency services that might be required.

Fire protection will be extended onto the new float structure.

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

All pump-out equipment will be installed by professional plumbers and tightlined into the existing sanitary sewer system.

2. Noise

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

None known

Noise associated with construction of the project. See Biological Assessment, prepared by Northwest Environmental Consulting, LLC dated January 2020.

b. 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 construction noises while demolition occurs and pile driving occurs. Long term noise will be boat vessel traffic similar to what already occurs at the site.

c. Proposed measures to reduce or control noise impacts, if any.

None required

Construction noise shall comply with the requirements of BCC 9.18

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Land and Shoreline Uses

1. 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.

   The property is a marina. The adjacent properties are a marina and a park.

2. 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 as a result 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 non-farm or non-forest use?

   No

   a. 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?

      N/A

3. Describe any structures on the site.

   The proposed parcel is a vacant overwater parcel. The adjacent parcels have pile supported piers and floats with covers.

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4. Will any structures be demolished? If so, what?

The project includes the removal and disposal of the previously destroyed existing floating pier, piles, ramp and covered moorage (~1,784 sq. ft. of overwater coverage). The remnants of a former breakwater that are in the waters of the adjacent park to the North will also be removed and disposed (~1,504 sq. ft. of overwater coverage).

5. What is the current zoning classification of the site? R-2.5

Single-Family Residential District (R-2.5)

6. What is the current comprehensive plan designation of the site? SF-M

Single-Family Medium-Density (SF-M)

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

Recreational Boating

Recreational Boating on Subject Site Urban Conservancy - Open Space on the mitigation site to the north (Mercer Slough Nature Park).

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

Yes, Lake Washington

Shoreline Associated Wetlands on the breakwater removal on the Mercer Slough Nature Park site to the north.

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

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

N/A

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

The new float structure is consistent with the marina use that the remainder of the site is used for.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

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

N/A

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

N/A

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

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

New float will be approx. 14" above OHW and will have pump out, fire supression and shore power hardware that is approx. 3' above dock height.

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

None

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3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

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

N/A

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

N/A

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

None Known

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

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

Boating

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

No, it will increase the opportunity.

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

N/A

Historic and Cultural Preservation

1. 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 located on or near the site? If so, specifically describe.

None Known

2. 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.

None Known

3. 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.

Project is being reviewed by Army Corp of Engineers, Washington Department of Fish and Wildlife and Department of Natural Resources.

Compliance with Inadvertent Discovery regulations required: RCW 27.44.055, 68.50.645 & 68.60.055

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4. 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.

N/A

Transportation

1. 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.

Lake Washington Blvd SE & SE 40th St

2. 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?

No - Approximately 3,500 feet

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change to parking.

Subject to parking requirements for boat moorage.

4. 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

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

Yes, Lake Washington

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change

7. 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.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

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Public Service

1. 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.

   No

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

   None

Utilities

1. Check the utilities currently available at the site:

   - [x] Electricity
   - [x] natural gas
   - [x] water
   - [x] refuse service
   - [x] telephone
   - [x] sanitary sewer
   - [ ] septic system
   - [ ] other

2. 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.

   Electric, Water, Sanitary Sewer

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4.8.2020

Signature

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.

Signature Troy Hussing Digitally signed by Troy Hussing
DN: cn=Troy Hussing, o=Ecco Design Inc, ou, email=troy@eccodesigninc.com, c=US
Date: 2020.03.16 11:22:47 -07'00'

Name of signee Troy Hussing for Ecco Design Inc.

Position and Agency/Organization Ecco Design Inc.

Date Submitted 3/9/2020

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4.8.2020

Development Services

Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.
Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which 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?

   Indicate proposed measures to avoid or reduce such increases.

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

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

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

Indicate proposed measures to protect or conserve energy and natural resources.

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?

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

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?

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

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

Indicate proposed measures to reduce or respond to such demand(s).

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

Newport Yacht Basin Pier Extension and Pump-Out Station Proposal
Biological Assessment

Prepared for

ECCO
Architecture & Design
203 N 36th Street, Suite 201
Seattle, WA 98103

Prepared by

Northwest Environmental Consulting, LLC

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January 2020

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INTRODUCTION

Project Proponent

The project is proposed by Newport Yacht Basin Association. Troy Hussing of ECCO Design Inc. is the Authorized Agent for the permit applications. The proposed work is located on the Lake Washington shoreline in Bellevue's Newport neighborhood.

Purpose and Need

Some of the covered moorage collapsed from the weight of snow in February 2019. The covering over the slips has been removed already; the pier structure is also damaged and will be demolished and removed. The project addresses the need for replacement of the lost moorage, the need for additional moorage, as well as the lack of a pumpout station in the marina.

Project Location

The project will take place within the City of Bellevue in the Newport neighborhood, at 3911 Lake Washington Blvd SE, at a marina on Lake Washington. The project is located within Section 9, Township 24N, and Range 5E, latitude 47.5750 N, longitude -122.1862 W (Figure 1).

The project is in Water Resource Inventory Area (WRIA) 8 (Lake Washington/Cedar/ Sammamish Watershed) and within the Hydraulic Unit Code (HUC) 17110012.

PROJECT DESCRIPTION

General Description

A new pier and float structure will be installed to replace structures that collapsed during a snowstorm in February 2019. A floating pumpout station will be added as well.

Detailed Project Description

Existing fixed piers, decking, covered moorage, and associated piles will be removed (approximately 1,784 square feet and 9 15-inch wood piles). Piles will be pulled using a barge-mounted vibratory hammer. The float structure will be fabricated off-site and towed into place.

A new pier and float structure will be installed, approx. 3,536 square feet with 17 12-inch steel piles. The new structure will provide sixteen 35-to-38-foot moorage slips and a floating pumpout station. (Four covered moorage slips were lost in the storm; sixteen uncovered slips will be built in their place.) Float decking will be a combination of grated decking and concrete panels.

Existing floating piers, decking, covered moorage, and associated piles will be removed (approximately 1,784 square feet and 9 piles). This structure collapsed from the weight of snow in February 2019. Some of the loose debris comprising the moorage covers has been removed already; the rest will be demolished and removed.

Remnants of a derelict breakwater structure will also be removed from the area just north of the marina, totaling approximately 1,504 square feet of overwater coverage.

The project will result in a net increase of 248 square feet of overwater coverage and an increase of up to 7 square feet of pile area.

The new floats will be in water approximately 7 to 12 feet deep.

IMPACT AVOIDANCE AND MINIMIZATION MEASURES

Proposed work window:

The work will take about 3 weeks, to be performed during the 2020 work window July 16-31 or Nov 16-Dec 3, depending on permit timing.

Other conservation measures:

- Piles will be driven with a vibratory hammer and impact proofing will not be necessary. The noise injury threshold to salmonids will not be reached.
- Grated decking will be used on the floats, further reducing their effective overwater coverage.
- A floating boom will be placed around the project area while work is being done. The area inside the boom will be cleared of floating debris before the boom is removed. Spill containment and removal materials will be kept onsite.
- Piles will be removed completely or cut off 2 feet below the mudline. Holes left by pile removal will be filled, if needed, with clean sand that matches the existing substrate in texture and composition.
- Treated piles that have been removed will be cut into 4-foot sections and disposed of at a licensed upland facility.
- The work barge will not be permitted to ground out on the sediments at any time.

The project effect with the farthest-reaching radius is underwater noise from vibratory pile driving. Underwater noise will reach up to 160 dB_{SEL} during vibratory pile driving. This estimate is based on noise levels measured for 12-inch piles (WSDOT 2019). The behavioral effects threshold for salmonids is 150 dB_{SEL}. If the threshold is in fact reached, it will be confined to about a 300-foot radius (Figure 8). The injury threshold for juvenile and adult salmonids, 206 dB_{PEAK}, will not be reached.

SPECIES PRESENCE IN THE ACTION AREA

Complete species lists for King County are attached in Appendix C. The list has been refined for species likely to be found in the Action Area. Note that strictly marine species (e.g., whales, sea turtles, rockfish) and DPSs of salmonids not found in Puget Sound or its tributaries (e.g., ESUs of salmon found in the Willamette or Columbia rivers only) were excluded from this list.

BIRDS
Yellow-billed cuckoo
Marbled murrelet
Northern spotted owl

MAMMALS
Gray wolf (western WA)
Grizzly bear

PLANTS
Whitebark Pine

FISH
Bull trout, coastal-Puget Sound IRU
Chinook, Puget Sound ESU
Steelhead, Puget Sound
Sturgeon, Green (southern DPS)
Eulachon, Pacific (southern DPS)

REPTILES-AMPHIBIANS
Oregon Spotted Frog

The shoreline in the area is heavily developed to the south, and the Mercer Slough lies to the north and east. None of the birds, mammals, plants, or reptiles listed above occur in the action area. Lake Washington is a migration corridor for many salmonid species. Anadromous salmonids spawn in tributary streams and use Lake Washington and the Ship Canal to migrate out into the Puget Sound and the Pacific Ocean. Lake Washington and its tributaries also have resident fish, including salmonids. According to WDFW, Lake Washington has documented presence of Chinook salmon, coho, steelhead, sockeye salmon and documented use by bull trout for rearing habitat.

Lake Washington is in Unit 10 designated Chinook salmon critical habitat. Lake Washington is in Unit 2 Designated Critical Habitat for bull trout.

The nearest critical habitat for marbled murrelets is over 40 miles away, with areas to the east (Cascade Mountains) and west (Olympic Peninsula). Murrelets fly over Lake Washington to reach feeding areas in Puget Sound.

The area is not used by northern spotted owls. The nearest nesting areas are more than 40 miles to the east (Cascade Mountains) and west (Olympic Peninsula). Grey wolves and grizzly

bears have not been documented in the urban area surrounding Seattle, and are more likely to be found in the Cascade foothills.

ENVIRONMENTAL SETTING WITHIN THE ACTION AREA

Project Setting

The marina shoreline is planted with a vegetation strip between the parking lot and the bulkhead. Overhanging shrubbery lines the bulkhead. The pier to be extended is accessed by foot only, by a pile-supported walkway across a scrub-shrub wetland area. Immediately north of the pier, the wetland extends about halfway to the end of the walkway, and then gives way to water lilies.

The marina and surrounding area have been subject to historical dredging. Substrates consist of sand and mud, with no aquatic vegetation within the boundaries of the marina. Water lilies are abundant north of the marina, transitioning to the Mercer Slough north and east.

Shoreline

Most of the Lake Washington shoreline is residential, with residential docks and landscaped yards. Coal Creek, Newport Creek and two unnamed creeks converge and outfall at the southern corner of the marina. South of the marina, there is a residential neighborhood development with water channels between the streets. South of that development lies Newport Beach Park, and continuing south, residential yards with docks front the shoreline, with I-405 behind the row of homes. Immediately north/northeast of the marina, the Mercer Slough and its associated wetlands abut the marina. North of the slough, the approach to the I-90 Bridge forms an interchange with Bellevue Way SE and I-405 farther east, with multiple bridges and overpasses connecting the roadways, all on concrete supports (see aerial photo, Figure 3).

Wetlands

North of the marina, a scrub-shrub wetland abuts the pier along about half its length, then the water has patches of lily pads that anchor in the substrate below.

Aquatic Resources

Lake Washington is a large lake surrounded by urbanized areas and crossed by two highway bridges with some raised and some floating sections. Lake Washington is part of the migration corridor for salmonids from freshwater tributary streams and on into Lake Union and the Lake Washington Ship Canal to the Puget Sound. Lake Washington is depth-controlled by the dam at the Hiram M. Chittenden Locks.

Lake Washington in the area surrounding the marina is listed as Category 1, Meets (Washington State Water Quality) Standards, with listings for bacteria and total phosphorus (detected but within standard parameters), and a section incorporating the southwest quadrant of the marina is Category 2 for Sediment Bioassay, with no specific contaminants listed (Ecology 2019).

Lake Washington/Cedar/Sammamish Watershed

The Lake Washington/Cedar/Sammamish Watershed, WRIA 8, is the most populated watershed in the state. This 692-square-mile watershed includes two major river systems and three large lakes, and numerous subbasins draining directly into Puget Sound. The watershed's streams support anadromous salmonids and bull trout/dolly varden. In addition, WRIA 8 includes marine shoreline that supports local anadromous salmonid stocks, as well as salmonid stocks from other Puget Sound WRIAs.

The project area is located on the Lake Washington shoreline. Most of the Lake Washington shoreline is residential. Other uses include parks, recreational trails such as the Burke-Gilman Trail, and municipal waterfronts with marinas such as Kirkland, Bellevue, and the Newport Yacht Basin. The majority of Lake Washington residences have private piers for recreational watercraft.

The project area is not on the 303(d) list, but there is an area showing contaminated sediments (sediment bioassay) to the southwest, just beyond the outlet of Coal Creek, about a quarter mile from the project site.

Species use

Lake Washington contains both resident and anadromous (migratory) salmonids, and is connected to salmon-bearing streams. Lake Washington connects to Puget Sound through Lake Union and the Hiram M. Chittenden Locks.

The action area is used by listed bull trout, Chinook salmon, and steelhead. The area is used for migration and includes potential rearing habitat. Coal Creek and Newport Creek, whose outlets are on the southern edge of the property, have documented presence of Chinook and steelhead (and also have documented spawning of the non-listed salmonids, coho salmon and sockeye salmon). Bull trout use the lake, but are not documented to use Coal Creek or Newport Creek.

Lake Washington is within Unit 10 designated Chinook salmon critical habitat. Lake Washington is in Unit 2 Designated Critical Habitat for bull trout.

There are no WDFW Priority habitats directly associated with the project site for terrestrial species. The project area is shown to be used by resident coastal cutthroat, fall Chinook, coho, sockeye, and winter steelhead. Wetlands are mapped to the north and east of the project site (Mercer Slough Nature Park).

Proposed work window:

July 16-31 or Nov 16-Dec 31, 2020

Other conservation measures:

Noise minimization: Piles will be driven with a vibratory hammer and impact proofing will not be necessary. The noise injury threshold to salmonids will not be reached, and the behavioral effects threshold will only be met over a small (300-ft) radius for a short time.

Grated decking will be used on the floats, reducing their effective overwater coverage. Grating also reduces available hiding places for predators. The gentler light/dark transition may also reduce salmonids' aversion to entering the space under the dock.

A floating boom will be placed around the project area while work is being done. The area inside the boom will be cleared of floating debris before the boom is removed. Spill containment and removal materials will be kept onsite.

Piles will be pulled up slowly to minimize turbidity. Piles will be removed completely or cut off 2 feet below the mudline. Holes left by pile removal will be filled, if needed, with clean sand that matches the existing substrate in texture and composition.

The derelict breakwater structure has not functioned effectively for years. Demolishing it will remove treated wood and overwater shading from the lake, and restore natural fish passage through the area.

The pumpout station furthers the goal of the Clean Vessel Act. The station will be available to the public as well as marina tenants, and may prevent unauthorized dumping of black water waste from recreational boats.

Concentration of moorage at the marina is preferable to building individual residential docks for the up-to-40-foot vessels the moorage will accommodate. It results in less overwater coverage, places it farther from the shoreline, and makes a pumpout station conveniently available to the vessel owners.

Treated piles that have been removed will be cut into 4-foot sections and disposed of at a licensed upland facility.

The work barge will not be permitted to ground out on the sediments at any time.

Direct Impacts:

Direct impacts include noise and turbidity resulting from pile removal and installation, changes to overwater coverage, and potential spills.

Noise

Noise will reach the behavioral effects threshold for salmonids for a total of up to 6 hours over a 4-day period, within a limited area (Sheet 8). Noise will not reach the injury threshold.

Turbidity

Upland soil will not be disturbed for this project. The lake bottom will be disturbed during pile removal and installation. The resulting turbidity is expected to be minor and short in duration.

Overwater Coverage

The 1,784 square feet of overwater coverage (OWC) to be removed are opaque (solid decking and non-translucent canopies). The proposed floats will be surfaced with grated decking to allow light penetration. The float tubs comprise opaque area; floats account for 1,560 square feet of the new area (total 3,536 sq ft). The remaining 1,976 square feet will be grating. The fiberglass grated decking will have 1.75" x .75" openings with 62% open space. The most popular brand of grated decking, ThruFlow, is currently rated at 47 percent light penetration (ThruFlow 2019). The grated decking reduces the effective OWC of the grated area to 1,047 square feet, for a total of square feet of effective OWC. The project results in a net decrease in effective OWC of square feet. To simplify:

Pier and moorage to be removed	1,784
Breakwater to be removed	1,504
Total OWC to be removed	3,288
OWC to be added	3,536
Net Increase in OWC	248
Float tubs	1,560
Grated decking	1,976
Total New OWC	3,536
Reduction for ThruFlow	929
Effective New OWC	2,607
Effective Decrease in OWC	681

Overwater structures can be a barrier to migration. In studies associated with the 520 Bridge Project, salmonids were found to show any of three responses to overwater coverage (Celedonia et al. 2008b *in* NOAA Fisheries 2017):

1. Passing under the structure without delay
2. Hesitating to go under the structure for a few seconds to 46 minutes
3. Passing under the structure multiple times

The study concluded that overwater structures are a partial, but not complete, barrier to migration.

Potential Spills

Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of the small amount of petroleum products used during typical construction of residential docks, and because of spill containment measures that will be employed should a spill occur.

Indirect Impacts:

Recreational Boating

The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The proposed vessel slips will accommodate 16 vessels of up to 40 feet in length. Six of these slips replace pre-existing slips that were damaged and removed.

It is difficult to attribute the new slips to increased boating activity because some of the vessels may have been moored at private residential docks or other, less conveniently located marinas, before being moved to the Newport Yacht Basin Association marina. There are also many boat ramps allowing boats to access the lake without being moored there. The project does, however, increase total available moorage space on Lake Washington; but does not increase the demand for boating.

Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*)

This project **may affect** Puget Sound Chinook salmon because:

- Underwater construction noise will occur, resulting in minor, localized behavioral shifts during these activities. Noise is not expected to reach the injury threshold.
- Minor turbidity may result from installation and removal of piles, possibly resulting in behavioral changes in any salmonids present. This turbidity would be localized, minor, and temporary.
- The project will be done during the short work window of either July 16-31 or November 16 to December 31, when juveniles are not likely to occur in the project area.
- Ten treated wood piles will be removed from the lake.

This project is **likely to adversely affect** Puget Sound Chinook salmon because:

- Replacing solid decking with grated decking will improve baseline conditions for salmon. However, overwater structures are considered partial barriers to migration because they increase outmigration times of juvenile Chinook salmon. The piles that support overwater structure, combined with the shading, provide habitat for predators. According to guidance from NMFS, maintaining overwater coverage preserves an adverse condition, and therefore constitutes an adverse effect. The amount of grating for this project, combined with mitigation breakwater removal, will reduce effective overwater shading by 681 square feet, which will improve baseline conditions.

Critical Habitat for Puget Sound Chinook Salmon

PCEs for Chinook salmon critical habitat include (paraphrased):

1. Freshwater spawning sites
2. Freshwater rearing sites
3. Freshwater migration corridors
4. Estuarine areas
5. Nearshore marine areas
6. Offshore marine areas

The action area lies in Critical habitat Unit 10. Chinook critical habitat includes the following elements: freshwater spawning sites, freshwater rearing sites, freshwater migration corridors, estuarine areas, nearshore marine areas, and offshore marine areas.

Spawning takes place in tributary streams of the Lake Washington Watershed. Chinook salmon are documented to occur in both Newport and Coal creeks, though spawning has not been observed.

The project **may affect** designated critical habitat for Puget Sound Chinook salmon because:

- Minor turbidity may result from installation of piles, but turbidity would be localized, minor, and temporary.
- Effective overwater shading will be reduced by 681 square feet, resulting in a probable increase in benthic productivity.
- Conservation measures listed in the Conservation Measures section will be used to minimize project effects.
- Construction impacts will be short in duration.

The project **is likely to adversely affect** designated critical habitat for Puget Sound Chinook salmon because:

- The adverse condition of overwater coverage will be maintained (see explanation in species effect above), affecting predator abundance (PCE 2) and migration times (PCE 3).

Puget Sound Steelhead (*Oncorhynchus mykiss*)

This project **may affect** Puget Sound steelhead because:

- Underwater construction noise will occur, resulting in minor, localized behavioral shifts during these activities. Noise is not expected to reach the injury threshold.
- Minor turbidity may result from installation and removal of piles, possibly resulting in behavioral changes in any salmonids present. This turbidity would be localized, minor, and temporary.
- The project will be done during the short work window of either July 16-31 or November 16 to December 31, when juveniles are not likely to occur in the project area.
- Ten treated wood piles will be removed from the lake.

This project is **likely to adversely affect** Puget Sound steelhead because:

- Replacing solid decking with grated decking will improve baseline conditions for salmon. However, overwater structures are considered partial barriers to migration because they increase outmigration times of juvenile salmonids. The piles that support overwater structure, combined with the shading, provide habitat for predators. According to guidance from NMFS, maintaining overwater coverage preserves an adverse condition, and therefore constitutes an adverse effect. The amount of grating for this project, combined with mitigation breakwater removal, will reduce effective overwater shading by 681 square feet.

Puget Sound Bull Trout (*Salvelinus confluentus*)

This project **may affect** Puget Sound bull trout because:

- Underwater construction noise will occur, resulting in minor, localized behavioral shifts during these activities. Noise is not expected to reach the injury threshold.
- Minor turbidity may result from installation and removal of piles, possibly resulting in behavioral changes in any salmonids present. This turbidity would be localized, minor, and temporary.
- The project will be done during the short work window of either July 16-31 or November 16 to December 31, when juveniles are not likely to occur in the project area.

- Ten treated wood piles will be removed from the lake.

This project is **not likely to adversely affect** Puget Sound bull trout because:

- Replacing solid decking with grated decking will improve baseline conditions for salmon. The amount of grating for this project, combined with mitigation breakwater removal, will reduce effective overwater shading by 681 square feet.

Designated Critical Habitat for Puget Sound Bull Trout

PCEs for bull trout critical habitat include (paraphrased):

1. Springs, seeps and groundwater flows
2. Migratory habitat
3. Abundant food base
4. Habitat complexity
5. Temperature range of 36 to 59° F
6. Substrates suitable for spawning
7. Natural hydrograph or appropriate flow control
8. Sufficient water quality and quantity
9. Few nonnative predators

Water temperatures are warmer than ideal for bull trout in the action area. Water temperatures will not be affected by the project. Migratory habitat, natural hydrograph, water quality and quantity, and substrate materials will not be affected by the project. The salmonids' food base and presence of non-native predators may be affected positively at a very local scale by the removal of overwater coverage.

The project **may affect, but is not likely to adversely affect** designated critical habitat for Puget Sound bull trout because:

- Minor turbidity may result from installation of piles, but turbidity would be localized, minor, and temporary.
- Effective overwater shading will be reduced by 681 square feet, resulting in a probable increase in benthic productivity and reduced use of the area by predators.
- Conservation measures listed in the Conservation Measures section will be used to minimize project effects.
- Construction impacts will be short in duration.

In summary:

Species and Critical Habitat Effects Determination

Species	Common Name	Effect Determination	Critical Habitat Effect Determination
Oncorhynchus tshawytscha	Puget Sound Chinook salmon	LAA*	LAA
O. mykiss	Puget Sound steelhead	LAA	N/A
Salvelinus confluentus	Bull trout	NLAA	NLAA

* NLAA=May Affect, Not Likely to Adversely Affect
LAA= Likely to Adversely Affect

ESSENTIAL FISH HABITAT

Essential Fish Habitat (EFH) is broadly defined by the Act (now called the Magnuson-Stevens Act or the Sustainable Fisheries Act) to include “those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity”. This language is interpreted or described in the 1997 Interim Final Rule [62 Fed. Reg. 66551, Section 600.10 Definitions] -- Waters include aquatic areas and their associated physical, chemical, and biological properties that are used by fish and may include historic areas if appropriate; substrate includes sediment, hard bottom, structures underlying the waters, and associated biological communities; necessary means the habitat required to support a sustainable fishery and the managed species’ contribution to a healthy ecosystem; and “spawning, breeding, feeding, or growth to maturity” covers a species’ full life cycle.

Project Description

A new pier and float structure will be installed, approx. 3,536 square feet with 17 piles. The new structure will provide sixteen 35-to-38-foot moorage slips and a floating pumpout stations. All float decking will be grated.

Existing fixed piers, decking, covered moorage, and associated piles will be removed (approximately1,784 square feet and 9 piles). This structure collapsed from the weight of snow in February 2019. Some of the loose debris comprising the moorage covers has been removed already; the rest will be demolished and removed.

Remnants of a derelict breakwater structure will also be removed from the area just north of the marina, totaling approximately 1,504 square feet of overwater coverage.

The project will result in a net increase of 248 square feet of overwater coverage and an increase of up to 10 square feet of pile area.

Grated decking on the new structures will reduce effective overwater coverage to a decrease of 681 square feet.

The new floats will be in water approximately 7 to 12 feet deep.

Addresses EFH for Appropriate Fisheries Management Plans (FMP)

Pacific Fisheries Management Council (PFMC). 1998a. The Coastal pelagic Species Fishery Management Plan: Amendment 8.

PFMC. 1998b. Final Environmental Assessment/Regulatory Review for Amendment 11 to the Pacific Coast Groundfish Fishery Management Plan.

PFMC. 1999. Amendment 14 to the Pacific Coast salmon plan, Appendix A. Identification and description of Essential Fish Habitat, adverse impacts, and recommended conservation measures for salmon. Available: http://www.psfmc.org/efh.html

Effects of the Proposed Action

i. Effects on EFH (groundfish, coastal pelagic, and salmon EFH should be discussed separately)

Because this project takes place in a freshwater lake, only salmon EFH will be affected. The project **is likely to adversely affect** Pacific Coast salmon because:

According to guidance from NMFS, maintaining overwater coverage preserves an adverse condition, and therefore constitutes an adverse effect.

The adverse effect will be minimized (and baseline conditions may be improved) by the following:

- Upland soil will not be disturbed for this project. The lake bottom will be disturbed during pile removal and installation. The resulting turbidity is expected to be minor and short in duration.
- There will be a net decrease in effective overwater coverage of 681 square feet. The full analysis of coverage is provided in the Analysis of Effects section of the BE.
- Short-term risks include the potential for petroleum spills that can occur with any equipment operation.
- The derelict breakwater structure has not functioned effectively for years. Demolishing it will remove treated wood and overwater shading from the lake, and restore natural fish passage through the area.
- The pumpout station furthers the goal of the Clean Vessel Act. The station will be available to the public as well as marina tenants, and may prevent unauthorized dumping of black water waste from recreational boats.

ii. Effects on Managed Species (unless effects to an individual species are unique, it is not necessary to discuss adverse effects on a species-by species basis)

- Noise will reach the behavioral effects threshold for salmonids for a total of up to 6 hours over a 4-day period, within a limited area (Sheet 8). Noise will not reach the injury threshold.
- While the project supports recreational boating on Lake Washington, it cannot be shown to increase boating activity because the lake can be accessed for boating without permanent moorage there.

iii. Effects on Associated Species, Including Prey Species

Foraging for rearing salmonids is present and will not be adversely affected. The substrate and shoreline structure at the waterline will remain the same. Habitat for salmonid predators will be reduced by replacing wood decking with grated decking.

iv. Cumulative Effects

The project will increase the number of boats that can be moored in the area. The project site will remain a boat pier before and after project completion. The additional moorage at the marina will not increase the amount of boating on the lake. Having additional moorage concentrated at the Marina may decrease the demand for individuals to build docks.

Proposed Conservation Measures

See Avoidance and Minimization Measures in the Biological Evaluation.

Conclusions by EFH (taking into account proposed conservation measures)

The project will slightly increase the total structure at the site; however, effective overwater coverage will be reduced by using grated decking combined with mitigation removal of a derelict breakwater structure. The project maintains adverse conditions at the site, but is adequately mitigated.

REFERENCES:

NOAA Fisheries. 2017. Biological Opinion. Integrated Restoration and Permitting Program (IRRP) for Lakes Washington and Sammamish. Consultation Number WCR-2016-5278. February 2017.

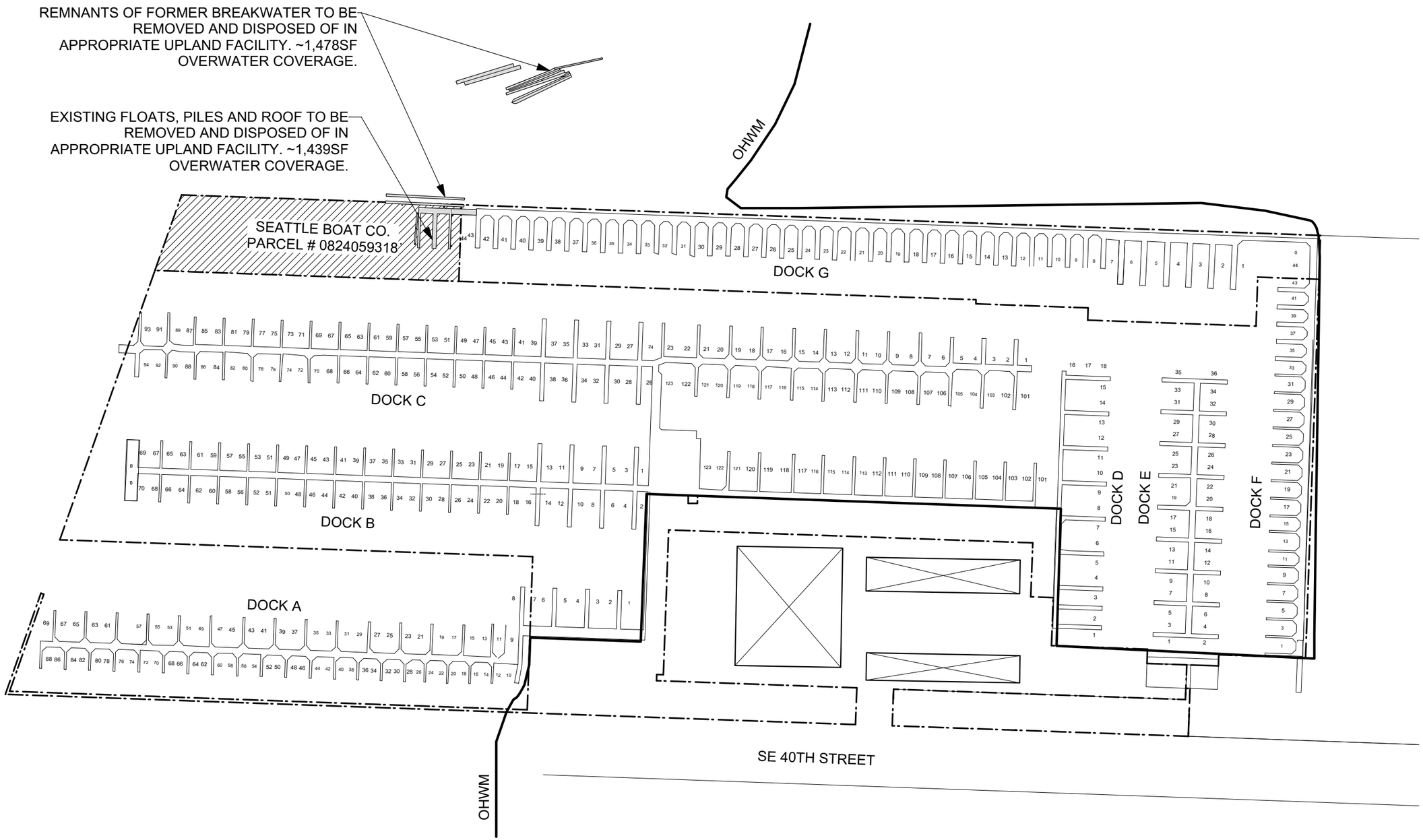
ThruFlow. 2017. http://thruflow.com/ Web site for ThruFlow Grated Decking. Accessed December 20, 2017.

Washington Department of Fish and Wildlife (WDFW). 2016. Priority Habitats and Species. Online database. Accessed April 2018 at http://apps.wdfw.wa.gov/phsontheweb/

WDFW. 2018. SalmonScape. Online database. Accessed June 2018 at http://apps.wdfw.wa.gov/salmonscape/

Washington State Department of Transportation (WSDOT). 2018. Biological Assessment Preparation Manual. Olympia, Washington. January 2018.

Appendix A:
Figures and Project Drawings

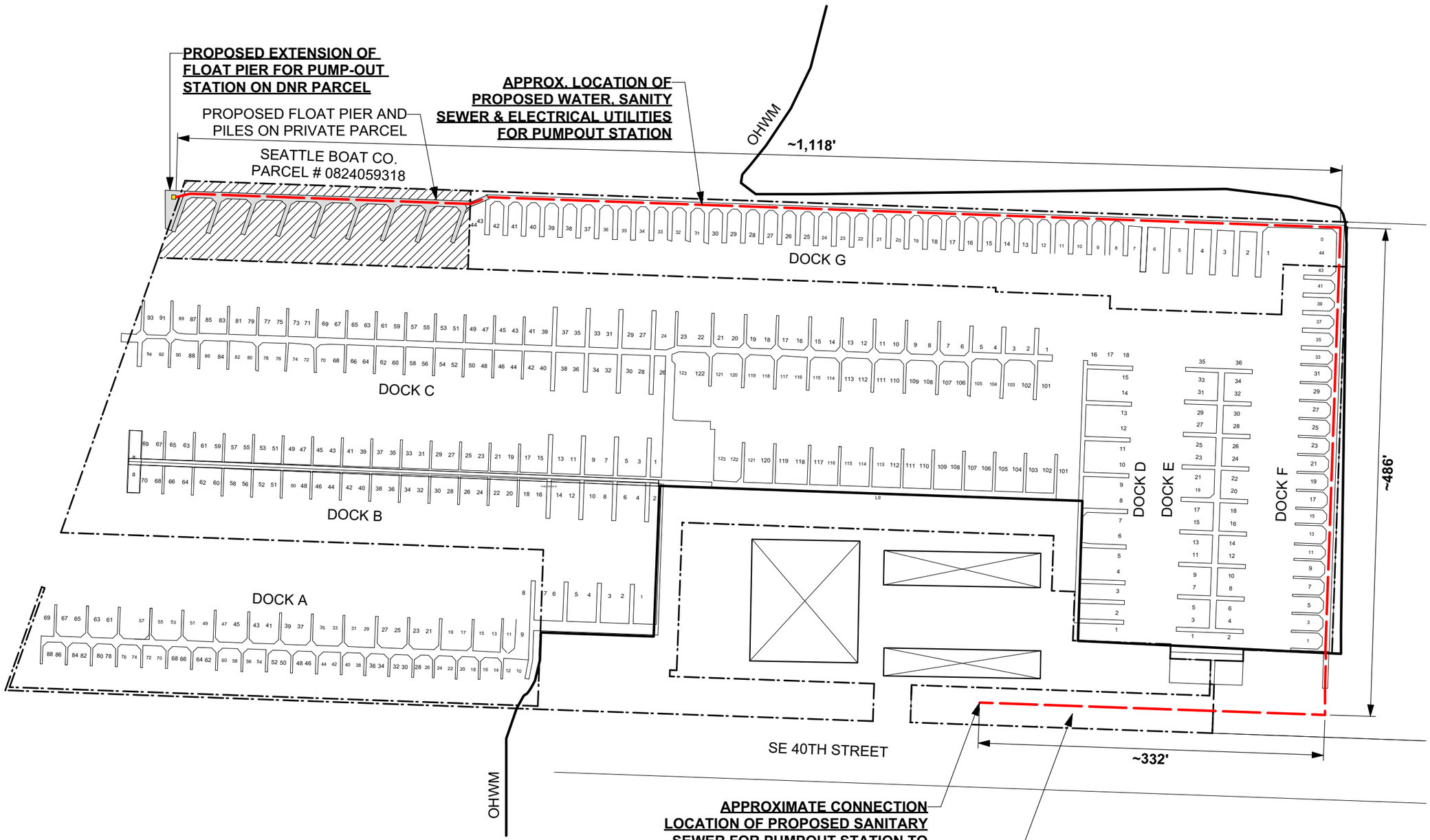


EXISTING OVERALL SITE PLAN

SCALE 1" = 100'

N

Project:	CVA Grant Proposal - Pumpout Station
For:	Seattle Boat Company
Site Address:	3911 Lake Washington Blvd. SE Bellevue, WA 98006
Tax Parcel #:	0824059318
Date:	10/30/2019
Sheet	**1** of **7**



PROPOSED OVERALL SITE PLAN

SCALE 1" = 100'

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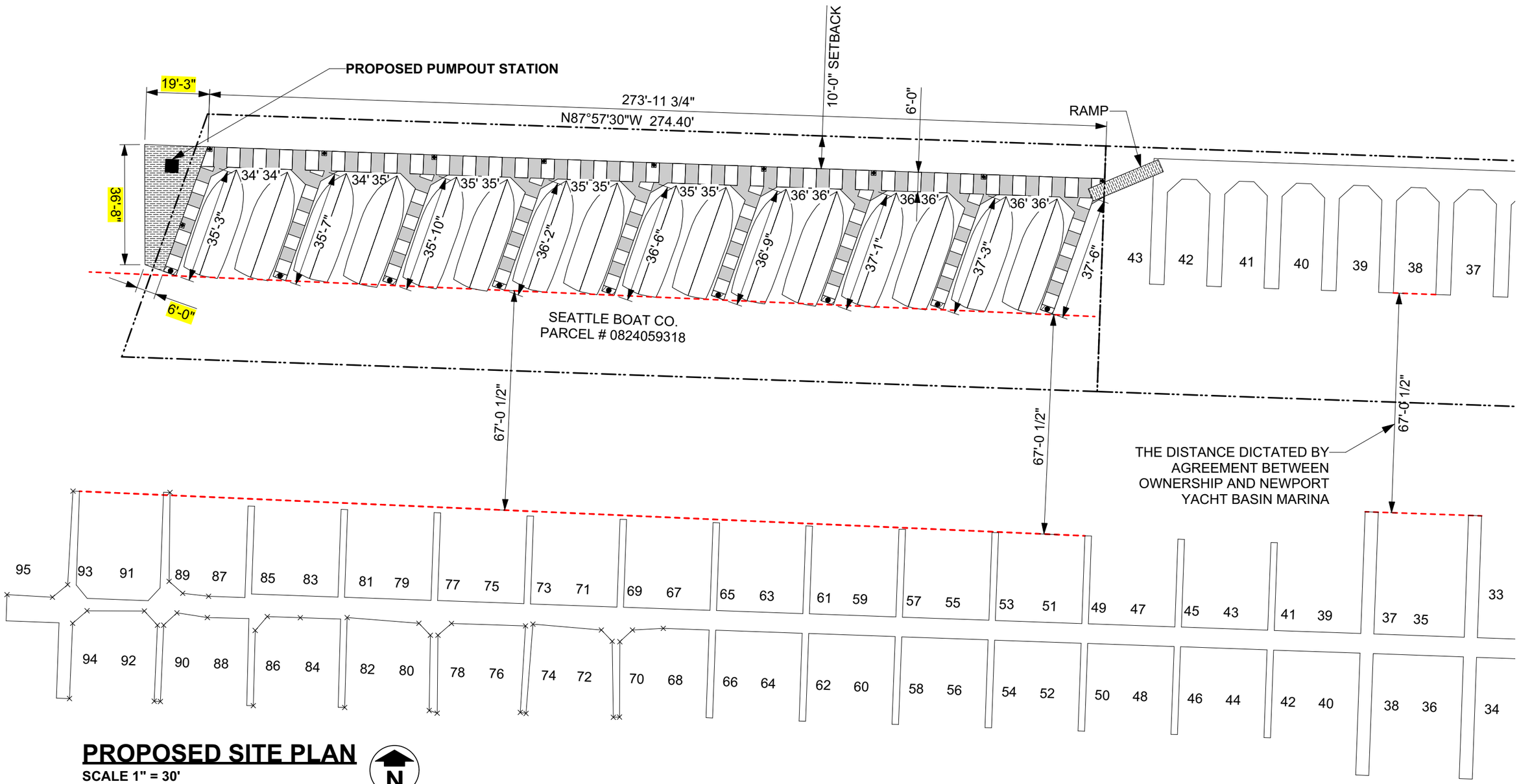
Project: CVA Grant Proposal - Pumpout Station
For: Seattle Boat Company
Site Address: 3911 Lake Washington Blvd. SE
Bellevue, WA 98006
Tax Parcel #: 0824059318
Date: 10/30/2019
Sheet **2** of **7**

PROPOSED OVERALL
SITE PLAN OVERLAY
NOT TO SCALE

Project:	CVA Grant Proposal - Pumpout Station
For:	Seattle Boat Company
Site Address:	3911 Lake Washington Blvd. SE Bellevue, WA 98006
Tax Parcel #:	0824059318
Date:	10/30/2019
Sheet	**3** of **7**



PROPOSED SITE PLAN

SCALE 1" = 30'

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For: Seattle Boat Company
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Bellevue, WA 98006
Tax Parcel #: 0824059318
Date: 10/30/2019
Sheet **4** of **7**

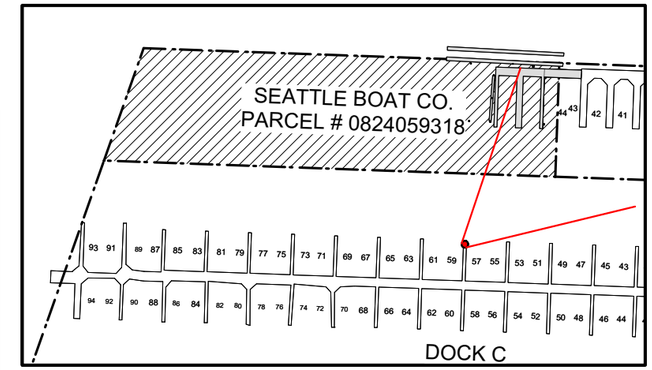

PHOTO VICINITY MAP

NOT TO SCALE

N

Project:	CVA Grant Proposal - Pumpout Station
For:	Seattle Boat Company
Site Address:	3911 Lake Washington Blvd. SE Bellevue, WA 98006
Tax Parcel #:	0824059318
Date:	10/30/2019
Sheet	**5** of **7**

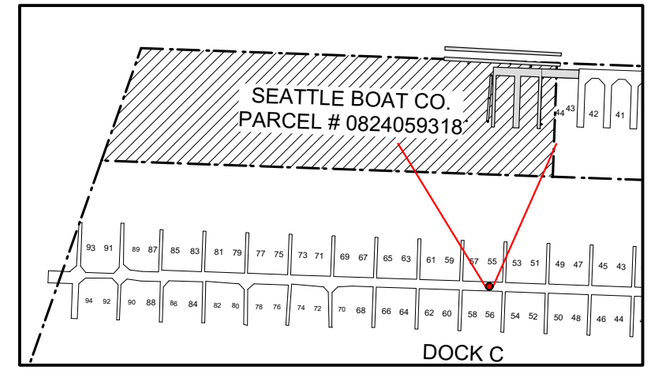

PHOTO VICINITY MAP

NOT TO SCALE

N

Project:	CVA Grant Proposal - Pumpout Station
For:	Seattle Boat Company
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Tax Parcel #:	0824059318
Date:	10/30/2019
Sheet	**6** of **7**

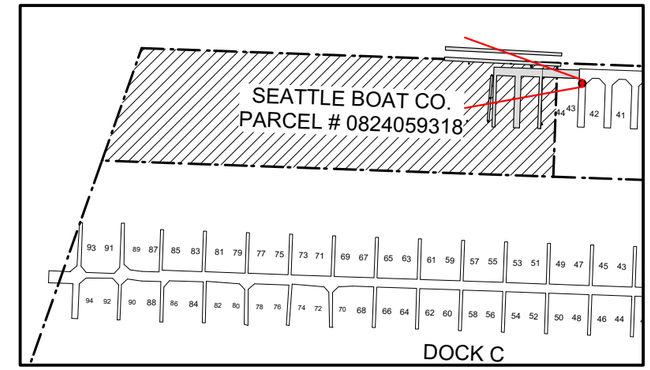

PHOTO VICINITY MAP

NOT TO SCALE

N

Project:	CVA Grant Proposal - Pumpout Station
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Tax Parcel #:	0824059318
Date:	10/30/2019
Sheet	**7** of **7**

Fish Behavioral Effects 300-foot radius

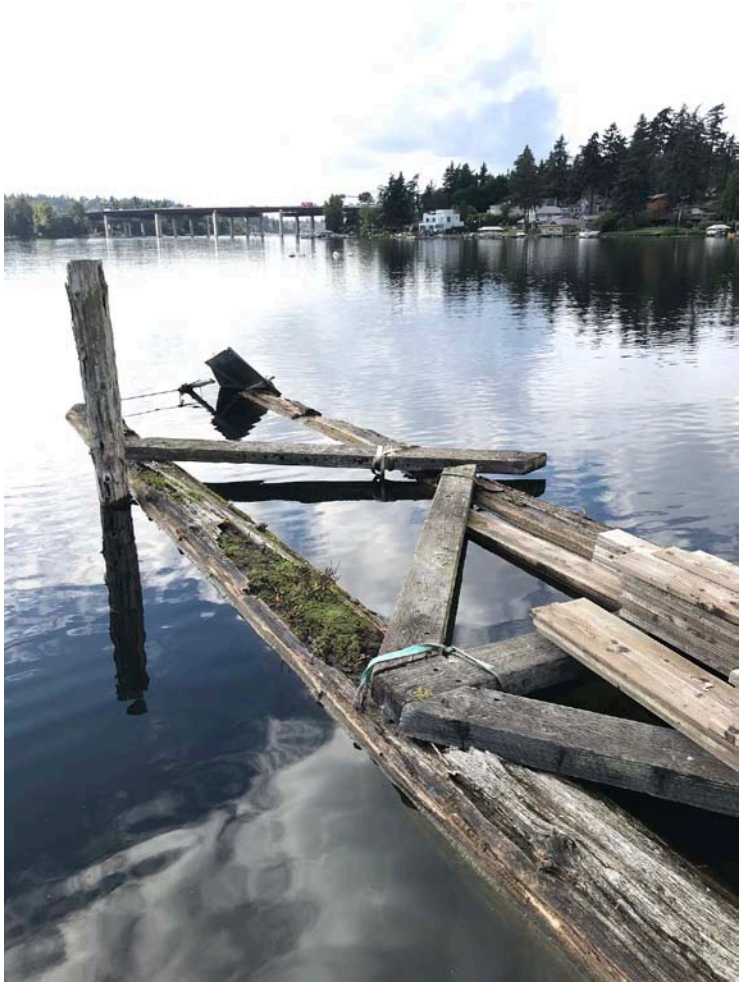
Figure 8 - Action Area

Appendix B:
Site Photographs

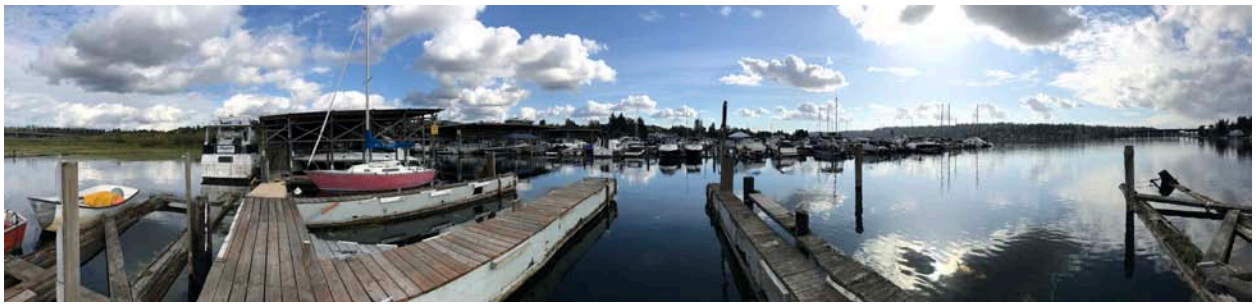
Derelict breakwater to be removed

Remaining debris from collapsed structure to be removed

Existing solid decking



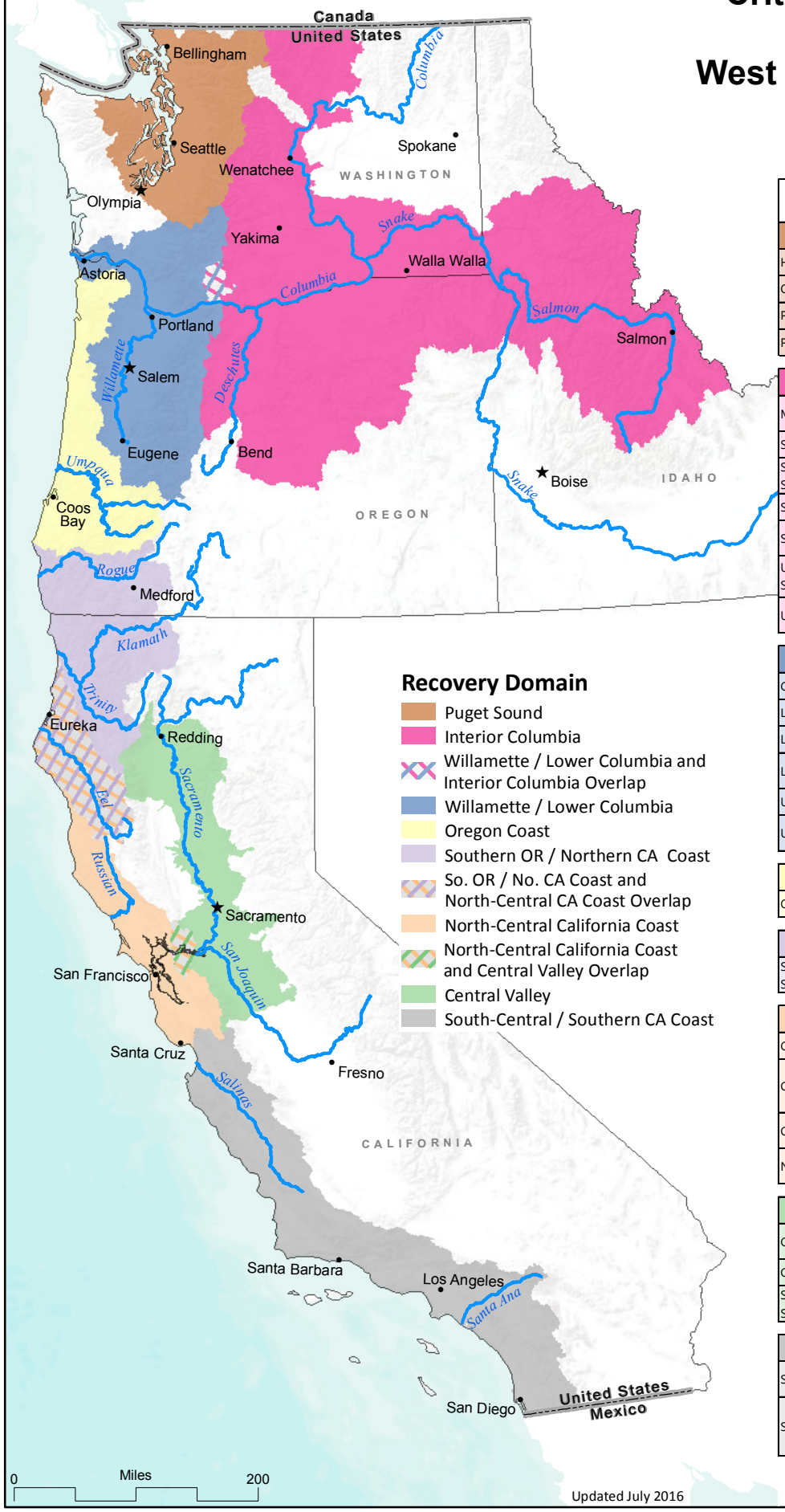
Derelict breakwater structure



Marina with derelict breakwater (right side)

Appendix C:
Species Lists

Status of ESA Listings & Critical Habitat Designations for West Coast Salmon & Steelhead



Updated July 2016

Evolutionarily Significant Unit / Distinct Population Segment	ESA Status	Date of ESA Listing	Date of CH Designation
Puget Sound Recovery Domain			
Hood Canal Summer-run Chum Salmon	T	3/25/1999	9/2/2005
Ozette Lake Sockeye Salmon	T	3/25/1999	9/2/2005
Puget Sound Chinook Salmon	T	3/24/1999	9/2/2005
Puget Sound Steelhead	T	5/11/2007	2/24/2016
Interior Columbia Recovery Domain			
Middle Columbia River Steelhead	T	3/25/1999 1/5/2006	9/2/2005
Snake River Fall-run Chinook Salmon	T	4/22/1992	12/28/1993
Snake River Spring / Summer-run Chinook Salmon	T	4/22/1992	10/25/1999
Snake River Sockeye Salmon	E	11/20/1991	12/28/1993
Snake River Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Upper Columbia River Spring-run Chinook Salmon	E	3/24/1999	9/2/2005
Upper Columbia River Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Willamette / Lower Columbia Recovery Domain			
Columbia River Chum Salmon	T	3/25/1999	9/2/2005
Lower Columbia River Chinook Salmon	T	3/24/1999	9/2/2005
Lower Columbia River Coho Salmon	T	6/28/2005	2/24/2016
Lower Columbia River Steelhead	T	3/19/1998 1/5/2006	9/2/2005
Upper Willamette River Chinook Salmon	T	3/24/1999	9/2/2005
Upper Willamette River Steelhead	T	3/25/1999 1/5/2006	9/2/2005
Oregon Coast Recovery Domain			
Oregon Coast Coho Salmon	T	2/11/2008	2/11/2008
Southern Oregon / Northern California Coast Recovery Domain			
Southern OR / Northern CA Coasts Coho Salmon	T	5/6/1997	5/5/1999
North-Central California Coast Recovery Domain			
California Coastal Chinook Salmon	T	9/16/1999	9/2/2005
Central California Coast Coho Salmon	E	10/31/1996 (T) 6/28/2005 (E) 4/2/2012 (RE)	5/5/1999
Central California Coast Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Northern California Steelhead	T	6/7/2000 1/5/2006	9/2/2005
Central Valley Recovery Domain			
California Central Valley Steelhead	T	3/19/1998 1/5/2006	9/2/2005
Central Valley Spring-run Chinook Salmon	T	9/16/1999	9/2/2005
Sacramento River Winter-run Chinook Salmon	E	11/5/1990 (T) 1/4/1994 (E)	6/16/1993
South-Central / Southern California Coast Recovery Domain			
South-Central California Coast Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Southern California Steelhead	E	8/18/1997 5/1/2002 (RE) 1/5/2006	9/2/2005

ESA = Endangered Species Act, CH = Critical Habitat, RE = Range Extension
E = Endangered, T = Threatened,

Critical Habitat Rules Cited

- 2/24/2016 (81 FR 9252) Final Critical Habitat Designation for Puget Sound Steelhead and Lower Columbia River Coho Salmon
- 2/11/2008 (73 FR 7816) Final Critical Habitat Designation for Oregon Coast Coho Salmon
- 9/2/2005 (70 FR 52630) Final Critical Habitat Designation for 12 ESU's of Salmon and Steelhead in WA, OR, and ID
- 9/2/2005 (70 FR 52488) Final Critical Habitat Designation for 7 ESU's of Salmon and Steelhead in CA
- 10/25/1999 (64 FR 57399) Revised Critical Habitat Designation for Snake River Spring/Summer-run Chinook Salmon
- 5/5/1999 (64 FR 24049) Final Critical Habitat Designation for Central CA Coast and Southern OR/Northern CA Coast Coho Salmon
- 12/28/1993 (58 FR 68543) Final Critical Habitat Designation for Snake River Chinook and Sockeye Salmon
- 6/16/1993 (58 FR 33212) Final Critical Habitat Designation for Sacramento River Winter-run Chinook Salmon

ESA Listing Rules Cited

- 4/2/2012 (77 FR 19552) Final Range Extension for Endangered Central California Coast Coho Salmon
- 2/11/2008 (73 FR 7816) Final ESA Listing for Oregon Coast Coho Salmon
- 5/11/2007 (72 FR 26722) Final ESA Listing for Puget Sound Steelhead
- 1/5/2006 (71 FR 5248) Final Listing Determinations for 10 Distinct Population Segments of West Coast Steelhead
- 6/28/2005 (70 FR 37160) Final ESA Listing for 16 ESU's of West Coast Salmon
- 5/1/2002 (67 FR 21586) Range Extension for Endangered Steelhead in Southern California
- 6/7/2000 (65 FR 36074) Final ESA Listing for Northern California Steelhead
- 9/16/1999 (64 FR 50394) Final ESA Listing for Two Chinook Salmon ESUs in California
- 3/25/1999 (64 FR 14508) Final ESA Listing for Hood River Canal Summer-run and Columbia River Chum Salmon
- 3/25/1999 (64 FR 14517) Final ESA Listing for Middle Columbia River and Upper Willamette River Steelhead
- 3/25/1999 (64 FR 14528) Final ESA Listing for Ozette Lake Sockeye Salmon
- 3/24/1999 (64 FR 14308) Final ESA Listing for 4 ESU's of Chinook Salmon
- 3/19/1998 (63 FR 13347) Final ESA Listing for Lower Columbia River and Central Valley Steelhead
- 8/18/1997 (62 FR 43937) Final ESA Listing for 5 ESU's of Steelhead
- 5/6/1997 (62 FR 24588) Final ESA Listing for Southern Oregon / Northern California Coast Coho Salmon
- 10/31/1996 (61 FR 56138) Final ESA Listing for Central California Coast Coho Salmon
- 1/4/1994 (59 FR 222) Final ESA Listing for Sacramento River Winter-run Chinook Salmon
- 4/22/1992 (57 FR 14653) Final ESA Listing for Snake River Spring/summer-run and Snake River Fall Chinook Salmon
- 11/20/1991 (56 FR 58619) Final ESA Listing for Snake River Sockeye Salmon
- 11/5/1990 (55 FR 46515) Final ESA Listing for Sacramento River Winter-run Chinook Salmon

U.S. Fish & Wildlife Service

ECOS

ECOS / Species Reports / Species By County Report

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the IPaC application.

County: King, Washington

CSV

Need to contact a FWS field office about a species? Follow this link to find your local FWS Office.

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Amphibians	Oregon spotted frog (*Rana pretiosa*)	Wherever found	Threatened	Washington Fish and Wildlife Office			
Birds	Yellow-billed Cuckoo (*Coccyzus americanus*)	Western U.S. DPS	Threatened	Arizona Ecological Services Field Office			
Birds	Northern spotted owl (*Strix occidentalis caurina*)	Wherever found	Threatened	Oregon Fish and Wildlife Office	Revised Recovery Plan for the Northern Spotted Owl	Implementation Progress	Final Revision 1
Birds	Marbled murrelet (*Brachyramphus marmoratus*)	U.S.A. (CA, OR, WA)	Threatened	Washington Fish and Wildlife Office	Recovery Plan for the Threatened Marbled Murrelet (Brachyramphus marmoratus) in Washington, Oregon, and California	Implementation Progress	Final
Birds	Streaked Horned lark (*Eremophila alpestris strigata*)	Wherever found	Threatened	Oregon Fish and Wildlife Office	Draft Recovery Plan for the Streaked Horned Lark	Recovery efforts in progress, but no implementation information yet to display.	Draft

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Conifers and Cycads	Whitebark pine (*Pinus albicaulis*)	Wherever found	Candidate	Wyoming Ecological Services Field Office			
Fishes	Bull Trout (*Salvelinus confluentus*)	U.S.A., conterminous, lower 48 states	Threatened	Idaho Fish and Wildlife Office	Recovery Plan for the Coterminous United States Population of Bull Trout (Salvelinus confluentus)	Implementation Progress	Final
Flowering Plants	Showy stickseed (*Hackelia venusta*)	Wherever found	Endangered	Washington Fish and Wildlife Office	Recovery Plan for Hackelia venusta (Showy Stickseed)	Implementation Progress	Final
Mammals	Grizzly bear (*Ursus arctos horribilis*)	U.S.A., conterminous (lower 48) States, except where listed as an experimental population	Threatened	Montana Ecological Services Field Office	Revised Grizzly Bear Recovery Plan	Implementation Progress	Final Revision 1
Mammals	Grizzly bear (*Ursus arctos horribilis*)	North Cascades Ecosystem Recovery Zone	Under Review	Montana Ecological Services Field Office			

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Mammals	Gray wolf (*Canis lupus*)	U.S.A.: All of AL, AR, CA, CO, CT, DE, FL, GA, IA, IN, IL, KS, KY, LA, MA, MD, ME, MI, MO, MS, NC, ND, NE, NH, NJ, NV, NY, OH, OK, PA, RI, SC, SD, TN, TX, VA, VT, WI, and WV; and portions of AZ, NM, OR, UT, and WA. Mexico.	Endangered	Assistant Regional Director-Ecological Services			
Mammals	Canada Lynx (*Lynx canadensis*)	Wherever Found in Contiguous U.S.	Threatened	Montana Ecological Services Field Office	4(f)(l) Determination Regarding Recovery Planning for the Canada Lynx (Lynx canadensis)	Recovery efforts in progress, but no implementation information yet to display.	Exempt
Mammals	North American wolverine (*Gulo gulo luscus*)	Wherever found	Proposed Threatened	Montana Ecological Services Field Office			
Snails	Puget oregonian (*Cryptomastix devia*)	Wherever found	Under Review				

Appendix A:
Figures and Project Drawings

Appendix B:
Site Photographs

Appendix C:
Species Lists

Appendix D:
Grating Specifications Sheet

FRP Dock Grating

Fibergrate Composite Structures

Fibergrate® Molded Grating with 62% Open Surface Area

Are you looking for a grating solution for docks, floats, piers, gangways or other decking that meets with both ADA guidelines and ACOE requirements for an open area allowing proper light transmittance below the dock surface?

- ADA Compliant
- 62% Open Area
- Comfortable for Bare Feet
- Maximum UV Resistance
- Residential & Commercial Use

Fibergrate has multiple grating options to consider when building a dock, float, pier or gangway. Fibergrate's newest offering has been designed specifically for docks and marinas to address these guidelines and requirements.

Fibergrate® molded 1" deep grating with a 3/4" x 4" rectangular mesh surface provides a 62% open area. This exceeds the 60% minimum open area requirement set forth by the National Marine Fisheries Service and the U.S. Army Corps of Engineers for the Pacific Northwest for marine decking material light transmittance. The open area is an important factor in protecting seagrass and other shallow marine habitats beneath docks.

- Slip Resistant
- Corrosion Resistant
- Light Weight
- Low Maintenance
- Non-Conductive
- Storm Surge Friendly

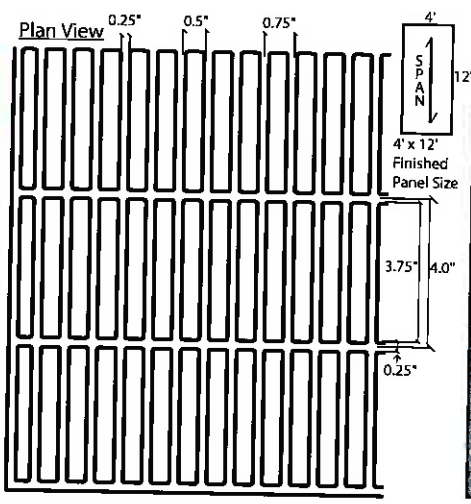
This product is available with different surface options for maximum slip resistance. Fibergrate not only offers an integrally applied quartz grit surface for the grating, but also an aqua grit (sugar-grit) surface that provides maximum comfort for bare feet. Fiberglass products are thermally non-conductive which also provides a comfortable walking surface unaffected by solar heat. The light weight and high strength of Fibergrate's FRP grating requires fewer supports and provides an overall lighter dock. This is an important consideration for floating docks as well as shipping and installation savings.

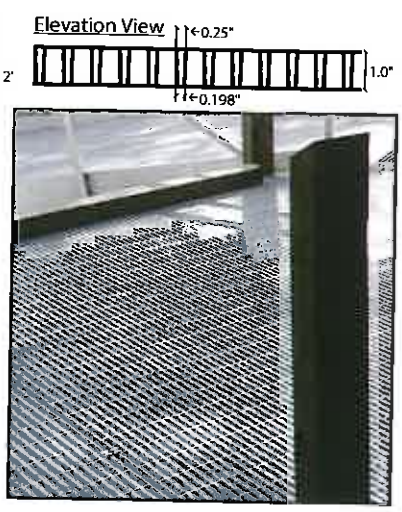
Fibergrate Composite Structures, the originator of molded fiberglass reinforced plastic (FRP) grating, has nearly five decades of experience manufacturing grating and other composite products. With in-house design, engineering and fabrication services, Fibergrate leads the industry in innovative solutions for numerous applications and industries. In our nearly 50 year history, Fibergrate has provided many products to marine, recreational and commercial customers. As our nation increasingly becomes more knowledgeable about our coastal and marine environments, Fibergrate has committed to producing products that will provide the best solution for both our customers and environment.

Details

1" Deep, 3/4" x 4" Rectangular Mesh

# of Bars/ Ft of Width	Load Bar Width	Open Area	Load Bar Centers	Approx. Weight
16	1/4"	62%	3/4"	3.0 psf





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800.942.4041

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High Performance Composite Solutions
Since 1966

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FRP Dock Grating

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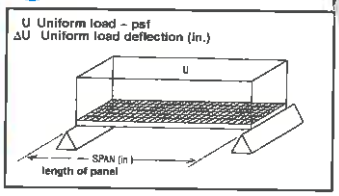
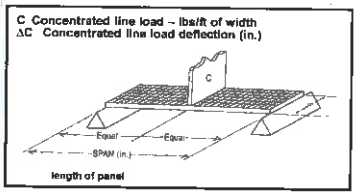
Load Tables - 62% Open Area Molded Grating

1" x 3/4" x 4" Load Span Table - Uniform Loads											
CLEAR SPAN	UNIFORM LOAD (psf)									MAX RECOM. LOAD (lb/ft)	ULTIMATE LOAD (psf)
(in)	50	65	100	150	200	300	500	1000	2000		
12	<0.01	<0.01	<0.01	<0.01	<0.01	0.01	0.02	0.04	0.08	2800	14040
18	0.01	0.01	0.02	0.03	0.04	0.06	0.10	0.20	0.40	1240	6200
24	0.03	0.04	0.06	0.09	0.12	0.18	0.30	--	--	700	3500
30	0.07	0.10	0.15	0.22	0.30	0.44	--	--	--	440	2200
36	0.15	0.20	0.31	0.46	--	--	--	--	--	310	1500
42	0.28	0.37	--	--	--	--	--	--	--	220	1100
48	0.48	--	--	--	--	--	--	--	--	170	800

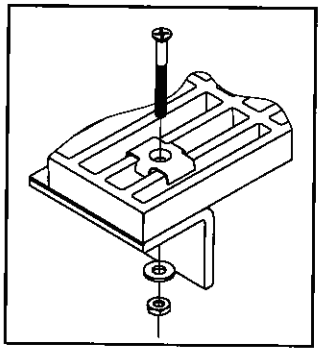


1" x 3/4" x 4" Load Span Table - Line Loads									
CLEAR SPAN	LINE LOAD (lb/ft of width)							MAX RECOM. LOAD (lb/ft)	ULTIMATE LOAD (lb/ft)
(in)	50	100	200	300	500	1000	2000		
12	<0.01	<0.01	0.01	0.02	0.03	0.07	0.13	1400	7020
18	0.01	0.02	0.04	0.06	0.11	0.21	0.43	930	4680
24	0.02	0.05	0.10	0.15	0.24	0.48	--	700	3510
30	0.05	0.09	0.19	0.28	0.47	--	--	560	2800
36	0.08	0.16	0.33	0.49	--	--	--	460	2340
42	0.13	0.26	--	--	--	--	--	400	2000
48	0.19	0.39	--	--	--	--	--	350	1750



NOTES:
1. All gratings were tested in accordance with the proposed standard of the Fiberglass Grating Manufacturers Council of the American Composites Manufacturers Association (ACMA).
2. Maximum Recommended Load represents a 5:1 factor of safety on Ultimate Capacity.

Clip Assembly



This 62% open area molded grating does require an E-1 Clip Assembly (shown above) to secure the grating to a structure. The WLP Clip Assembly will also work.

Additional Products

When commercial loading is required or clear spans are greater than available with Fibergrate® molded products, certain pultruded grating products are a great alternative. These products are also manufactured to meet with ACOE open area requirements for light transmittance. Fibergrate's SI60 pultruded grating offers a 60% open area. This product is available with a slip resistant grit top surface or a barefoot friendly (aqua grit) surface. SI60 pultruded grating is available in depths of 1" and 1-1/2" and comes in various standard panel sizes. SI60 also meets ADA guidelines, making it an excellent choices for public area applications. Additionally, Safe-T-Span® I6010 and I6015 pultruded grating provides high unidirectional strength and stiffness. Safe-T-Span I6010 and I6015 is also available in 1" and 1-1/2" depths with a 60% open area. The applied grit top surface allows for maximum slip resistance in wet or oily conditions.

Fibergrate Composite Structures Inc. believes the information contained here to be true and accurate. Fibergrate makes no warranty, expressed or implied based on this literature and assumes no responsibility for consequential or incidental damages in the use of these products and systems described, including any warranty of merchantability or fitness. Information contained here is for evaluation only.
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