



US Army Corps  
of Engineers  
Seattle District



WASHINGTON STATE  
DEPARTMENT OF  
E C O L O G Y

# Joint Public Notice

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

### US Army Corps of Engineers

Regulatory Branch  
Post Office Box 3755  
Seattle, WA 98124-3755  
Telephone: (206) 316-3822  
ATTN: Andrew Shuckhart,  
Project Manager

### WA Department of Ecology

SEA Program  
Post Office Box 47600  
Olympia, WA 98504-7600  
Telephone: (360) 407-6076  
ATTN: SEA Program,  
Federal Permit Coordinator

**Public Notice Date: July 31, 2018**

**Expiration Date: August 31, 2018**

**Reference No.: NWS-2016-552**

**Name: SECO Development, Inc.  
(Southport Bulkhead Repair and  
Float Installation)**

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Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed drawings dated April 18, 2017.

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

**APPLICANT:** SECO Development, Inc.  
ATTN: Mr. Rocale Timmons  
1083 Lake Washington Boulevard North, Suite 50  
Renton, Washington 98056  
Telephone: (425) 282-5833 x324

**AGENT:** The Watershed Company  
ATTN: Mr. Kenny Booth  
750 Sixth Street South  
Kirkland, Washington 98033  
Telephone: (425) 822-5242

**LOCATION:** In Lake Washington at Renton, Washington

**WORK:** Installation of two floating piers, shoreline enhancement, and bulkhead improvements.

**PURPOSE:** The purpose of this project is to provide recreational water access.

**DREDGED MATERIAL MANAGEMENT PROGRAM (DMMP):**

**Dredged Material Testing:** This project has been evaluated according to the guidelines specified by DMMP, a multi-agency program for the evaluation of dredged material proposed for disposal at open-water sites in Washington State. No excavation or open water disposal is proposed for this work. Under DMMP guidelines, very

## **NWS-2016-552, SECO Development, Inc. (Southport Bulkhead Repair and Float Installation)**

small dredging projects in generally uncontaminated areas provide little reason to believe that unacceptable adverse effects are possible, and are, therefore, exempt from testing.

ADDITIONAL INFORMATION: Recreational shoreline improvements to support water access from the new Southport multi-use commercial and residential campus. An existing bulkhead will be replaced with a new bulkhead, expanding waterward into Lake Washington. Two new floats will be installed in Lake Washington to provide recreational water access. A cove creation shoreline enhancement plan is proposed to improve salmon habitat. Additionally, a pump-out facility will be installed on an existing wharf. Detailed project components are described below:

### Bulkhead expansion:

In order to adequately protect the new development under construction and to extend the functional life of the supporting bulkhead for another 30-50 years, it must be repaired. Repair will consist of the following:

- The inner and outer rows of rounded timber piles (approximately 40) and the horizontal timber waler supporting the bulkhead will be removed.
- The inner timber sheet piles will be cut below the low water line. Sheet pile will be driven along the waterward edge of the timber sheet pile and bolted to the remaining portion of the timber sheet pile.
- The area behind the steel plate will be filled with concrete.

Bulkhead repair will involve the discharge of 70 cubic yards of concrete along 529 linear feet of shoreline.

### New pier/ramp/floats:

Two separate floats will be installed along the shoreline of Lake Washington for public water access.

The first will be located approximately 105 feet east of the westernmost wharf. The float and access will extend approximately 83 feet from the face of the bulkhead. A 4-foot 9-inch wide by 33-foot (157 square feet) ramp will lead to a 50-foot-long by 8-foot-wide (400 square feet) float. Access to this float will be provided by a 6-foot by 6-foot (36 square feet) pier secured by two piles and a ramp leading down to the float which will be secured using a total of four anchors. This design will allow the proposed floats and access to retain a minimum of 18 inches of clearance in the nearshore environment. Together, the western pier, ramp and float will total approximately 593 square feet of overwater coverage. Both the pier, ramp and float will be fully-grated.

Along the eastern portion of the shoreline area, a second float will be constructed. This float will include a ramp that extends from the existing bulkhead just east of the existing wood plank platform. The fully-grated ramp will measure 36-feet-long by 4-feet-9-inches-wide (171 square feet) and is designed so that a minimum of 18-inches of clearance is maintained throughout the nearshore environment. The ramp will lead to a series of six (6) fully-grated floats that will extend up to 120 feet from shore. Two separate floats, each approximately 81 feet long will extend toward the west. All floats will be 8 feet wide. The entire eastern float system will total approximately 2,027 square feet of overwater coverage. A total of 8 anchors will be installed to secure the float system.

### Shoreline enhancement:

Enhancement along the eastern shoreline also removal of approximately 53 linear feet of bulkhead and installation of approximately 325 cubic yards of gravel in order to create a cove. The cove is designed to

## **NWS-2016-552, SECO Development, Inc. (Southport Bulkhead Repair and Float Installation)**

expand nearshore shallow water habitat for juvenile salmonids. Enhancement in this area will also include 575 square feet of native emergent and upland plantings and installation of woody debris structures.

A 5-foot wide by 17-foot long finger pier, and a 164-foot-long floating log boom walkway that were previously removed will not be re-installed.

Additional shoreline activities involve the removal of various structural components throughout the area including the following:

- Removal of 2 dolphins (total of 14 piles)
- Removal of 1 finger pier
- Removal of 10-foot-wide by 14-foot-long ell
- Removal of approximately 165 derelict piles
- Removal of 290 feet of 12-inch by 14-inch horizontal dimensional beams
- Removal of several drifted logs resting against bulkhead

### Additional Project components:

- A pump-out facility will be installed on the existing wharf located along the western property boundary that runs perpendicular to the shoreline.
- Installation of three (3) “no-wake” buoys waterward of the proposed floats, and two (2) “Shallow Water” buoys will be installed along the interior perimeter of Bird Island.
- Red and green channel markers will be placed to guide vessels into and out of the area.

The location of the ordinary high water mark shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the waters are substantially inaccurate a new public notice may be published.

**MITIGATION:** As mitigation for new floats, the project includes the construction of a gravel cove and removal of existing in-water components. The gravel cove is designed to expand shallow-water nearshore habitat for juvenile salmonids. Mitigation also includes installation of woody debris and 575 square feet of native emergent and upland plantings in the shoreline cove area. Refer to the Shoreline enhancement section of the work description on beginning on page 2 of this Joint Public Notice for specific mitigation details.

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

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

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**CULTURAL RESOURCES:** The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. There are no recorded historic properties within the permit area. The permit area has been so extensively disturbed by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

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

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

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

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

**SOURCE OF FILL MATERIAL:** The source of the fill material will be clean, naturally occurring water-rounded aggregates from a local supplier.

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

**ADDITIONAL EVALUATION:** This proposal is the subject of Shorelines Substantial Development Permit No. LUA16-000614 which has been issued by the City of Renton on October 20, 2017.

**COMMENT AND REVIEW PERIOD:** Conventional mail or e-mail comments on this public notice will be

**NWS-2016-552, SECO Development, Inc. (Southport Bulkhead Repair and Float Installation)**

accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

CORPS COMMENTS: All e-mail comments should be sent to [andrew.j.shuckhart@usace.army.mil](mailto:andrew.j.shuckhart@usace.army.mil)

Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Andrew Shuckhart, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

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

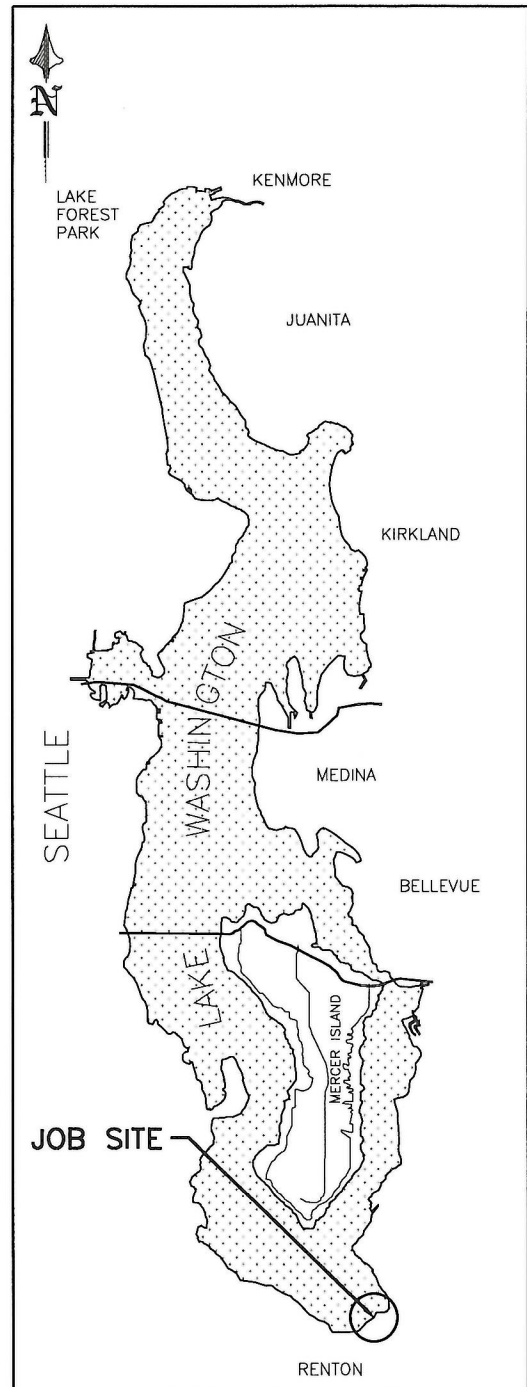
To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: NWS-2016-552 SECO Development, Inc. (Southport Bulkhead Repair and Float Installation)

Encl: Figures (19)





VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

**LEGAL DESCRIPTIONS**

LOT 2

1/4 SEC: NW-8-23-5      LAT: 47.5035480 (47° 30' 12.77" N)  
 TAXLOT #: 0523059076      LONG: -122.2050690 (122° 12' 18.25" W)

LOT 2 OF CITY OF RENTON SHORT PLAT NO. LUA-99-134-SHPL, ACCORDING TO SHORT PLAT RECORDED JANUARY 31, 2000 UNDER RECORDING NO. 20000131900006, IN KING COUNTY, WASHINGTON.

PARCEL B:  
 EASEMENTS FOR INGRESS, EGRESS AND RAILROAD CROSSINGS AS ESTABLISHED IN RECORDING NOS. 6201855 AND 6317510.

LOT A

1/4 SEC: NW-8-23-5      LAT: 47.5032798 (47° 30' 11.81" N)  
 TAXLOT #: 0523059075      LONG: -122.2056913 (122° 12' 20.49" W)

LOTS 1 AND 4 CITY OF RENTON SHORT PLAT NO. LUA-99-134-SHPL, ACCORDING TO SHORT PLAT RECORDED JANUARY 31, 2000 UNDER RECORDING NO. 200001319000006, IN KING COUNTY, WASHINGTON.

LOT B

1/4 SEC: NW-8-23-5      LAT: 47.5031929 (47° 30' 11.49" N)  
 TAXLOT #: 0823059216      LONG: -122.2068554 (122° 12' 24.68" W)

EASEMENTS FOR INGRESS, EGRESS AND RAILROAD CROSSINGS AS ESTABLISHED IN RECORDING NOS. 6201855, 6317510, 9902019014, 200001319000006 AND 20001117000535.

PROJECT DESIGNED BY:  
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PURPOSE: REPAIR BULKHEAD, INSTALL FLOATS

DATUM: COE 0.0' EST 1919

ADJACENT OWNERS:

- ① THE BOEING COMPANY  
737 LOGAN AVE N  
RENTON, WA. 98056
- ② CITY OF RENTON (GENE COULON PARK)  
1100 LAKE WASHINGTON BLVD N  
RENTON, WA. 98056

PROJECT NAME: SECO DEVELOPMENT

REFERENCE #: NWS-2016-552

SITE LOCATION ADDRESS:

1083 LAKE WASHINGTON BLVD N  
RENTON, WA. 98056

DWG#: 16-37032-A1-1

PROPOSED:

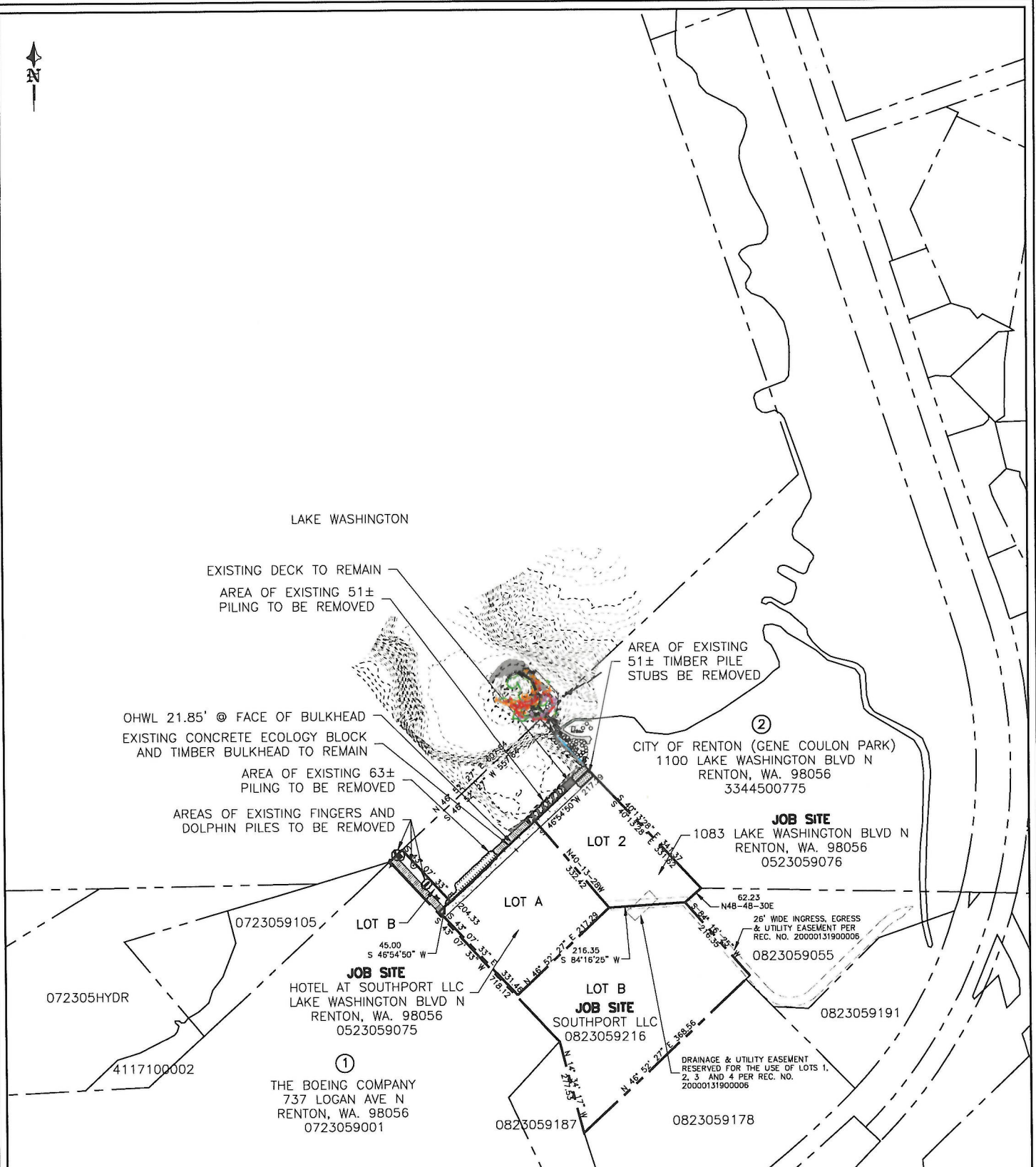
BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.

NEAR/AT: RENTON      IN: LAKE WASHINGTON

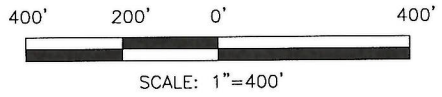
COUNTY: KING      STATE: WA

APPL BY: SECO DEVELOPMENT

SHEET: 1      OF: 19      DATE: 4-18-17

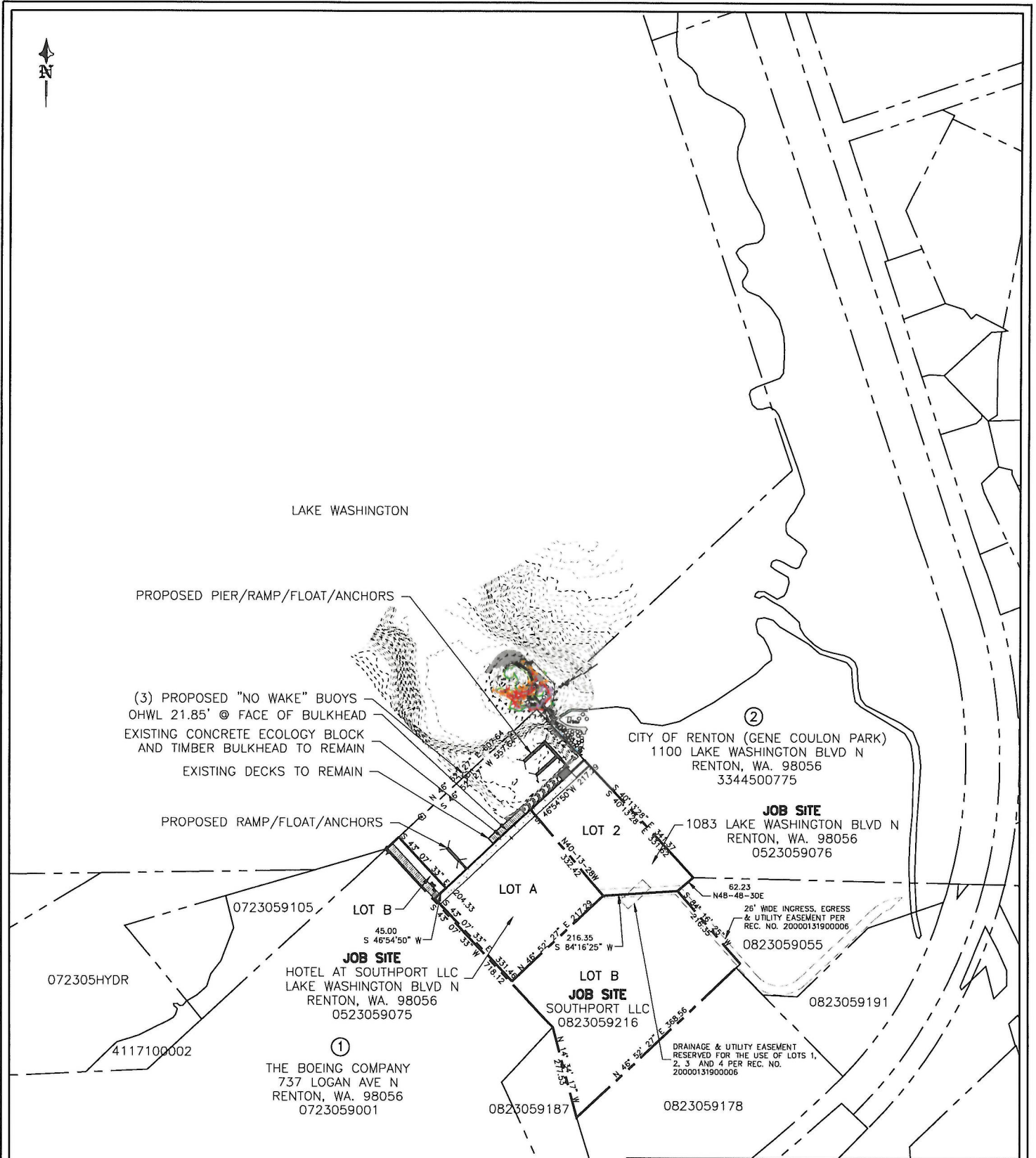


**EXISTING SITE PLAN**



REFERENCE #: NWS-2016-552		
APPLICANT: SECO DEVELOPMENT		
PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.		
SHEET: 2	OF: 4	NEAR/AT: RENTON
DATE: 4-18-17		DWG#: 16-37032-A2-1





**PROPOSED SITE PLAN**

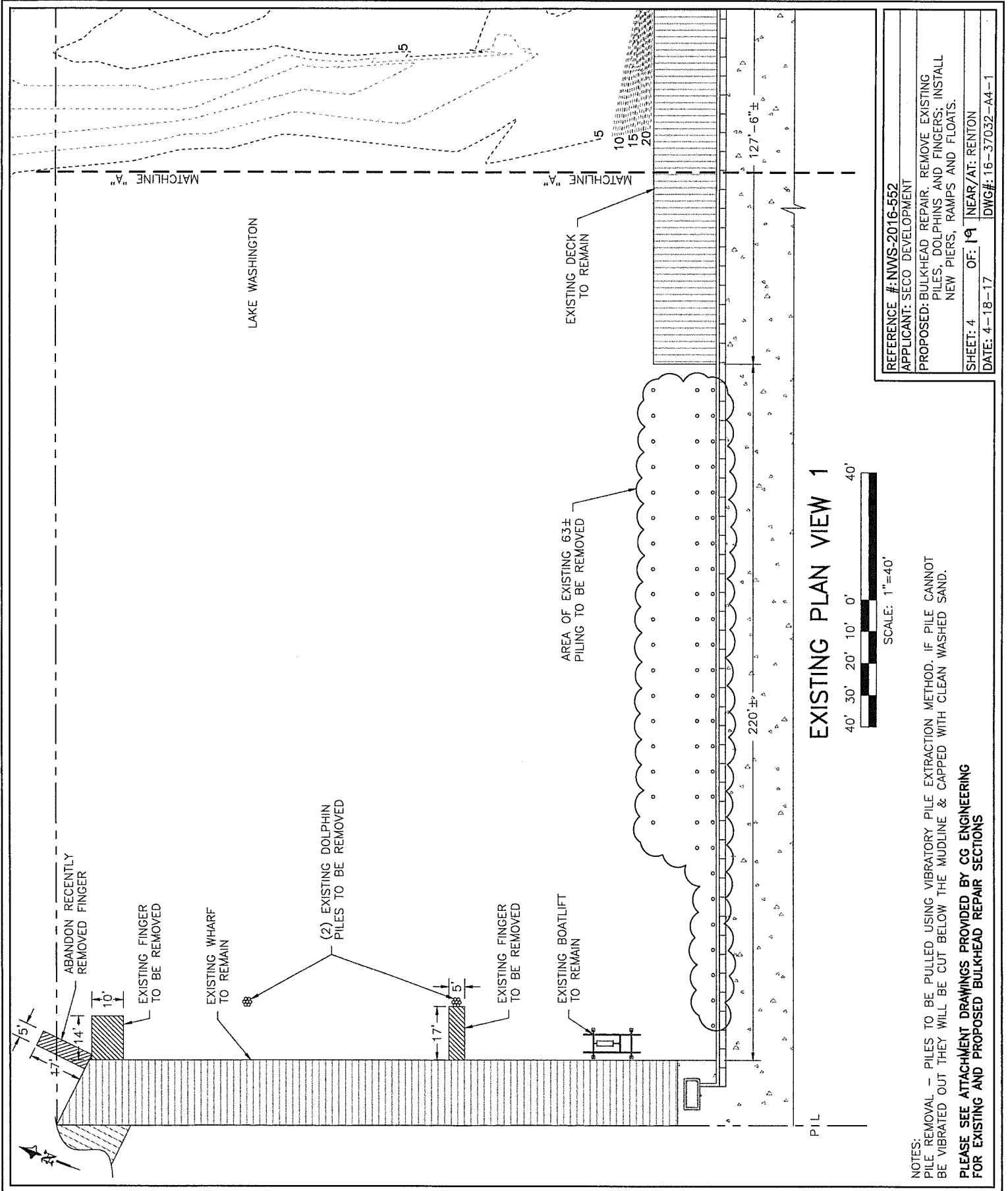
400' 200' 0' 400'



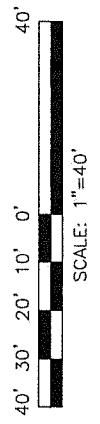
SCALE: 1"=400'

REFERENCE #NWS-2016-552		
APPLICANT: SECO DEVELOPMENT		
PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.		
SHEET: 3	OF: 19	NEAR/AT: RENTON
DATE: 4-18-17	DWG#: 16-37032-A3-1	



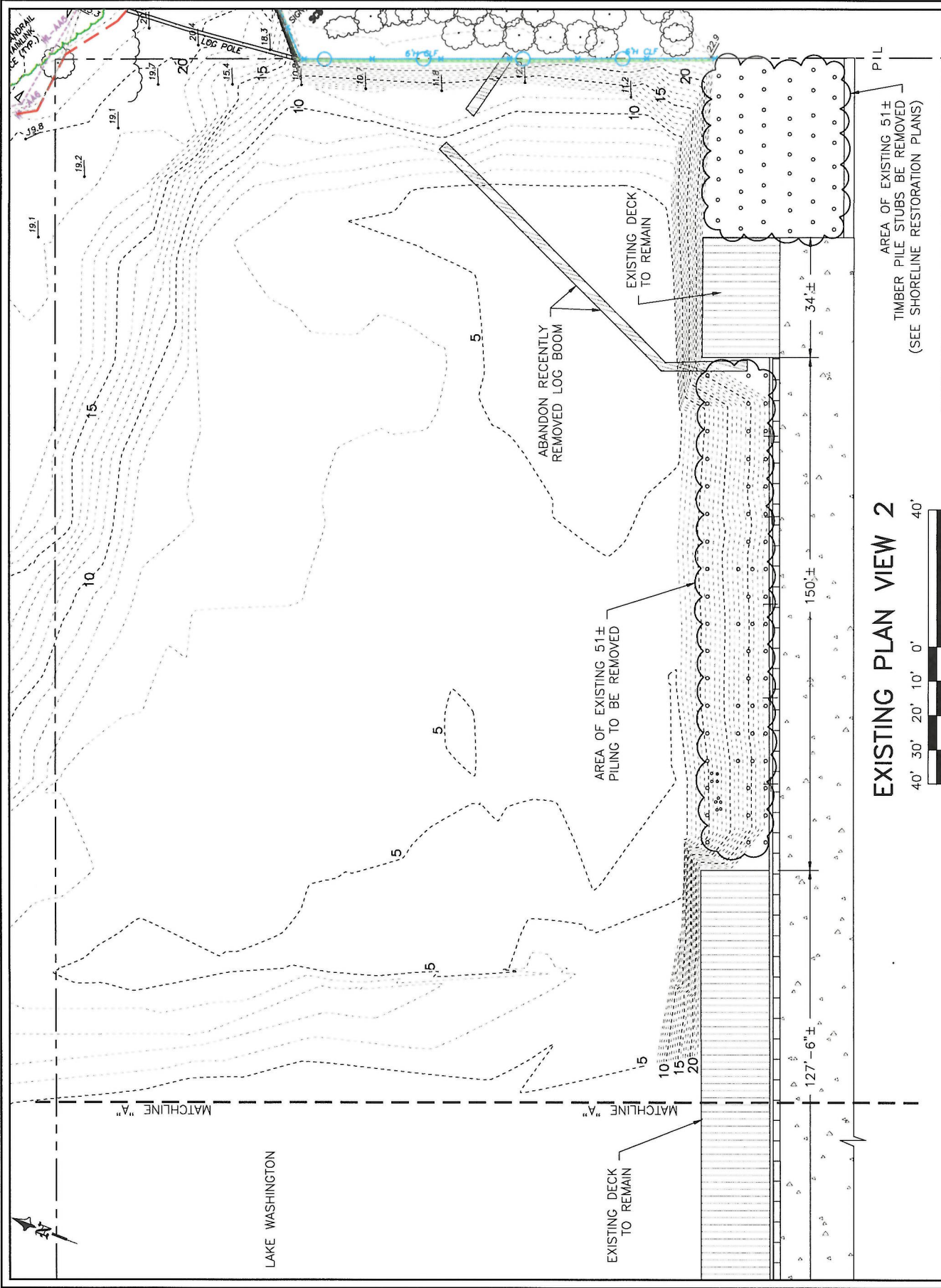


**EXISTING PLAN VIEW 1**

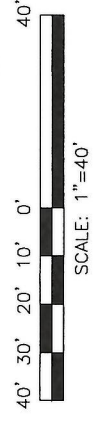


REFERENCE #: NWS-2016-552  
 APPLICANT: SECO DEVELOPMENT  
 PROPOSED: BULKHEAD REPAIR, REMOVE EXISTING  
 PILES, DOLPHINS AND FINGERS; INSTALL  
 NEW PIERS, RAMPS AND FLOATS.  
 SHEET: 4 OF: 19 NEAR/AT: RENTON  
 DATE: 4-18-17 DWG#: 16-37032-A4-1

NOTES:  
 PILE REMOVAL - PILES TO BE PULLED USING VIBRATORY PILE EXTRACTION METHOD. IF PILE CANNOT  
 BE VIBRATED OUT THEY WILL BE CUT BELOW THE MUDLINE & CAPPED WITH CLEAN WASHED SAND.  
 PLEASE SEE ATTACHMENT DRAWINGS PROVIDED BY CG ENGINEERING  
 FOR EXISTING AND PROPOSED BULKHEAD REPAIR SECTIONS



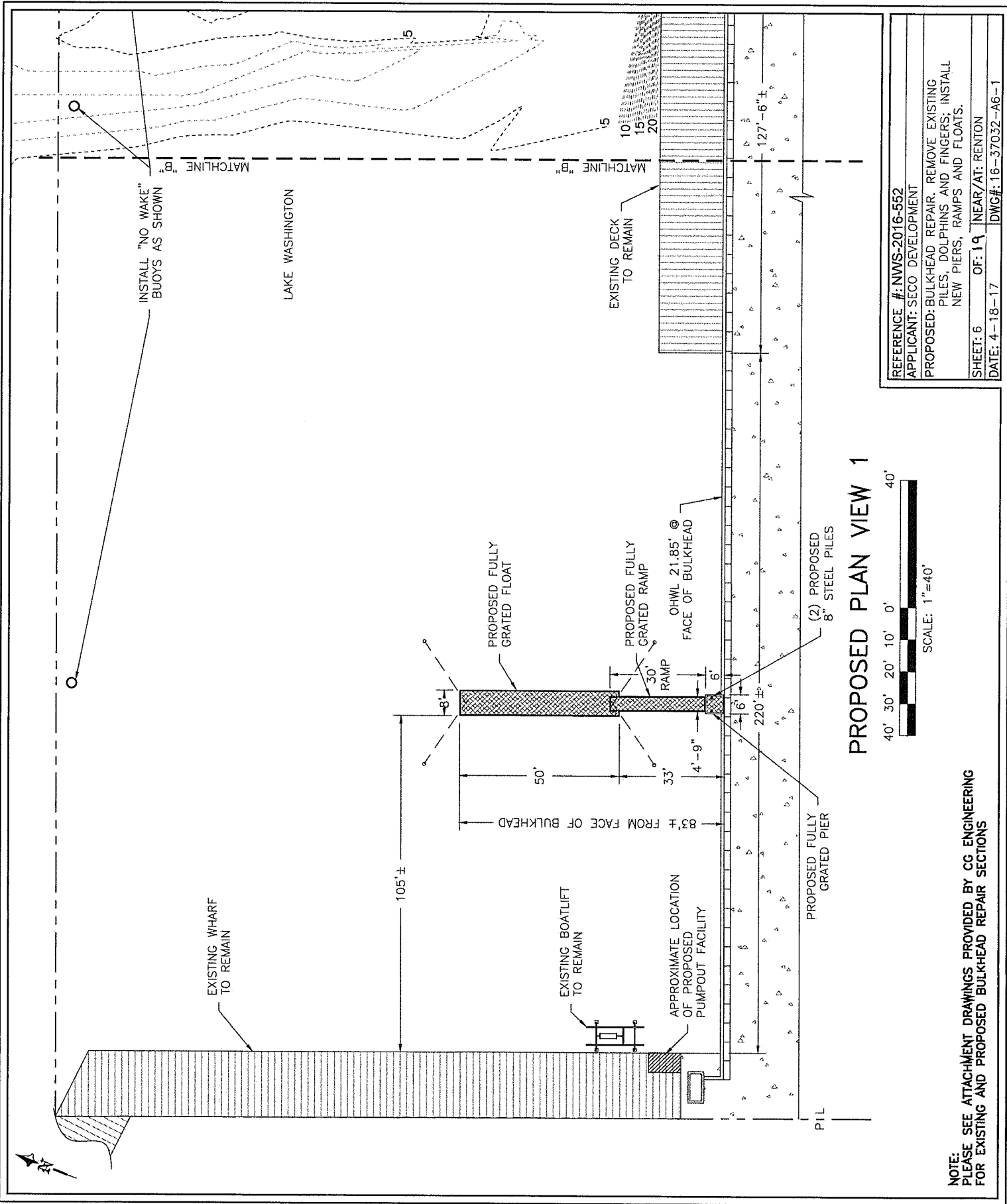
**EXISTING PLAN VIEW 2**



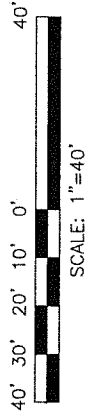
AREA OF EXISTING 51±  
 TIMBER PILE STUBS BE REMOVED  
 (SEE SHORELINE RESTORATION PLANS)

REFERENCE #: NWS-2016-552	
APPLICANT: SECO DEVELOPMENT	
PROPOSED: BULKHEAD REPAIR; REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.	
SHEET: 5	OF: 19
DATE: 4-18-17	NEAR/AT: RENTON
	DWG#: 16-37032-A5-1

**NOTE:**  
 PLEASE SEE ATTACHMENT DRAWINGS PROVIDED BY CG ENGINEERING  
 FOR EXISTING AND PROPOSED BULKHEAD REPAIR SECTIONS

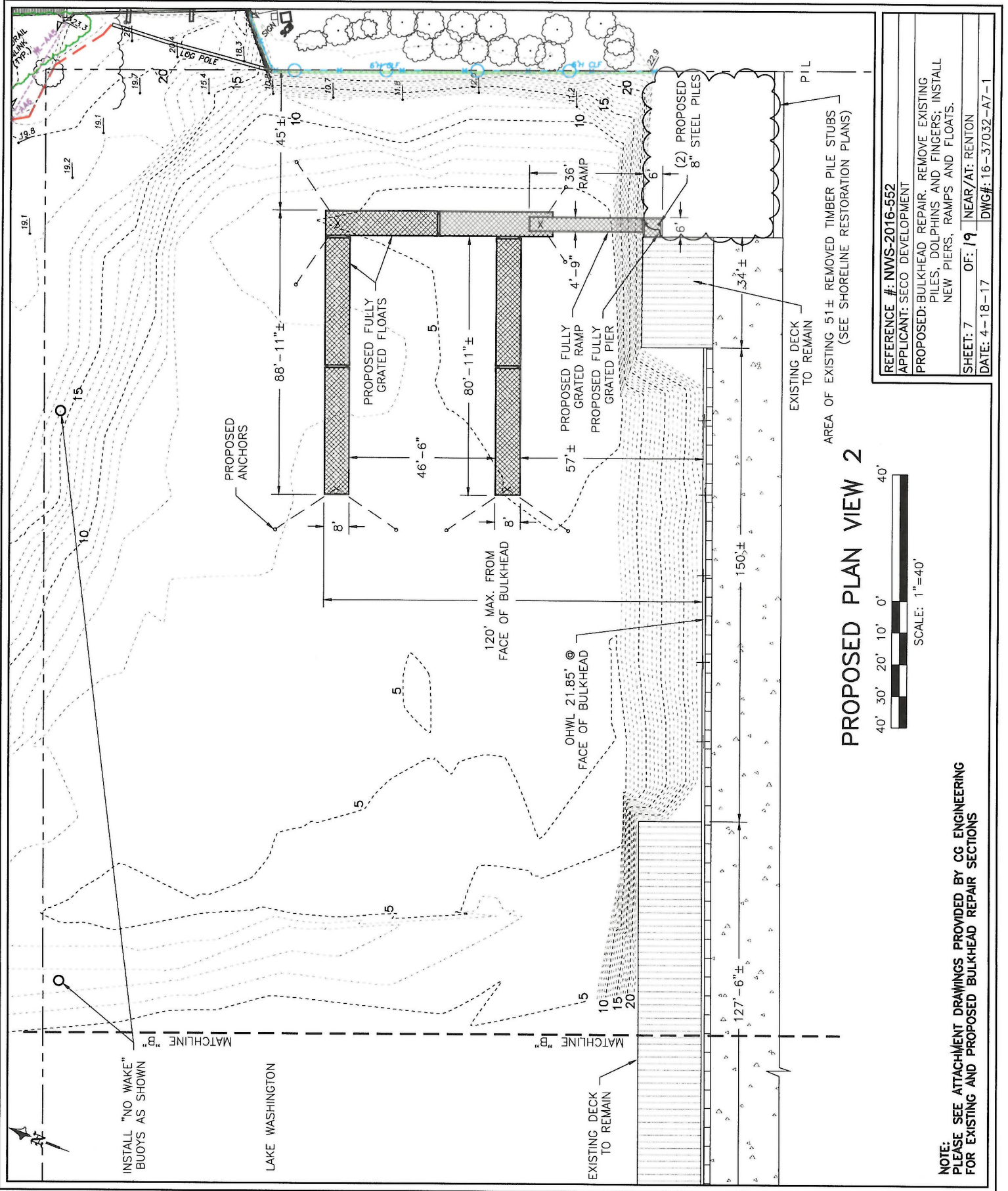


**PROPOSED PLAN VIEW 1**



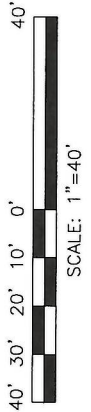
REFERENCE #:	NWS-2016-552
APPLICANT:	SECO DEVELOPMENT
PROPOSED:	BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.
SHEET:	6 OF 19
DATE:	4-18-17
NEAR/AT:	RENTON
DWG#:	16-37032-A6-1

NOTE:  
 PLEASE SEE ATTACHMENT DRAWINGS PROVIDED BY CG ENGINEERING  
 FOR EXISTING AND PROPOSED BULKHEAD REPAIR SECTIONS



REFERENCE #: NWS-2016-552  
 APPLICANT: SECO DEVELOPMENT  
 PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING  
 PILES, DOLPHINS AND FINGERS; INSTALL  
 NEW PIERS, RAMPS AND FLOATS.  
 SHEET: 7 OF: 19 NEAR/AT: RENTON  
 DATE: 4-18-17 DWG#: 16-37032-A7-1

**PROPOSED PLAN VIEW 2**



NOTE:  
 PLEASE SEE ATTACHMENT DRAWINGS PROVIDED BY CG ENGINEERING  
 FOR EXISTING AND PROPOSED BULKHEAD REPAIR SECTIONS

EXISTING DECK  
 TO REMAIN  
 AREA OF EXISTING 51± REMOVED TIMBER PILE STUBS  
 (SEE SHORELINE RESTORATION PLANS)

INSTALL "NO WAKE"  
 BUOYS AS SHOWN

LAKE WASHINGTON

EXISTING DECK  
 TO REMAIN

120' MAX. FROM  
 FACE OF BULKHEAD

OHWL 21.85' @  
 FACE OF BULKHEAD

PROPOSED FULLY  
 GRATED FLOATS

PROPOSED FULLY  
 GRATED RAMP

PROPOSED FULLY  
 GRATED PIER

(2) PROPOSED  
 8" STEEL PILES

PROPOSED  
 ANCHORS

PIL

10

15

19.2

19.1

19.7

19.8

MATCHLINE "B"

MATCHLINE "B"

45'±

10

10.7

10.8

12.0

11.2

15

20

22.9

23.9

24.9

25.9

26.9

27.9

28.9

29.9

30.9

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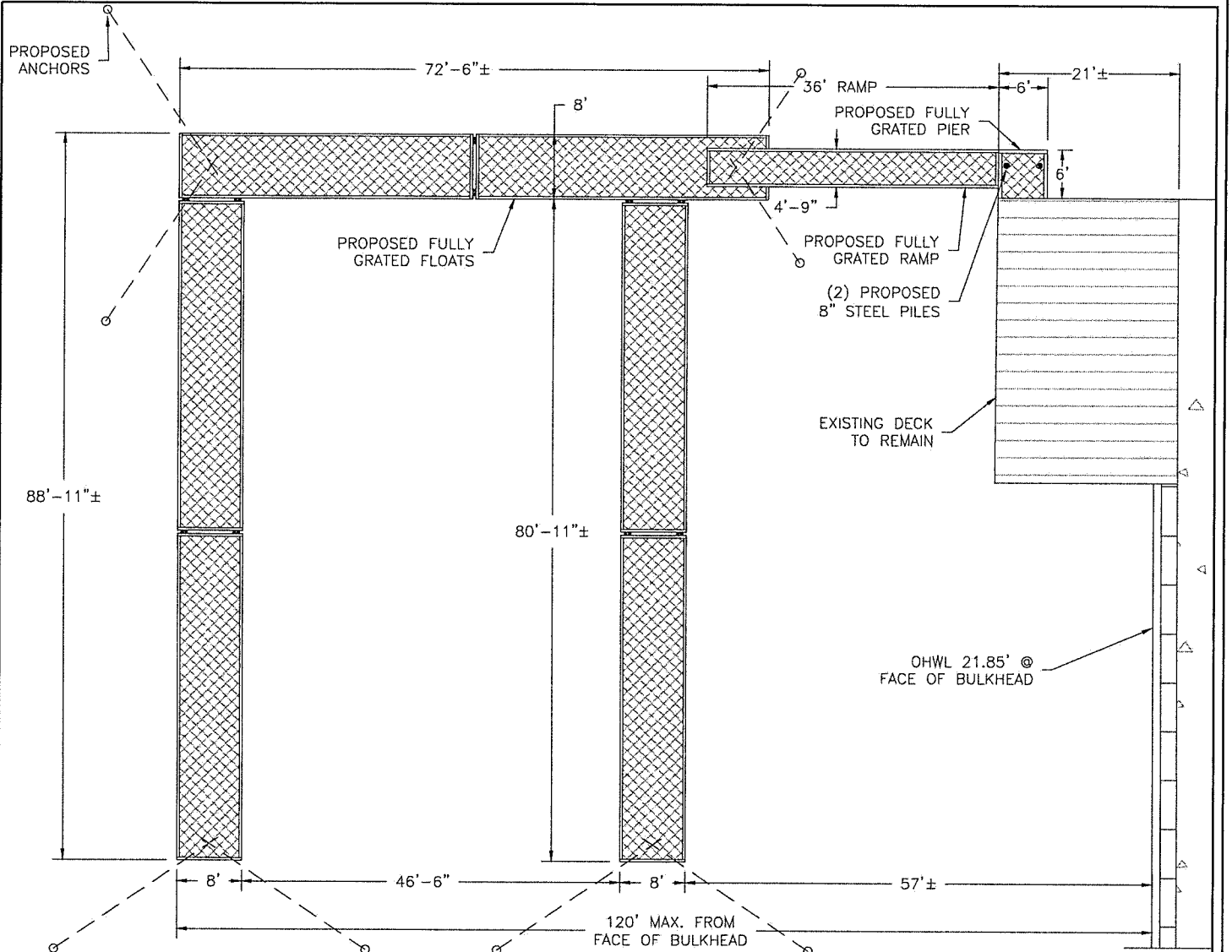
63

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65

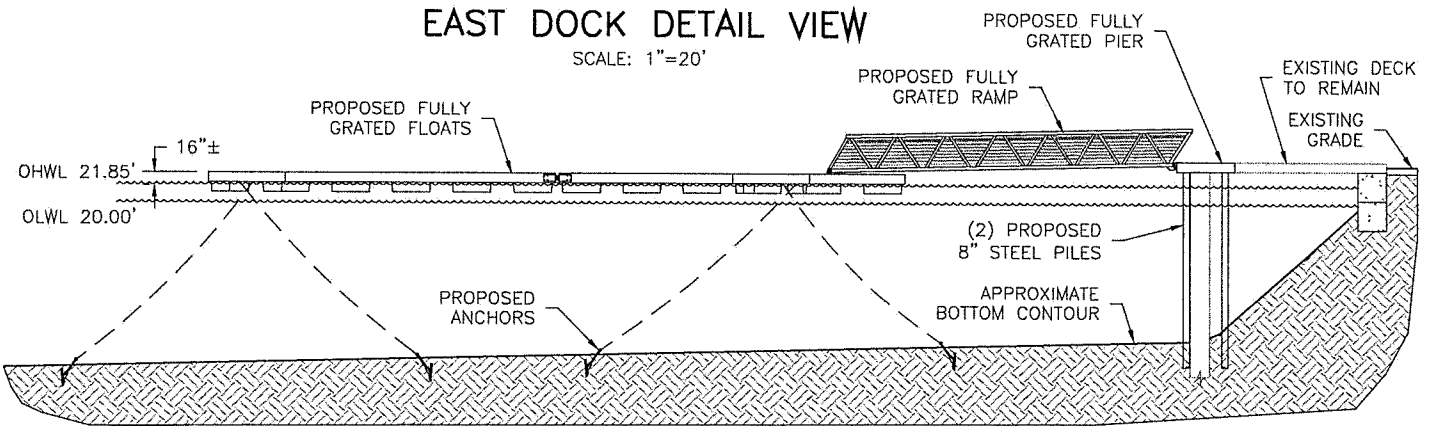


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**EAST DOCK DETAIL VIEW**

SCALE: 1"=20'



**EAST DOCK ELEVATION VIEW**

20' 15' 10' 5' 0' 20'

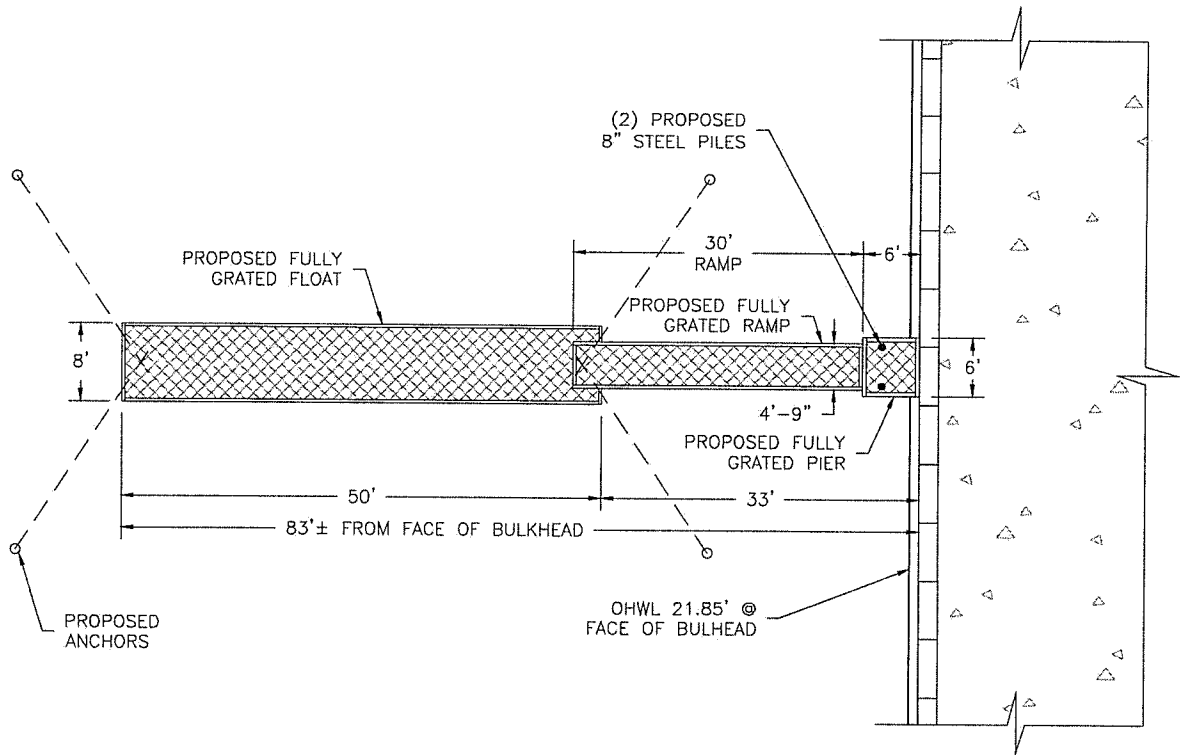


SCALE: 1"=20'

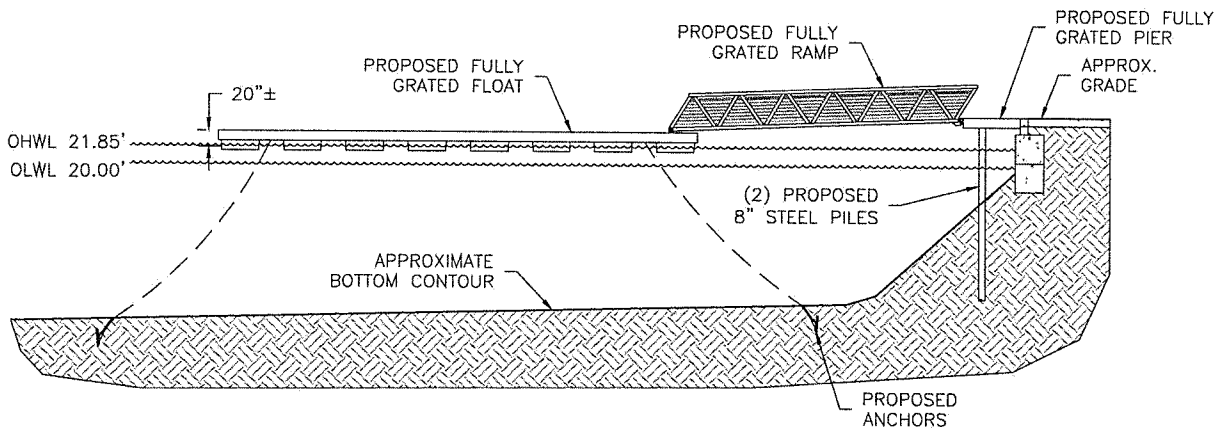
PROPOSED PIER	36 S/F
PROPOSED RAMP	171 S/F
PROPOSED FLOATS	1,856 S/F
LESS RAMP OVERLAP	-36 S/F
<b>TOTAL OVERWATER COVERAGE:</b>	<b>2,027 S/F</b>

REFERENCE #: NWS-2016-552		
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PROPOSED: BULKHEAD REPAIR, REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.		
SHEET: 8	OF: 19	NEAR/AT: RENTON
DATE: 4-18-17	DWG#: 16-37032-AB-1	

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**WEST DOCK DETAIL VIEW**  
 SCALE: 1"=20'



**WEST DOCK ELEVATION VIEW**  
 20' 15' 10' 5' 0' 20'

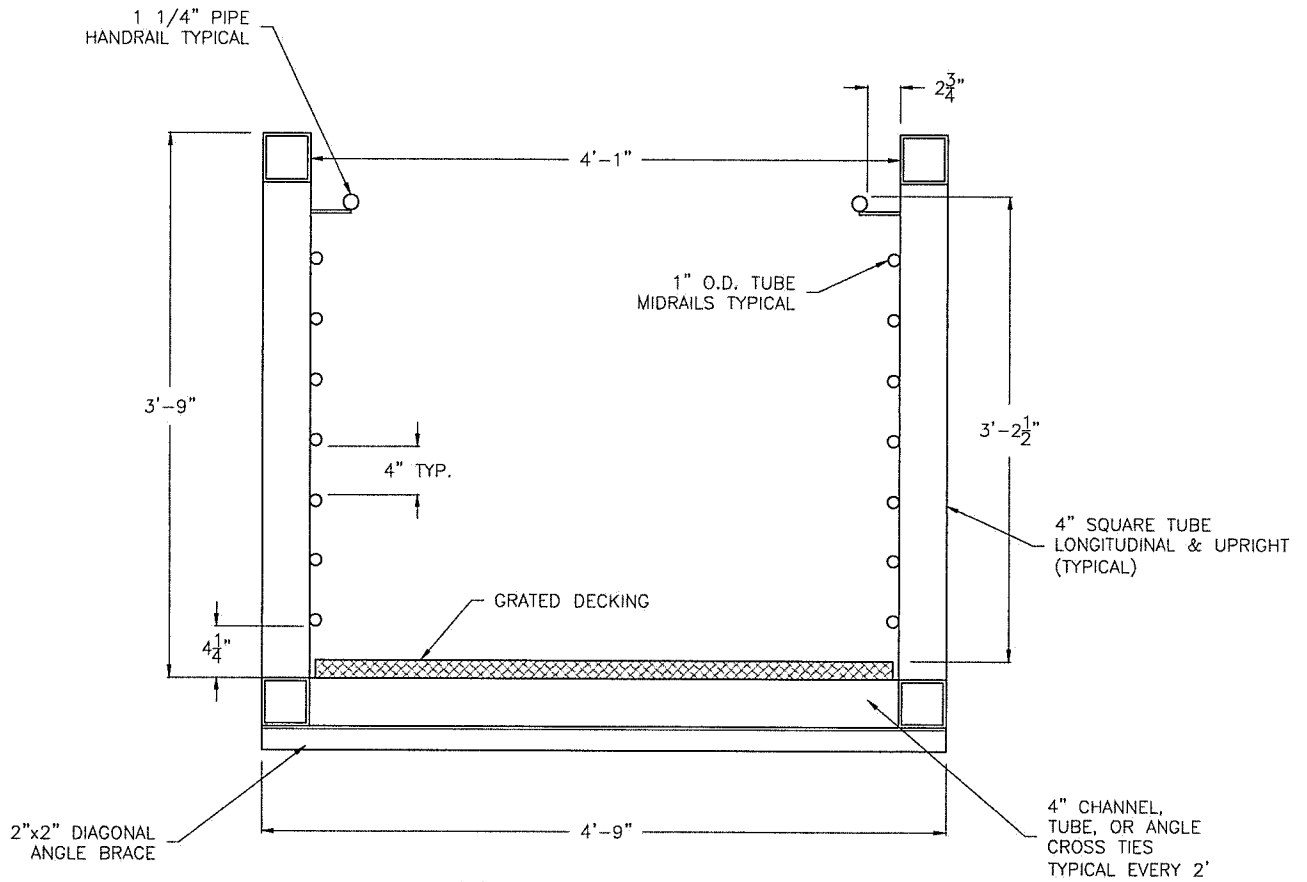


SCALE: 1"=20'

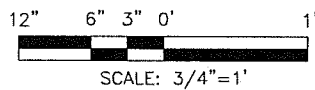
PROPOSED PIER	36 S/F
PROPOSED RAMP	142.5 S/F
PROPOSED FLOATS	400 S/F
LESS RAMP OVERLAP	-15 S/F
<b>TOTAL OVERWATER COVERAGE:</b>	<b>578.5 S/F</b>

REFERENCE #: NWS-2016-552		
APPLICANT: SECO DEVELOPMENT		
PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.		
SHEET: 9	OF: 19	NEAR/AT: RENTON
DATE: 4-18-17	DWG#: 16-37032-A9-1	

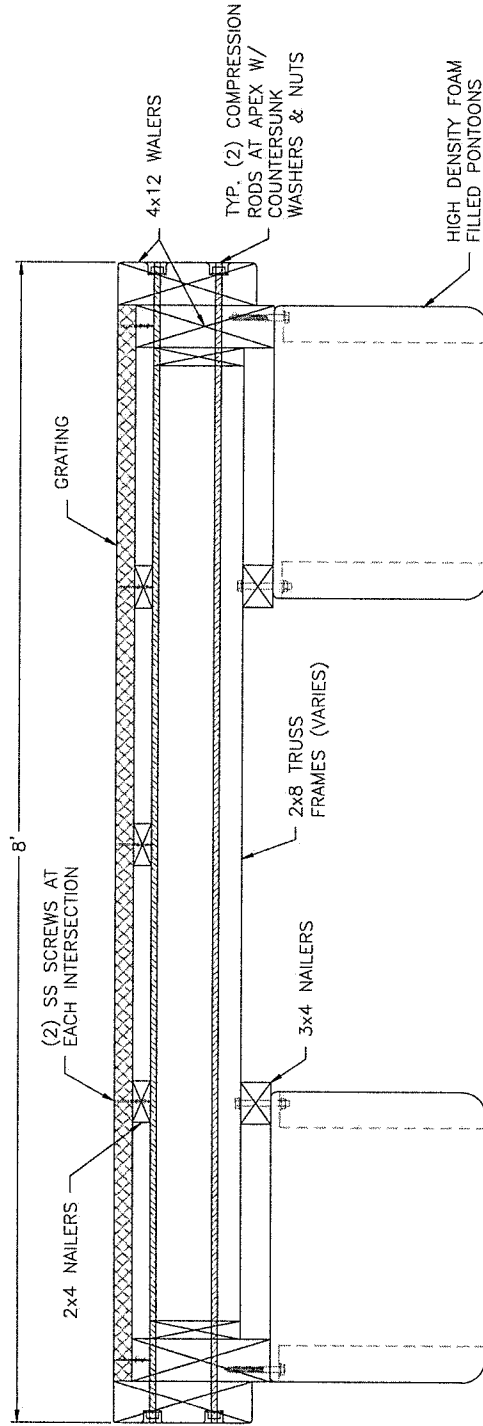
PROJECT DESIGNED BY:  
*Waterfront Construction Inc.*  
 THIS DOCUMENT IS **PROPRIETARY** PROPERTY OF WATERFRONT  
 CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN  
 PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
 AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.



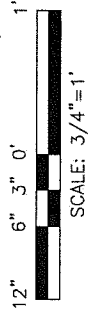
RAMP SECTION (TYP)



REFERENCE #: NWS-2016-552		
APPLICANT: SECO DEVELOPMENT		
PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.		
SHEET: 10	OF: 19	NEAR/AT: RENTON
DATE: 4-18-17	DWG#: 16-37032-A10-1	



**FLOAT SECTION (TYP)**



MATERIAL LIST

PART	SPECS	TREATMENT
WALERS	4"x12" DF #2 OR BTR	ACZA
RIM JOIST	2"x8" DF #2 OR BTR	ACZA
JOIST	2"x8" DF #2 OR BTR	ACZA
NAILERS	2"x4" & #x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #: NWS-2016-552  
 APPLICANT: SECO DEVELOPMENT

PROPOSED: BULKHEAD REPAIR. REMOVE EXISTING  
 PILES, DOLPHINS AND FINGERS; INSTALL  
 NEW PIERS, RAMPS AND FLOATS.

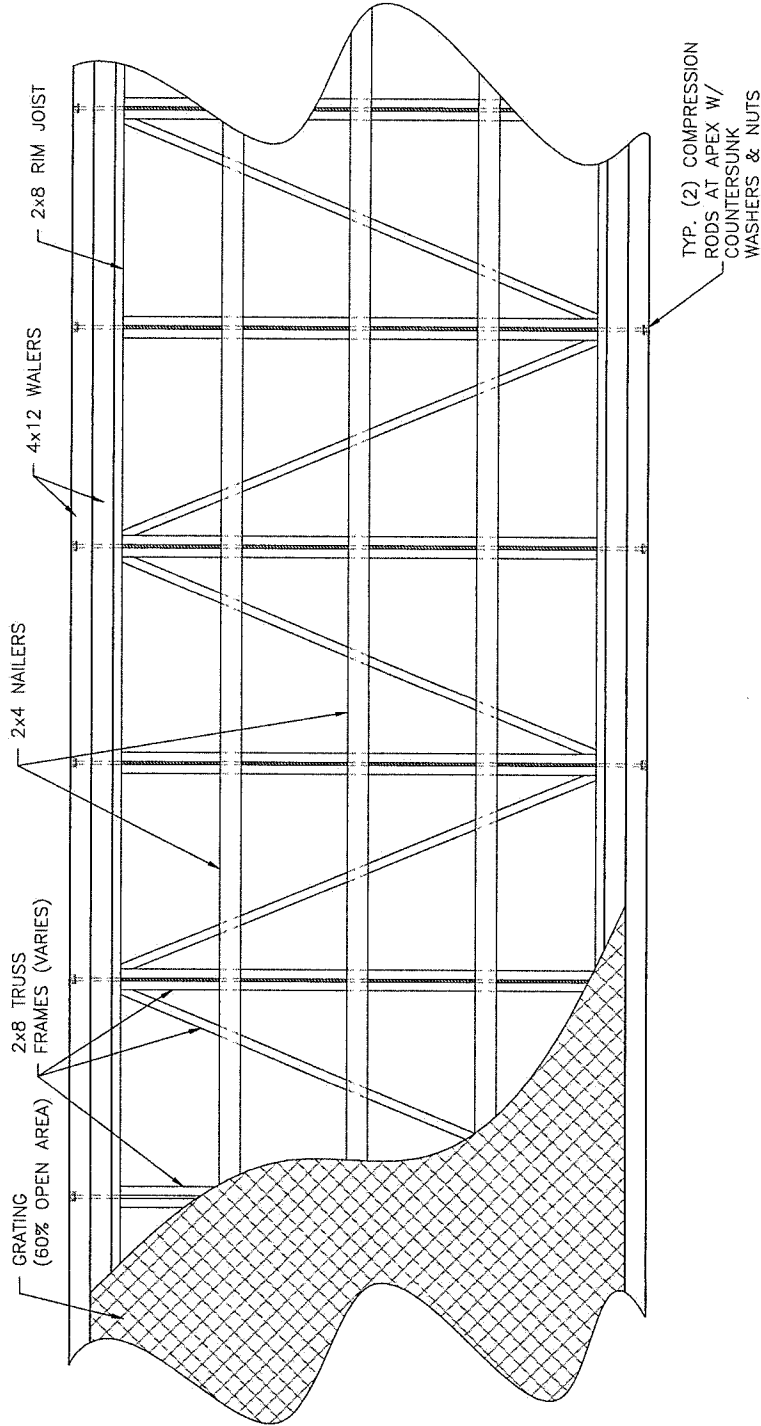
SHEET: 11 OF: 19 INEAR/AT: RENTON  
 DATE: 4-18-17 DWG#: 16-37032-A11-1

**PATENT NO.**  
**US 7,708,497 B2**  
**MAY 4, 2010**

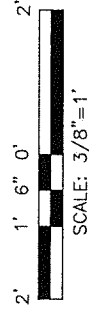


Waterfront Construction Inc.

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FLOAT FRAMING DETAIL (TYP)



REFERENCE #: NWS-2016-552

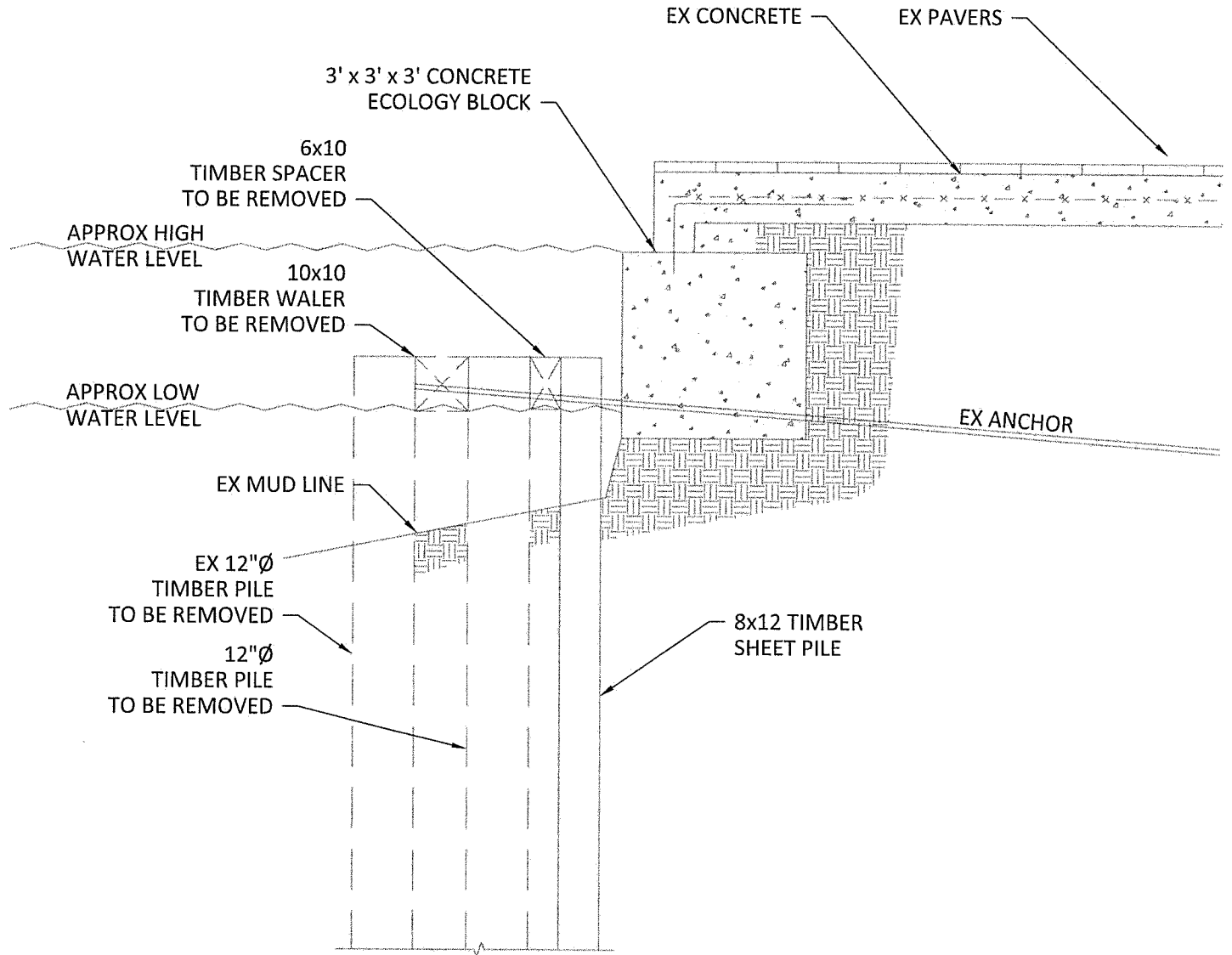
APPLICANT: SECO DEVELOPMENT

PROPOSED: BULKHEAD REPAIR, REMOVE EXISTING PILES, DOLPHINS AND FINGERS; INSTALL NEW PIERS, RAMPS AND FLOATS.

SHEET: 12 OF: 19 NEAR/AT: RENTON

DATE: 4-18-17 DWG#: 16-37032-A12-1

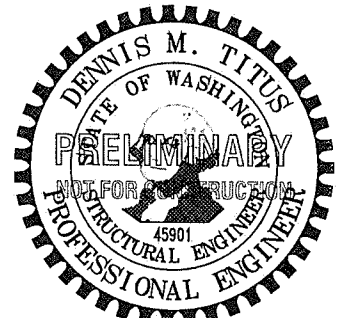
PATENT NO.  
US 7,708,497 B2  
MAY 4, 2010



1

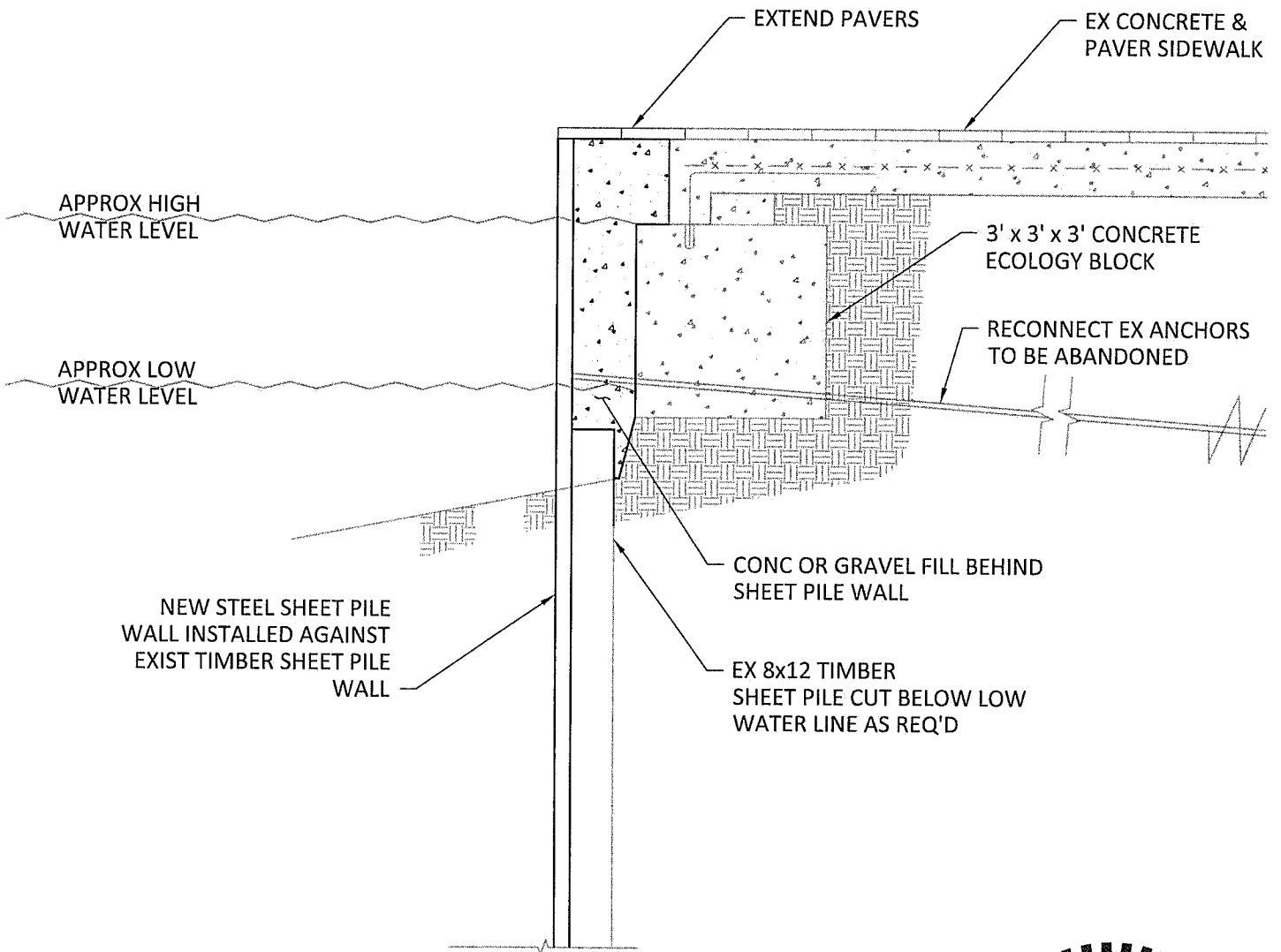
# EXISTING CONDITION

SCALE: 3/8" = 1'-0"



USACE Ref#: NWS-2016-552 04/10/17

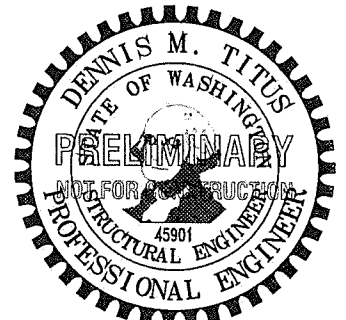
	<p><b>SECO DEVELOPMENT BULKHEAD</b>  <b>1083 LAKE WASHINGTON BLVD</b>  <b>RENTON, WA 98056</b></p>	<p>DATE 04/10/17 SHEET 13 of 19</p>
	<p>TITLE  <b>EXISTING CONDITION</b></p>	<p>PROJECT NO. 16027.10</p> <p>SCALE 3/8" = 1'-0"</p> <p>DRAWN BY DMT</p> <p>CHECKED BY GAG</p> <p>APPROVED BY DMT</p>




2

## BULKHEAD REPAIR SECTION

SCALE: 3/8" = 1'-0"



USACE Ref#: NWS-2016-552 04/10/17

 <b>ENGINEERING</b> 250 4TH AVE. S., SUITE 200 EDMONDS, WASHINGTON 98020 PHONE (425) 778-8500 FAX (425) 778-5536	<b>SECO DEVELOPMENT BULKHEAD</b> 1083 LAKE WASHINGTON BLVD N RENTON, WA 98056	DATE 04/10/17 PROJECT NO. 16027.10 SCALE 3/8" = 1'-0" DRAWN BY DMT CHECKED BY GAG APPROVED BY DMT	SHEET 14 OF 19  <h1>SS-2</h1>
	TITLE <b>BULKHEAD REPAIR SECTION</b>		

# SECO SHORELINE RESTORATION



750 Sixth Street South  
Kirkland WA 98033

p 425.822.5242 f 425.827.8136  
www.watershedco.com

Science & Design

## NOTES

- EXISTING CONTOURS OBTAINED USING A HANDHELD DIGITAL DEPTH SOUNDER

## SHEET INDEX

- W1 TITLE PAGE
- W2 EXISTING CONDITIONS
- W3 RESTORATION PLAN
- W4 SHORELINE SECTION & DETAIL

## PROPERTY INFORMATION

SECTION/TOWNSHIP/RANGE: S5 T23N R5E

PARCEL: 0523059076, 3344500775

ADJACENT PROPERTY OWNERS:

- THE BOEING COMPANY  
737 LOGAN AVE N  
RENTON, WA. 98056
- CITY OF RENTON  
110 LAKE WASHINGTON BLVD N  
RENTON, WA. 98056



## VICINITY MAPS



PURPOSE: SHORELINE RESTORATION

APPLICANT: SECO DEVELOPMENT

DATUM:

REFERENCE: NWS-2016-552

LAT/LONG: 47.5031929, -122.2068554

COUNTY: KING

SITE LOCATION ADDRESS: 1083 LAKE  
WASHINGTON BLVD N RENTON, WA 98056  
SHEET. 5 OF 19

IN: LAKE WASHINGTON

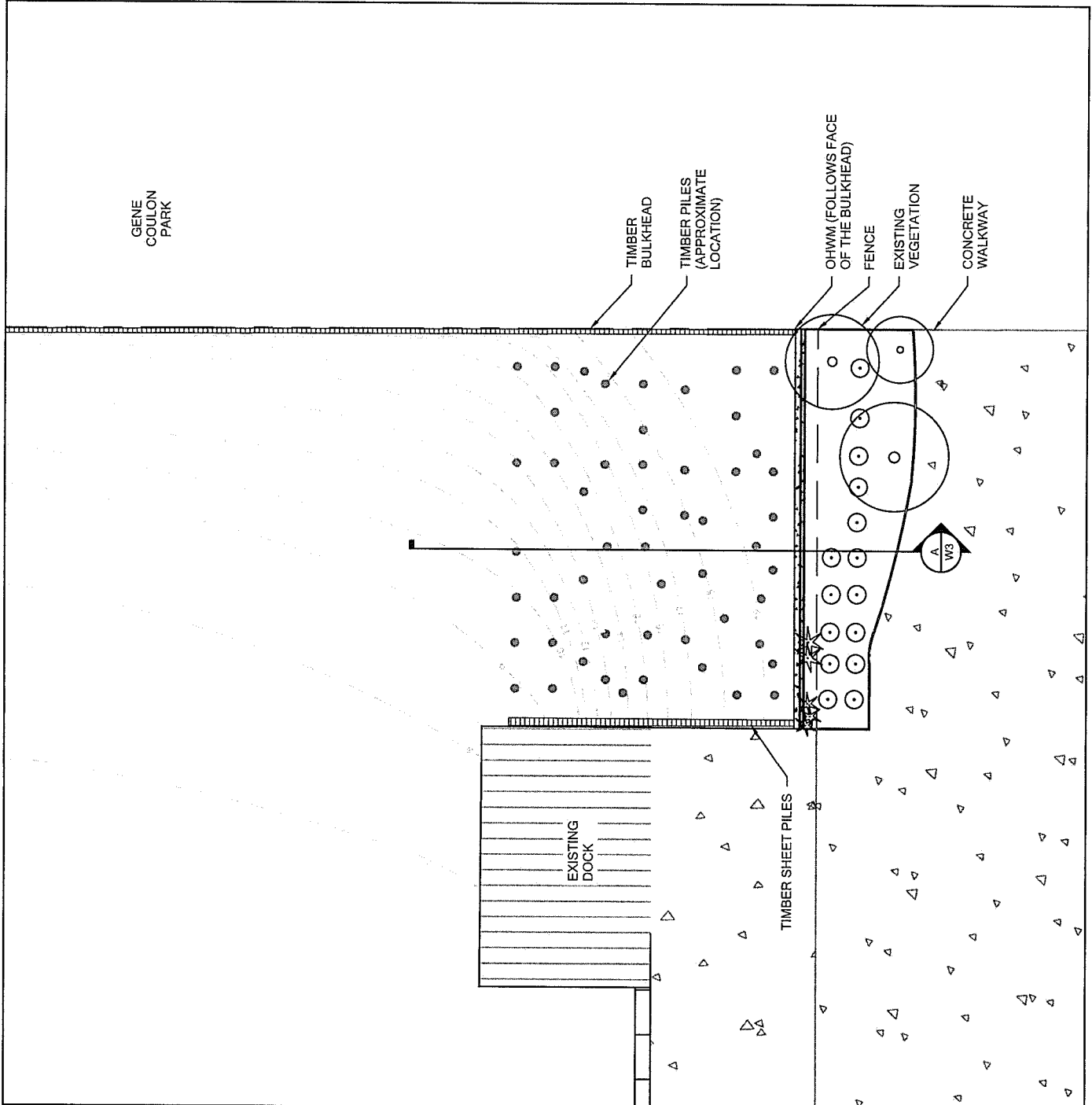
AT: RENTON

STATE: WA

DATE: 03-29-2017



GENE  
COULON  
PARK



**LEGEND**

EXISTING CONTOURS (APPROX.)

FENCE

TIMBER PILING

EXISTING TREES

EXISTING ORNAMENTAL SHRUBS

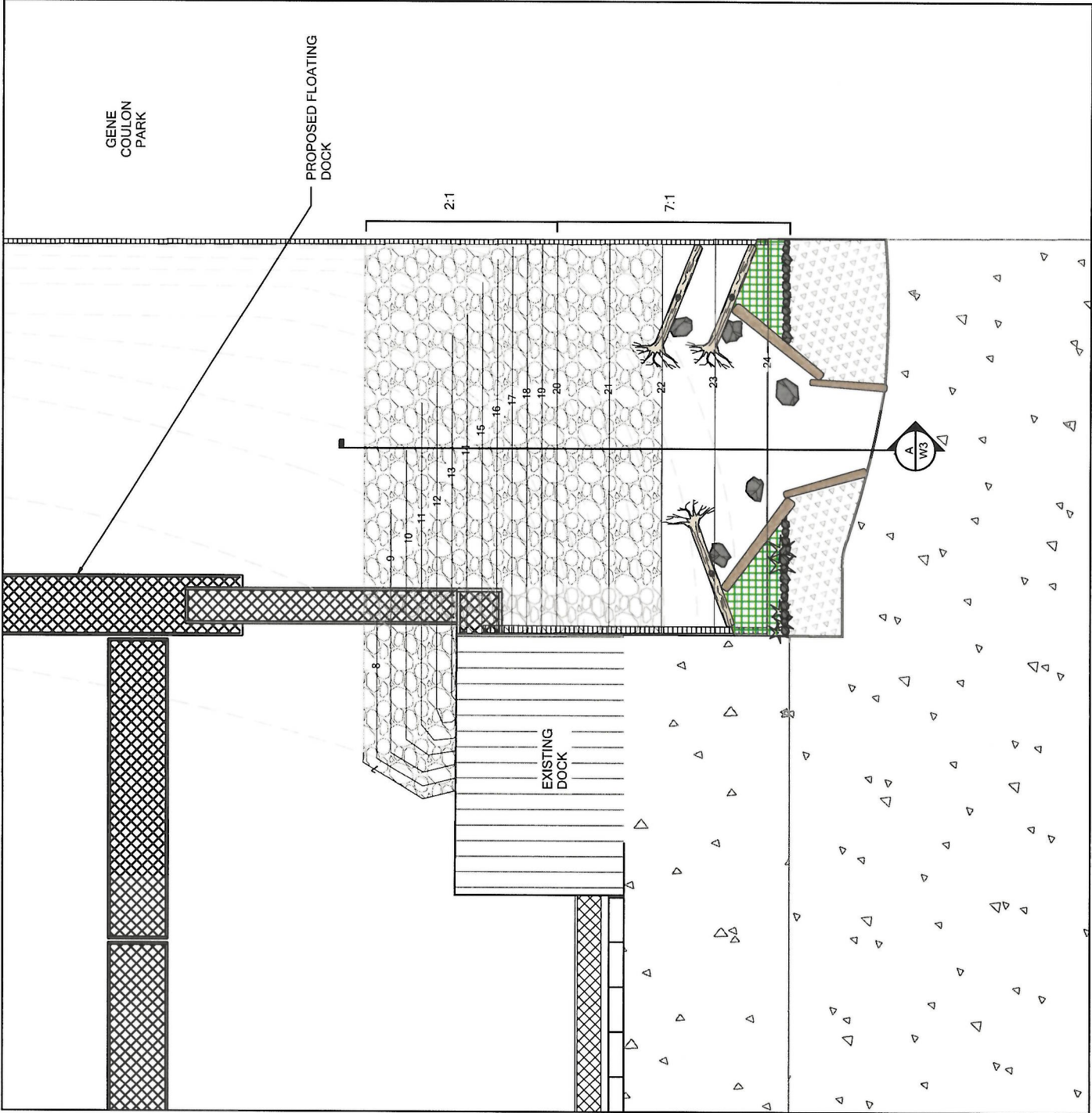
REFERENCE #: NWS-2016-552  
APPLICANT: SECO DEVELOPMENT  
PROPOSED PROJECT: SHORELINE RESTORATION  
SHEET: 16 OF 19 NEAR/AT: RENTON  
DATE: 03-29-2017

EXISTING CONDITIONS



SCALE: 1"=20'





**LEGEND**

- EXISTING CONTOURS (APPROX.)
- PROPOSED CONTOURS
- SHORELINE GRAVEL (SEE SPECIFICATION)
- SHORELINE SAND
- NATIVE EMERGENT VEGETATION (160 SQ. FT)
- NATIVE LANDSCAPE PLANTINGS (415 SQ. FT)
- LARGE WOODY DEBRIS (7 ANCHORED LOGS)
- BOULDER (5)

**NOTES**

1. ALL EXISTING TIMBER PILING TO BE CUT 1' BELOW PROPOSED GRAVEL FILL OR TO EXISTING MUDLINE (SEE SHEET W3)

REFERENCE #: NWS-2016-552  
 APPLICANT: SECO DEVELOPMENT  
 PROPOSED PROJECT: SHORELINE RESTORATION  
 SHEET: 19 OF: 19 NEAR/AT: RENTON  
 DATE: 03-29-2017

**RESTORATION PLAN**



SCALE: 1"=20'

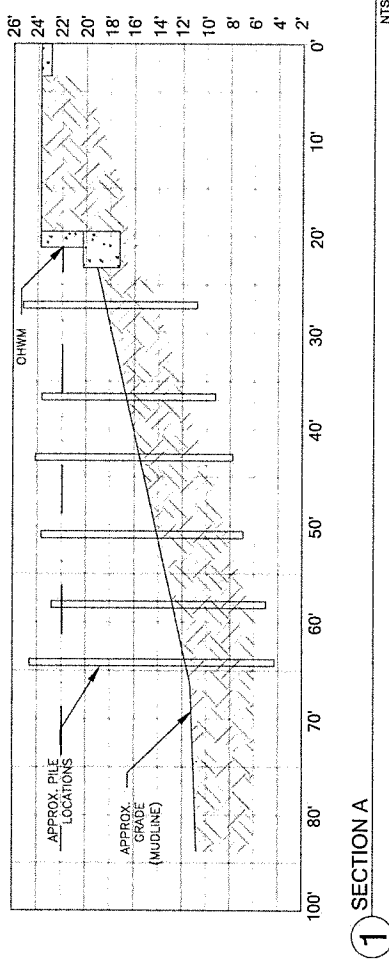


**GRAVEL SPECIFICATIONS:**

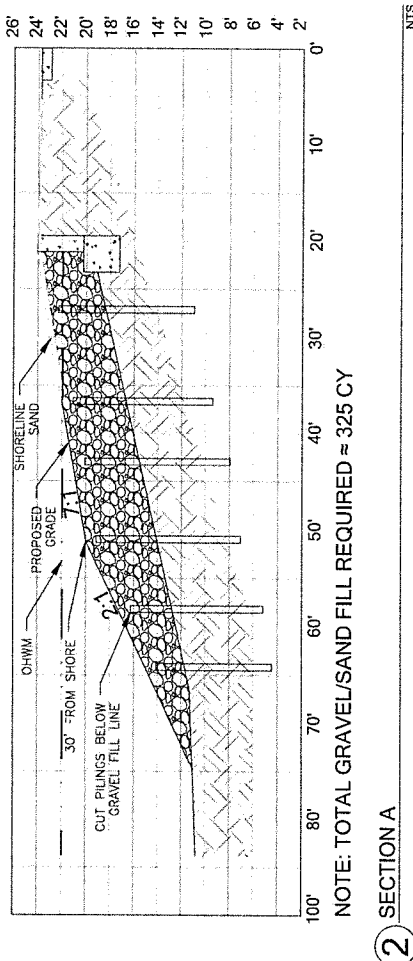
SHORELINE GRAVEL MIX SHALL CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATION BY WEIGHT:

FINES	5%
1/4" - 3/4"	20%
3/4" - 1"	20%
1" - 2"	35%
2" - 4"	20%

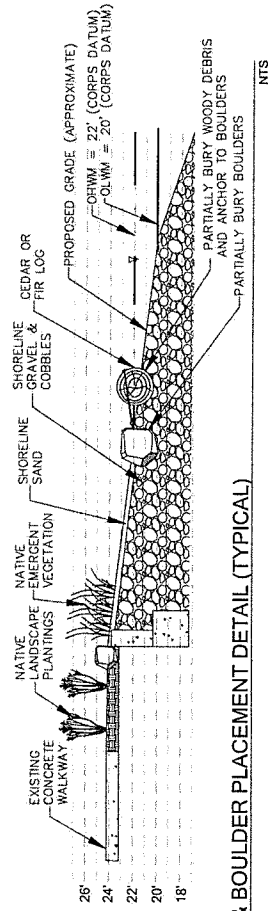
**EXISTING**



**PROPOSED**



NOTE: TOTAL GRAVEL/SAND FILL REQUIRED = 325 CY



**NOTES**

1. ALL EXISTING TIMBER PILING TO BE CUT 1' BELOW PROPOSED GRAVEL FILL OR TO EXISTING MUDLINE (SEE SHEET W3)

REFERENCE #: NWS-2016-552

APPLICANT: SECO DEVELOPMENT

PROPOSED PROJECT: SHORELINE RESTORATION

SHEET: 18 OF: 19

NEAR/AT: RENTON

DATE: 03-29-2017

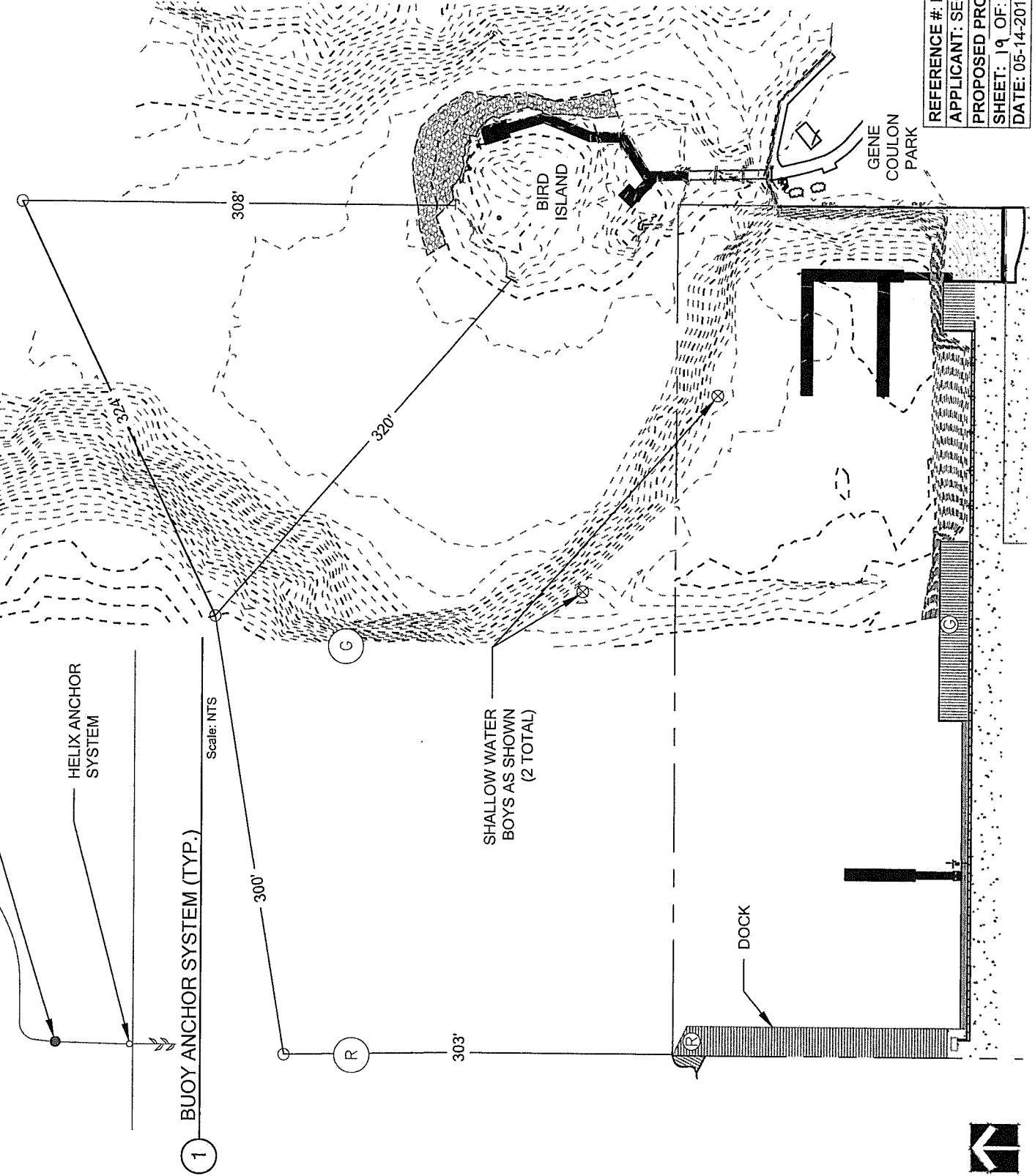
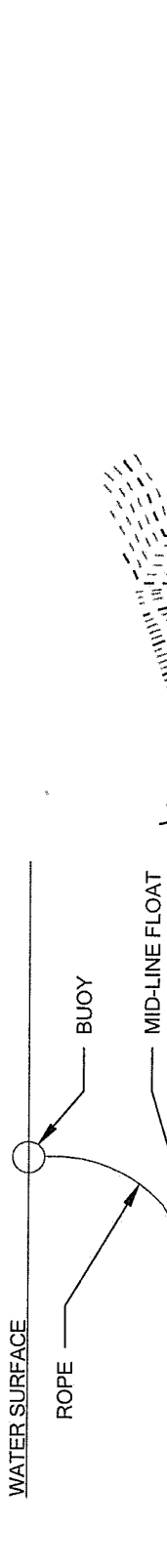
**CROSS-SECTIONS**

SCALE: NTS



LEGEND

- EXISTING CONTOURS (APPROX.)
- NO WAKE BUOYS (3)
- SHALLOW WATER BUOYS (2)
- RED/GREEN CHANNEL MARKER BUOYS
- RED/GREEN LIGHT BEACON



**BUOY LOCATIONS**

0 50' 100' 200'

**SCALE: 1"=100'**

REFERENCE #:	NWS-2016-552
APPLICANT:	SECO DEVELOPMENT
PROPOSED PROJECT:	SHORELINE RESTORATION
SHEET:	19 OF 19
DATE:	05-14-2018
NEAR/AT:	RENTON