



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

US Army Corps of Engineers

Regulatory Branch
4735 E. Marginal Way S., Bldg 1202
Seattle, WA 98134-2388
Telephone: (360) 746-4701
ATTN: J. Ari Sindel,
Project Manager

Public Notice Date: August 28, 2024

Expiration Date: September 27, 2024

Reference No.: NWS-2024-201

Name: FC Services, LLC (Columbia
Business Center East Barge Slip
Maintenance Dredging and Dolphin
Replacement)

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings dated April 22, 2024.

The Corps will also review the work in accordance with Section 404 of the Clean Water Act (CWA).

The Corps will also review the work in accordance with Section 14 of the Rivers and Harbors Act of 1899, as codified at 33 U.S.C. Section 408 (Section 408), for work that may alter a Corps Civil Works project. An alteration is defined as any action that builds upon, alters, improves, moves, occupies, or otherwise affects the usefulness, or the structural or ecological integrity of a Corps federally authorized project. The proposed project may alter the Columbia River Navigation Channel.

APPLICANT: FC Services, LLC

Attention: Nathan Scott
705 Southeast Victory Avenue, Suite 108
Vancouver, Washington 98661
Telephone: (360) 693-3644

AGENT: Stewardship Solutions, Inc.

Attention: Laurie L. Parry
PO Box 1156
Baker City, Oregon 97814
Telephone: (541) 519-4891

LOCATION: For the proposed project, dredging would occur in the Columbia River in Vancouver, Clark County, Washington. The project site would be at the south end of a driveway originating at the corner of Southeast Hidden Way and Southeast Victory Avenue. It is just east of Southeast Marine Park Way. Disposal would occur in-water in the Columbia River adjacent to the Columbia River Federal Navigation Channel approximately 2,000 feet north of Marine

NWS-2024-201; FC Services, LLC (Columbia Business Center East Barge Slip Maintenance Dredging and Dolphin Replacement)

Drive and the Portland Airport, near Portland, Multnomah County, Oregon. The disposal location is a rectangle extending 1,000 feet lengthwise parallel with flow with the northwest corner of the disposal site located at latitude: 45.60472 and longitude: -122.601466. At the dredging project site, there is an existing dolphin mooring that would be replaced as part of this project.

WORK: The applicant proposes to perform maintenance dredging using a close-lipped bucket dredge of up to 36,688 cubic yards of accumulated sediment that would be removed over 10 years and to replace an existing mooring dolphin in an existing marine facility within 1.64 acres of the Columbia River. The applicant proposes to dredge the East Barge Slip at the Columbia Business Center to a depth of -10 feet using the Columbia River Datum (CRD) +2 feet for over dredge limit. The applicant would dredge up to 12,357 cubic yards during the first dredging year. The applicant would then dredge up to 10,000 cubic yards of material in following dredge years; dredge event years are predicted to be every 3-5 years, but could potentially occur annually (however, the total sediment removal over the 10-year permit duration would not exceed the 36,688 maximum). The material would be held on the dredging barge and disposed of within a designated 9.36 acre open-water disposal site in the Columbia River.

The dolphin replacement would require removing 18 creosote piles and installing four 24-inch and one 30-inch diameter steel piles within the Columbia River. Pile removal would be conducted by pulling or using a vibratory hammer. New pile installation would be to a minimum depth of 40 feet below the mudline and conducted using a vibratory hammer or impact hammer if needed. If an impact hammer is needed, a confined bubble curtain would be used. All work would be conducted from a crane barge with assistance from a workboat and small skiff.

PURPOSE: The purpose of the project is to maintain access to the applicant's existing marine facility, the East Barge Slip. In this facility, barges receive, store, and export aggregate. Dredging activities would allow ships to continue maneuvering in this facility and replacing the dolphin would allow them to make berth.

DREDGED MATERIAL MANAGEMENT PROGRAM (DMMP):

Dredged Material Testing: The proposed dredged material has been tested according to the procedures specified by the Dredged Material Management Program (DMMP), a multi-agency program for the evaluation of dredged material proposed for disposal at open-water sites in Washington State. The DMMP evaluations may include both chemical and biological testing of sediments. For this project, the DMMP agencies determined that up to 16,000 cubic yards are suitable for unconfined disposal at the DMMP dispersive open-water disposal site in the Columbia River. The sediment testing data are available at the U.S. Army Corps of Engineers (Corps), Seattle District, Dredged Material Management Office. Prior to each maintenance dredging cycle, the DMMP agencies will determine whether additional sediment testing is required. If additional testing is required, no disposal will take place at a DMMP site until the material has been determined suitable for open-water disposal by the DMMP agencies.

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

ADDITIONAL INFORMATION:

- Applicant would plan to conduct additional sediment testing prior to construction due to likely permitting timeline.
- The work would be completed over a 10-year period of maintenance dredge and disposal.
- Dredge and dolphin replacement work is proposed to only occur during an in-water work window from November 1 – February 28.
- 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.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at <http://www.nws.usace.army.mil/> and under the heading Open Public Comment Periods select Regulatory Public Notices. Recently issued public notices are listed in chronological order of the date of issuance. Select and view the listing for this project.

MITIGATION:

The applicant has not proposed compensatory mitigation.

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). 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.

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. Historic properties are recorded near the proposed project. However, they do not occur in the permit area. The permit area was created in modern times and there is little likelihood that the proposed project will impinge on any historic property. The Corps invites responses to this public notice from Native American Nations 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 Nations 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: 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 Washington Department of Ecology has or will evaluate the proposed project in accordance with Section 401 of the Clean Water Act and for consistency with the Coastal Zone Management Act.

The U.S. Army Corps of Engineers 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

NWS-2024-201; FC Services, LLC (Columbia Business Center East Barge Slip Maintenance Dredging and Dolphin Replacement)

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.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether 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. All e-mail comments should be sent to joshua.ari.sindel@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, 4735 East Marginal Way South, Building 1202, Seattle, Washington, 98134-2388. 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 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. 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. Please include the following name and reference number:

FC Services, LLC, NWS-2024-201

Encl: Figures (19)





Taxlots
Taxlots_labels

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

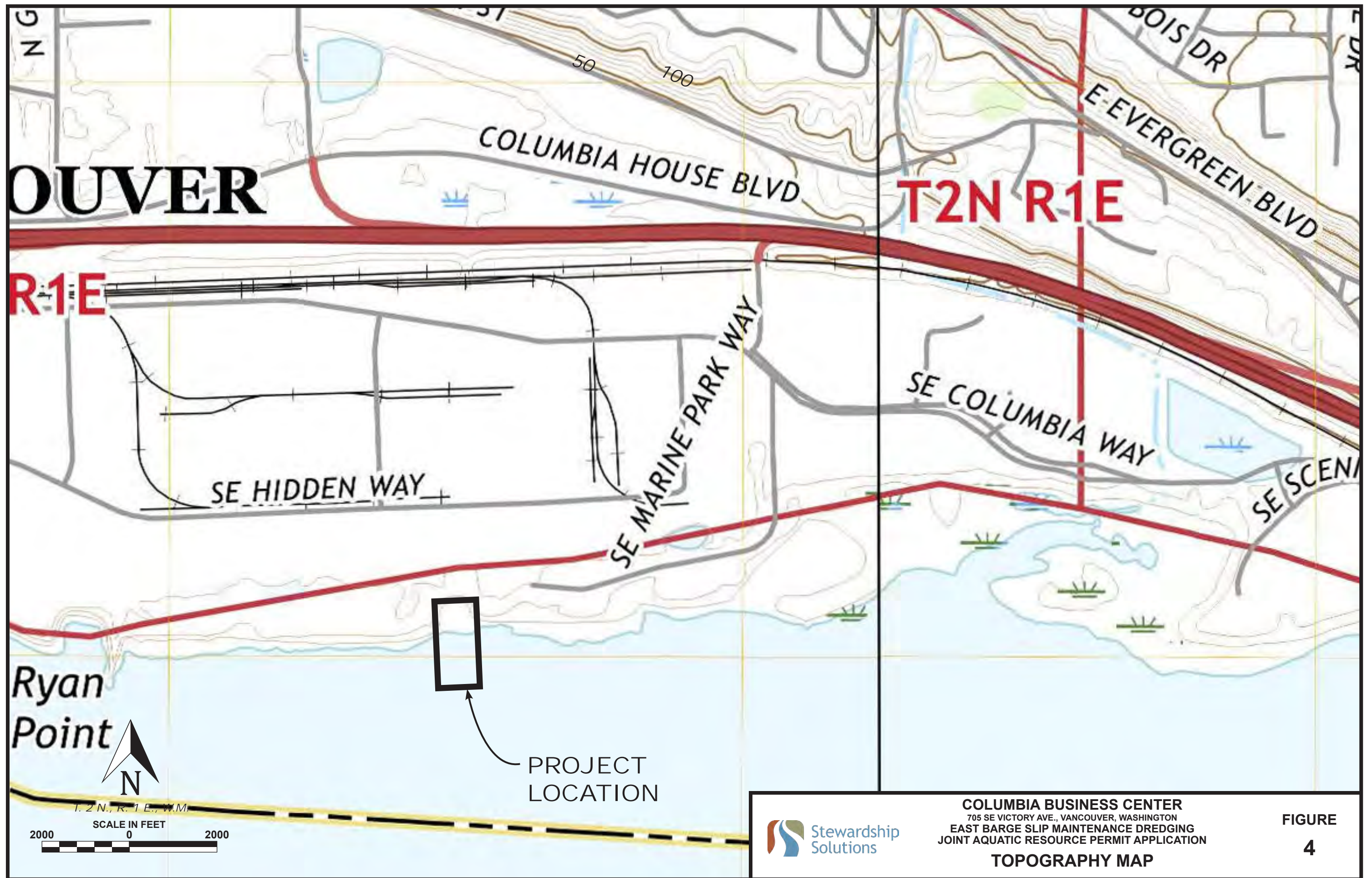
1: 4,514



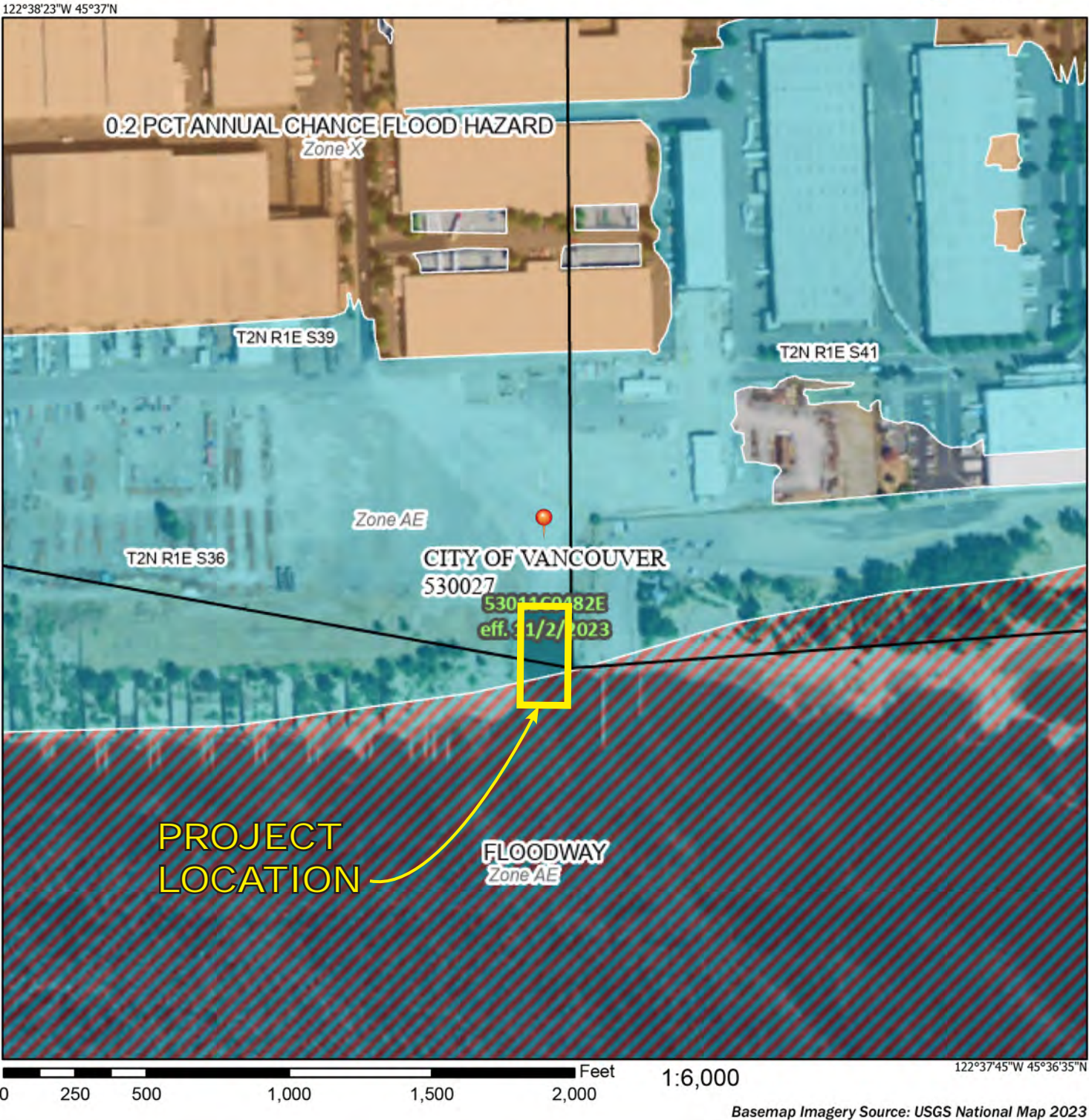
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



FIGURE
3



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

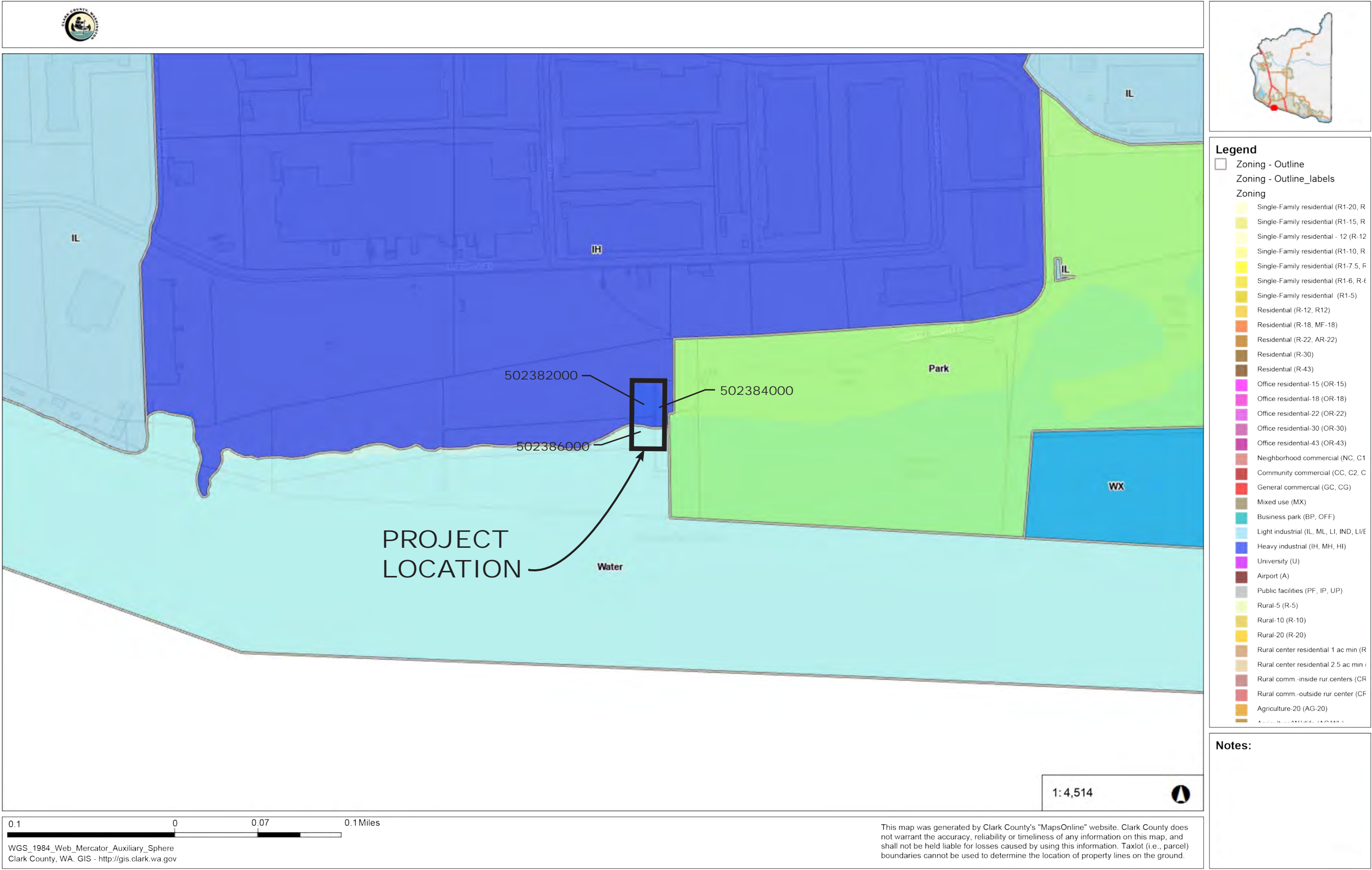
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/28/2023 at 10:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



COLUMBIA BUSINESS CENTER
705 SE VICTORY AVE., VANCOUVER, WASHINGTON
EAST BARGE SLIP MAINTENANCE DREDGING
JOINT AQUATIC RESOURCE PERMIT APPLICATION
FLOODPLAIN MAP

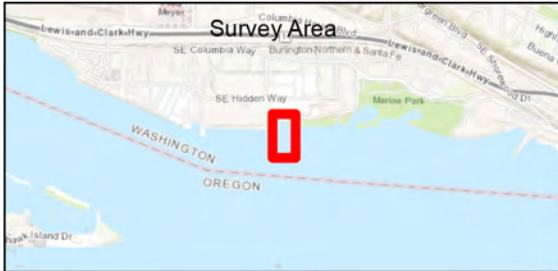
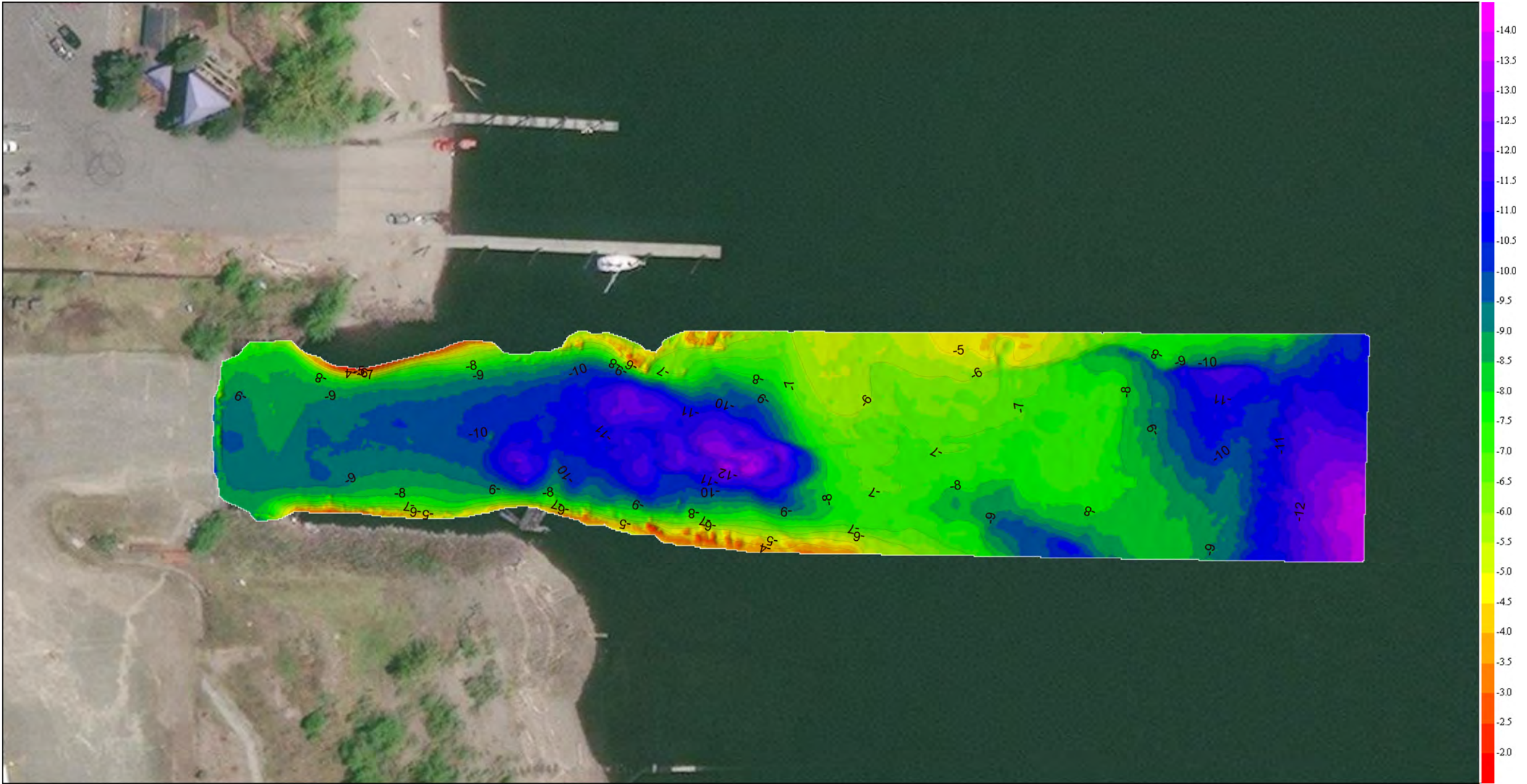
FIGURE
5



COLUMBIA BUSINESS CENTER
705 SE VICTORY AVE., VANCOUVER, WASHINGTON
EAST BARGE SLIP MAINTENANCE DREDGING
JOINT AQUATIC RESOURCE PERMIT APPLICATION
ZONING MAP

FIGURE
6

CBC-EBSMD-JARPA Nov. 28, 2023



Geodetic Settings		Survey Equipment	
Horizontal Datum	NAD 83	Multi-Beam Sonar	Norbit WBMS
Vertical Datum	CRD	Inertial Nav System	Applanix POS-MV
Coordinate System	WA South FIPS 4602	RTK Corrections	Trimble RTX
Horizontal Units	US Survey Feet	Speed of Sound	YSI CastAway CTD
Vertical Units	US Survey Feet	Survey Date	22 AUG 2023
Horz/Vert	Trimble RTX	Data Collection & Processing Software	HYPACK 2023
GNSS QC	WSDOT 1562	Mapping and Product software	ArcGIS 10.8

03060120180240

Feet

Notes:

1) Survey was conducted in NAVD88 and converted to CRD

2) NAVD88 to CRD conversion used was -5.47 ft

3) Data acquisition and processing with Hypack Hysweep and Applanix PosPac

4) Contours are 1ft intervals

East Barge Slip
CBC Vancouver
Bathymetric Elevation
Aug. 22nd, 2023

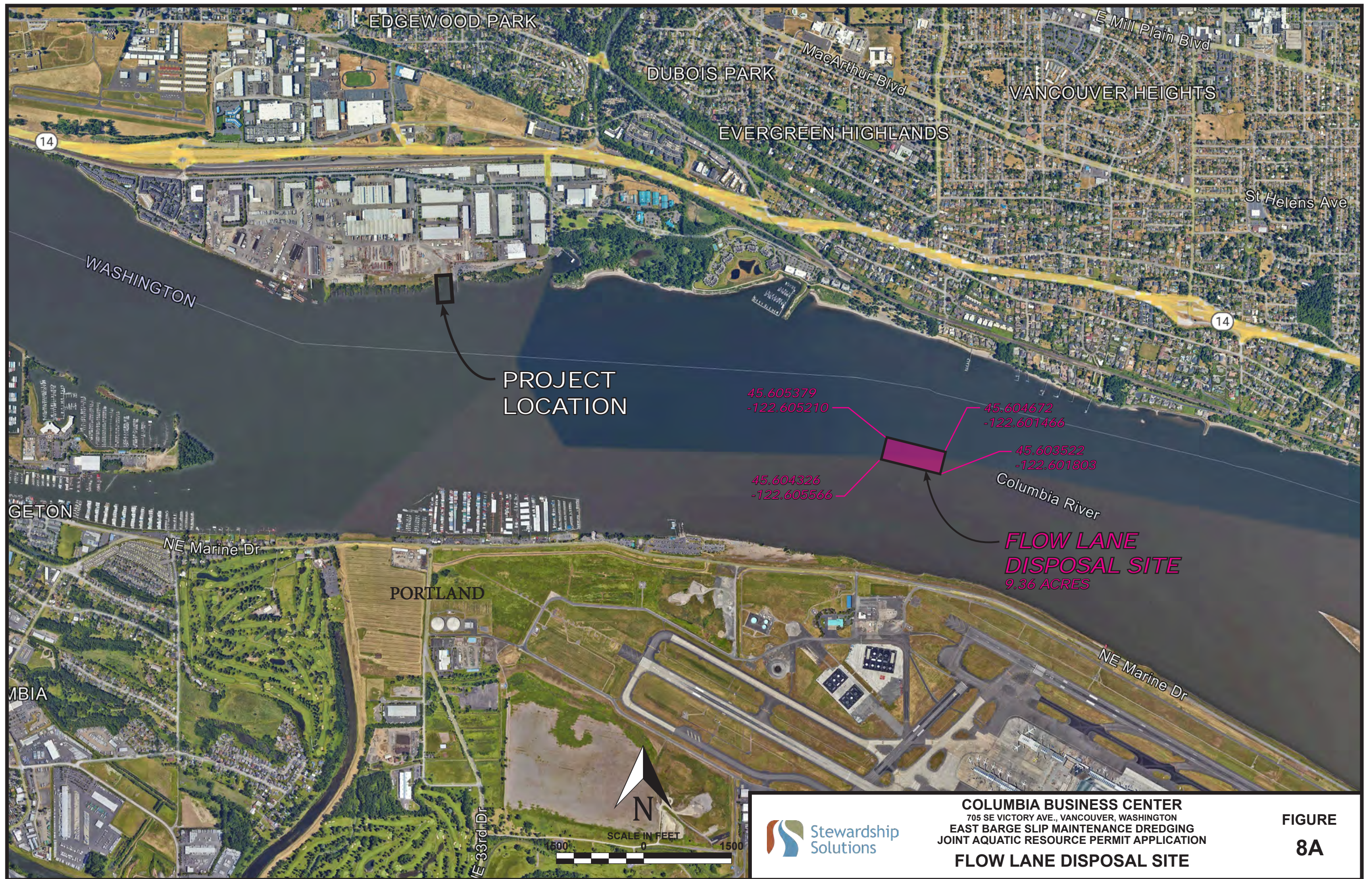
Data Acquisition:	R.McEliece/P. Jenkins
Data Processing:	R. McEliece
Drafted by:	R. McEliece
Reviewed by:	S.Hinz

NOTE;
INFORMATION PROVIDED BY GRAVITY
MARINE SERVICES



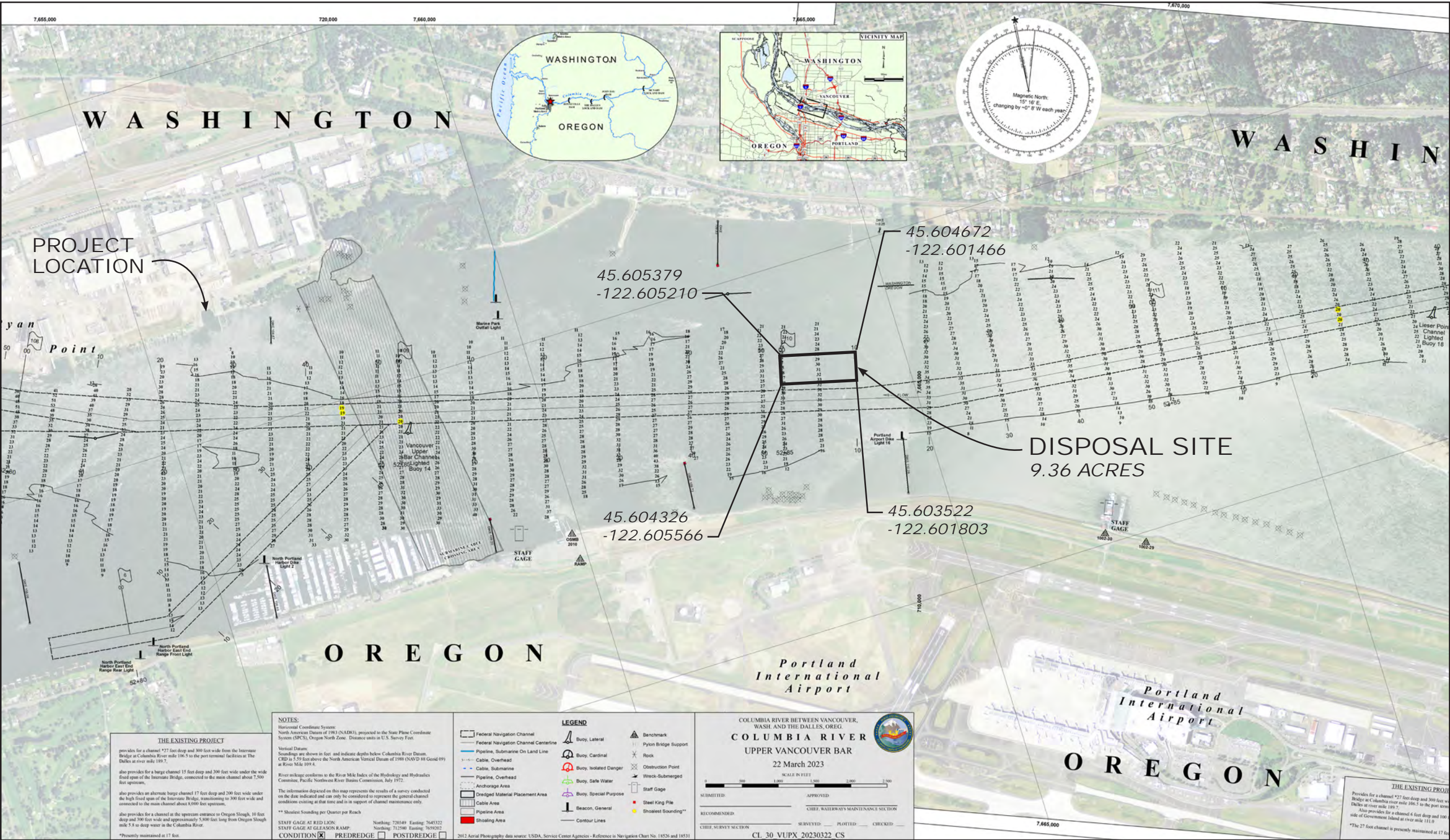
COLUMBIA BUSINESS CENTER
705 SE VICTORY AVE., VANCOUVER, WASHINGTON
EAST BARGE SLIP MAINTENANCE DREDGING
JOINT AQUATIC RESOURCE PERMIT APPLICATION
CURRENT BATHYMETRY

FIGURE
7



COLUMBIA BUSINESS CENTER
705 SE VICTORY AVE., VANCOUVER, WASHINGTON
EAST BARGE SLIP MAINTENANCE DREDGING
JOINT AQUATIC RESOURCE PERMIT APPLICATION
FLOW LANE DISPOSAL SITE

**FIGURE
8A**



NOTE:
IMAGE IS A COMPOSITE OF FILES CL_30_VUPX_20230322_CS AND
CL_31_AIRX_20230323_CS PROVIDED BY THE US ARMY CORPS OF ENGINEERS



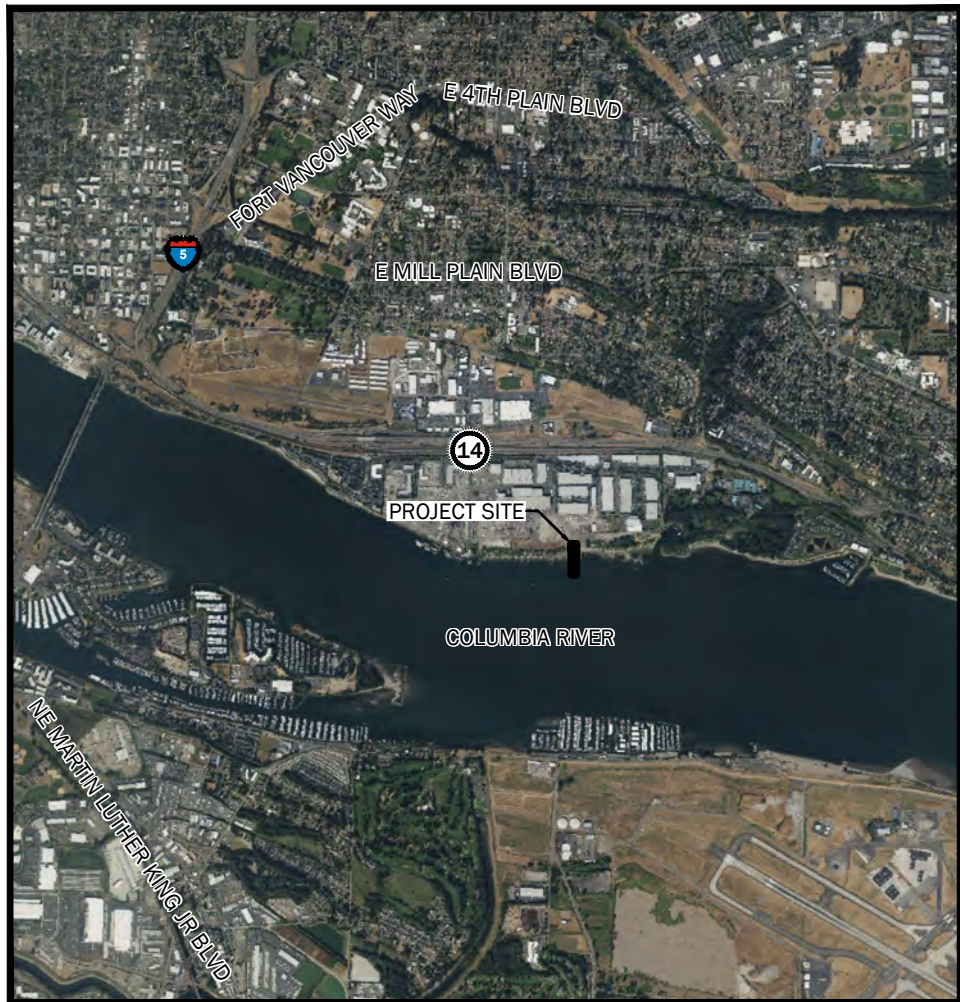
COLUMBIA BUSINESS CENTER
705 SE VICTORY AVE., VANCOUVER, WASHINGTON
EAST BARGE SLIP MAINTENANCE DREDGING
JOINT AQUATIC RESOURCE PERMIT APPLICATION
DISPOSAL SITE

FIGURE
8B

DREDGING PLAN

COLUMBIA BUSINESS CENTER MAINTENANCE DREDGING

VANCOUVER, WASHINGTON



SOURCE: BING MAPS

VICINTY MAP

SCALE: 0 2,000 4,000
SCALE IN FEET



SHEET INDEX

1	1.0	COVER
2	2.0	DREDGE PLAN
3	3.0	SECTION A-A
4	4.0	SECTION B-B AND C-C

CONTACT INFORMATION:

GEOENGINEERS INC. PHILIP CORDELL 5820 SW KELLY AVE, UNIT B PORTLAND, OR 97239 (503)906-6577	PERMIT COORDINATOR STEWARDSHIP SOLUTIONS LAURIE PARRY PO BOX 1156 BAKER CITY, OR 97814 (541) 519-4891	OWNER COLUMBIA BUSINESS CENTER JANET WUESTNECK 705 SE VICTORY AVENUE, SUITE 108 VANCOUVER, WA 98661 (360) 693-3644
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Know what's below.
Call before you dig.

PERMIT APP
SUBMITTAL



NO.	DATE	BY	ISSUE / DESCRIPTION

DESIGNED BY:	PC
DRAWN BY:	KMC
APPROVED BY:	XXX
REVISION NO.:	---
DATE:	12/18/2023



PREPARED FOR:
STEWARDSHIP SOLUTIONS, INC.

COLUMBIA BUSINESS CENTER MAINTENANCE DREDGING
VANCOUVER, WASHINGTON

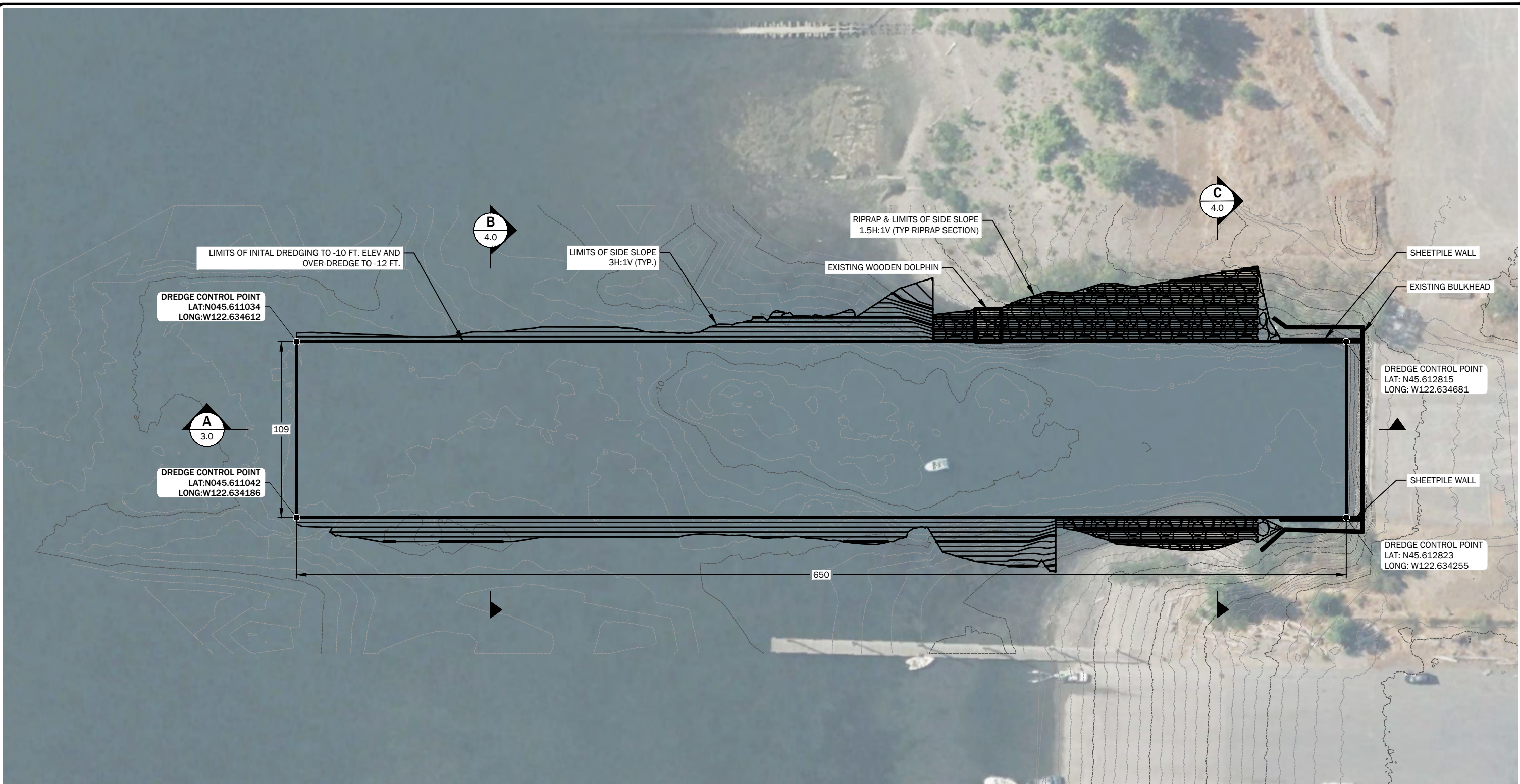
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DRAWING NUMBER:

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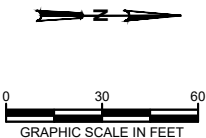
SHEET: 1 OF 4

P:\27\27139001\CAD\00\Columbia Business Center Maintenance Dredging\02_R00_Slope Change\2713900100_Sht 2.0 (DREDGE PLAN).dwg
Plotted: 12/29/2023 07:39 | kcook



- NOTES:
1. THE UPLAND EXISTING GROUND SURFACE IS INTERPOLATED FROM LIDAR IMAGERY AND ELEVATIONS ARE APPROXIMATE.
 2. INTERPOLATION OF ELEVATIONS BETWEEN THE BATHYMETRY AND LIDAR WAS COMPLETED TO FILL IN THE MISSING DATA POINTS.
 3. ELEVATIONS IN COLUMBIA RIVER DATUM (CRD).
 4. THE DREDGE PRISM IS GENERALLY CONSISTENT WITH THE DREDGE PRISM EXTENTS SHOWN IN USACE PERMIT NO. 2000-1-01474. DUE TO INCONSISTENT DIMENSIONS PRESENTED ON THE 2002 DRAWINGS, THE PREVIOUS DREDGE PRISM WAS GEOREFERENCED AND FOUND TO EXTENT APPROXIMATELY 670 FT FROM THE BULKHEAD.
- SOURCES
- BATHYMETRY SURVEY PERFORMED BY GRAVITY CONSULTANTS, DATED AUGUST 22, 2023
 - GROUND SURFACE WAS TAKEN FROM USGS, LIDAR, DATED 2019

DATA TABLE			
PROJECT AREA		DREDGE PRISM (CUBIC YARDS / SQUARE FEET)	POTENTIALLY AFFECTED SIDE SLOPES (CUBIC YARDS / SQUARE FEET)
EXISTING SURFACE TO DESIGN DEPTH (-10FT. CRD)	CUBIC YARDS	4,190	1,748
	SQUARE FEET	70,865	19,625
PROPOSED OVERDREDGE ALLOWANCE (-12FT. CRD)	CUBIC YARDS	4,655	1,764
	SQUARE FEET	70,865	8,606
SUBTOTAL	CUBIC YARDS	8,845	3,512
TOTAL	CUBIC YARDS	12,357	



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APPROVED BY:	XXX
REVISION NO.:	—
DATE:	12/18/2023



PREPARED FOR:

STEWARDSHIP SOLUTIONS, INC.

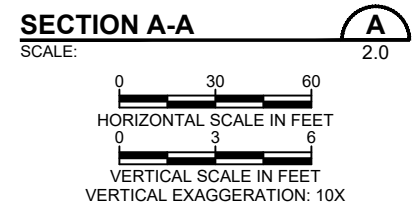
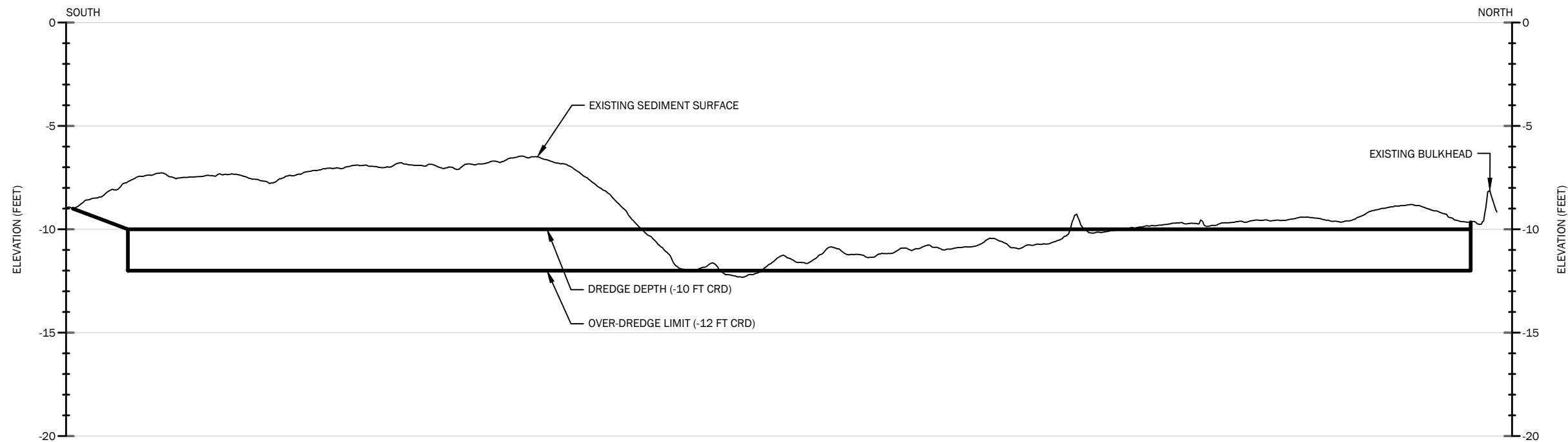
COLUMBIA BUSINESS CENTER MAINTENANCE DREDGING
VANCOUVER, WASHINGTON

DREDGE PLAN

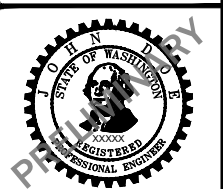
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2.0
SHEET: 2 OF 4

Plotted: 12/29/2023, 07:39 | kcook P:\27\27139001\CAD\00\Columbia Business Center Maintenance Dredging\02_R00_Slope Change\2713900100_Sht 3.3.0 (SECTION A-A).dwg



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APPROVED BY:	XXX
REVISION NO.:	—
DATE:	12/18/2023



PREPARED FOR:
STEWARDSHIP SOLUTIONS, INC.

COLUMBIA BUSINESS CENTER MAINTENANCE DREDGING
VANCOUVER, WASHINGTON

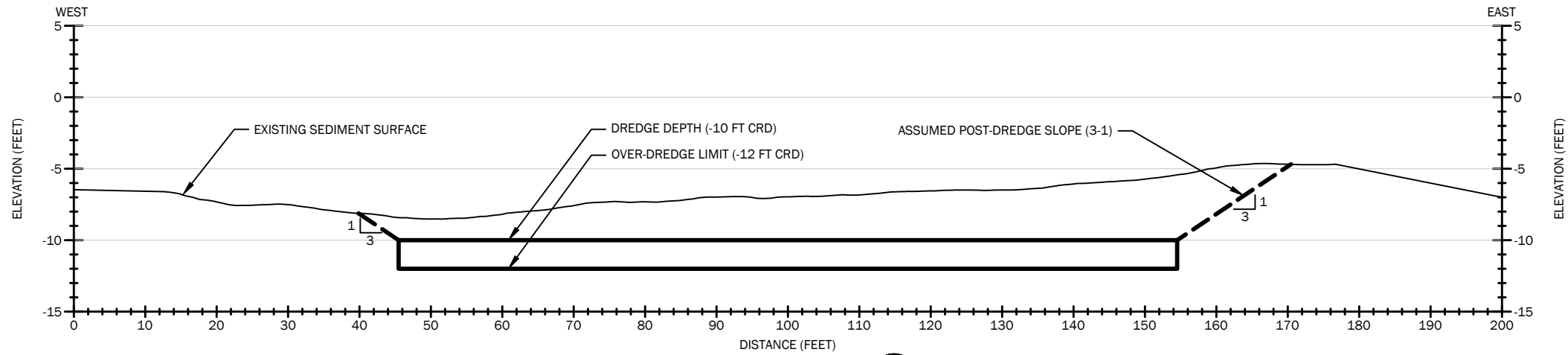
DREDGE SECTION A-A

DRAWING NUMBER:

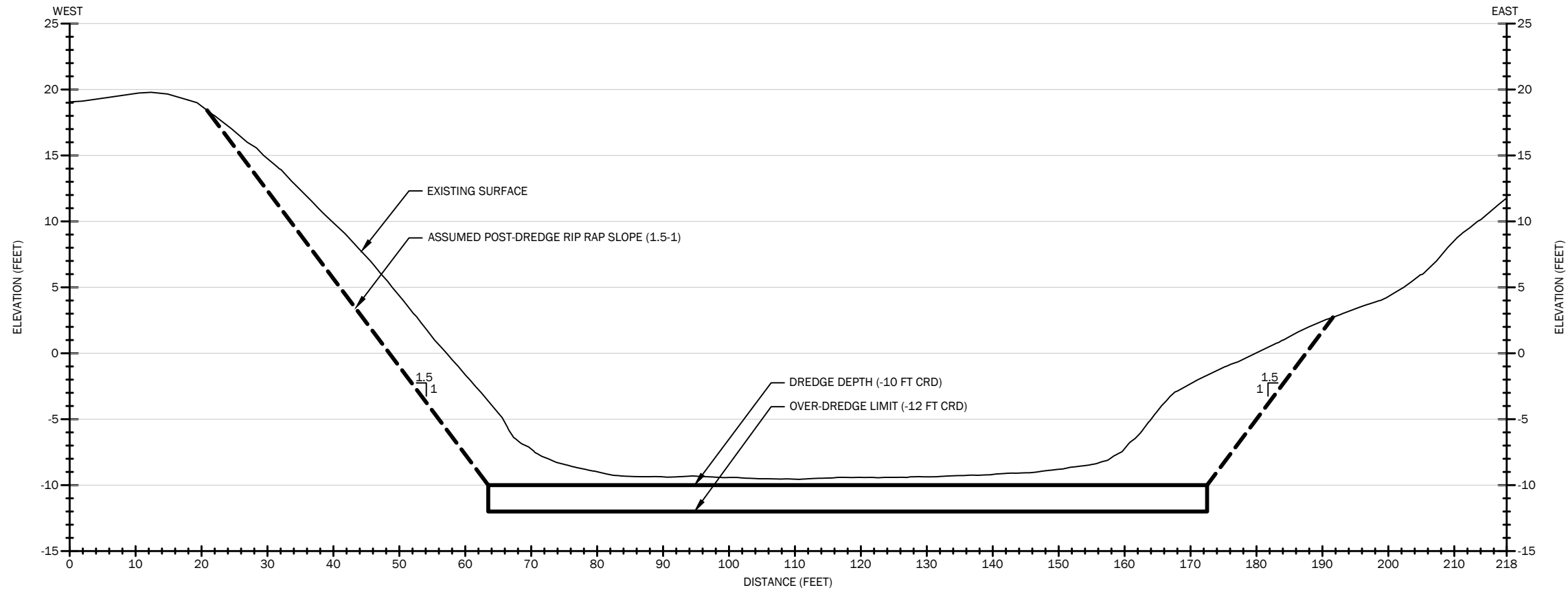
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SHEET: 3 OF 4

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Plotted: 12/29/2023 07:39 | kcoak



SECTION B-B' **B**
SCALE: 0 10 20 2.0
HORIZONTAL SCALE IN FEET
0 5 10
VERTICAL SCALE IN FEET
VERTICAL EXAGGERATION: 10X



SECTION C-C' **C**
SCALE: 0 10 20 2.0
HORIZONTAL SCALE IN FEET
0 5 10
VERTICAL SCALE IN FEET
VERTICAL EXAGGERATION: 10X

NOTES:

1. THE UPLAND EXISTING GROUND SURFACE SHOWN ON SECTION C-C' IS INTERPOLATED FROM LIDAR IMAGERY AND ELEVATIONS ARE APPROXIMATE.
2. DREDGE PRISM SHOWN ON SECTION C-C' IS BOUND BY EXISTING RIP RAP, REPRESENTED HERE BY ASSUMED ANGLE OF REPOSE.
3. DREDGE DESIGN ASSUMES THAT RIP RAP SLOPE WAS DESIGNED AND CONSTRUCTED TO ACCOUNT FOR PERIODIC MAINTENANCE DREDGING TO PROPOSED OVER-DREDGE ELEVATION OF -12 FT CRD. DREDGE DESIGN ASSUMES THAT REMOVAL OF ACCUMULATED SEDIMENT IN THE DREDGE PRISM WILL NOT UNDERMINE RIP RAP.

**PERMIT APP
SUBMITTAL**



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DESIGNED BY:	PC
DRAWN BY:	KMC
APPROVED BY:	XXX
REVISION NO.:	---
DATE:	12/18/2023



PREPARED FOR:

STEWARDSHIP SOLUTIONS, INC.

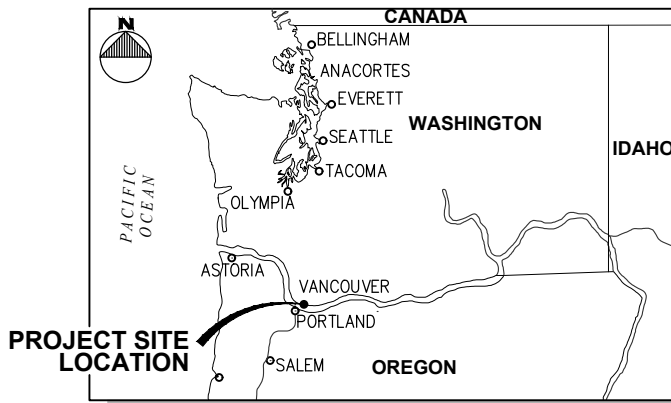
COLUMBIA BUSINESS CENTER MAINTENANCE DREDGING
VANCOUVER, WASHINGTON

DREDGE SECTION B-B' AND C-C'

DRAWING NUMBER:

4.0

SHEET: 4 OF 4



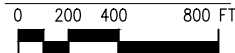
VICINTY MAP

VERTICAL DATUMS AND TIDAL INFORMATION	
HIGHEST ASTRONOMICAL TIDE (HAT)*	5.78 FT
PROXY FOR HIGH TIDE LINE (HTL)	
MEAN HIGHER HIGH WATER (MHHW)	5.13 FT.
MEAN HIGH WATER (MHW)	4.60 FT.
MEAN SEA LEVEL (MSL)	3.29 FT.
MEAN LOWER LOW WATER (MLLW)	1.94 FT.
CRD	0.00 FT.

45° 36'44.19"N	=	45.6123 N
122° 38'04.91"W	=	-123.635 W



**PROJECT SITE
AERIAL**



PURPOSE:
BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:
VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N

LONG: -122.635 W

COLUMBIA BUSINESS CENTER DOLPHIN

VICINITY AND SITE MAP

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

PROPOSED:
IN-WATER WORK

IN: COLUMBIA RIVER
AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192

SHEET 1 **of** 6 **DATE:** JAN. 2024



SITE PLAN

0 200 400 800 FT

PURPOSE:

BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:

VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N

LONG: -122.635 W

COLUMBIA BUSINESS CENTER DOLPHIN

EXISTING SITE PLAN AND PROPERTY BOUNDARIES

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

PROPOSED:

IN-WATER WORK

IN: COLUMBIA RIVER

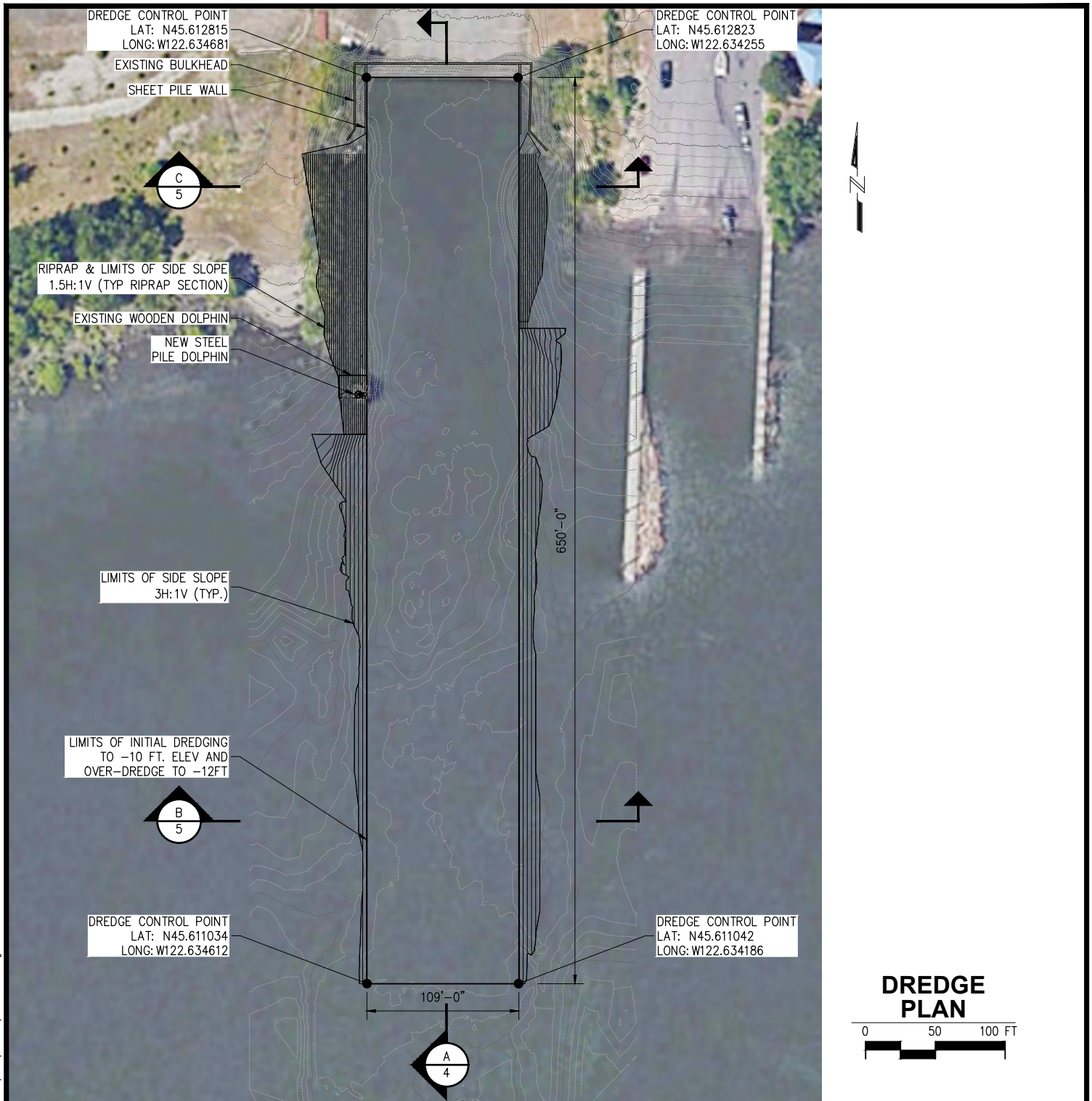
AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192

SHEET 2 **of** 6 **DATE:** JAN. 2024

1/9/2024 9:48 AM K:\2024\244011 Columbia Park Barge Dolphin\Permit\244011.03.dwg



PURPOSE:
BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:
VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N
LONG: -122.635 W

COLUMBIA BUSINESS CENTER DOLPHIN

DREDGE PLAN

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

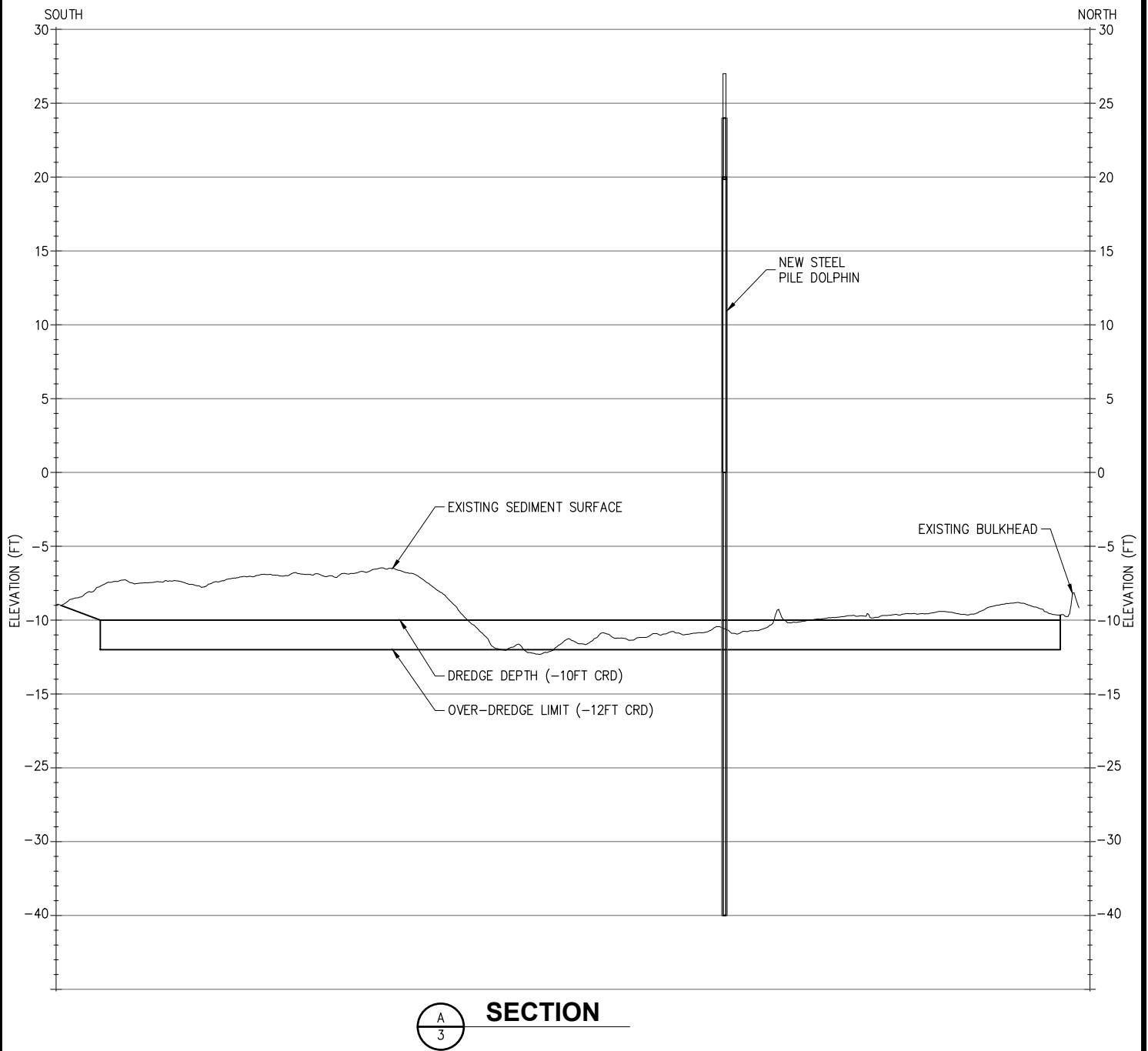
PROPOSED:
IN-WATER WORK

IN: COLUMBIA RIVER
AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192
SHEET 3 **of** 6 **DATE:** JAN. 2024

1/9/2024 1:43 PM K:\2024\244011 Columbia Port Barge Dolphin\Permit\244011.04.dwg



PURPOSE:

BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:

VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N

LONG: -122.635 W

**COLUMBIA BUSINESS
CENTER DOLPHIN**

DREDGE SECTIONS

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

PROPOSED:

IN-WATER WORK

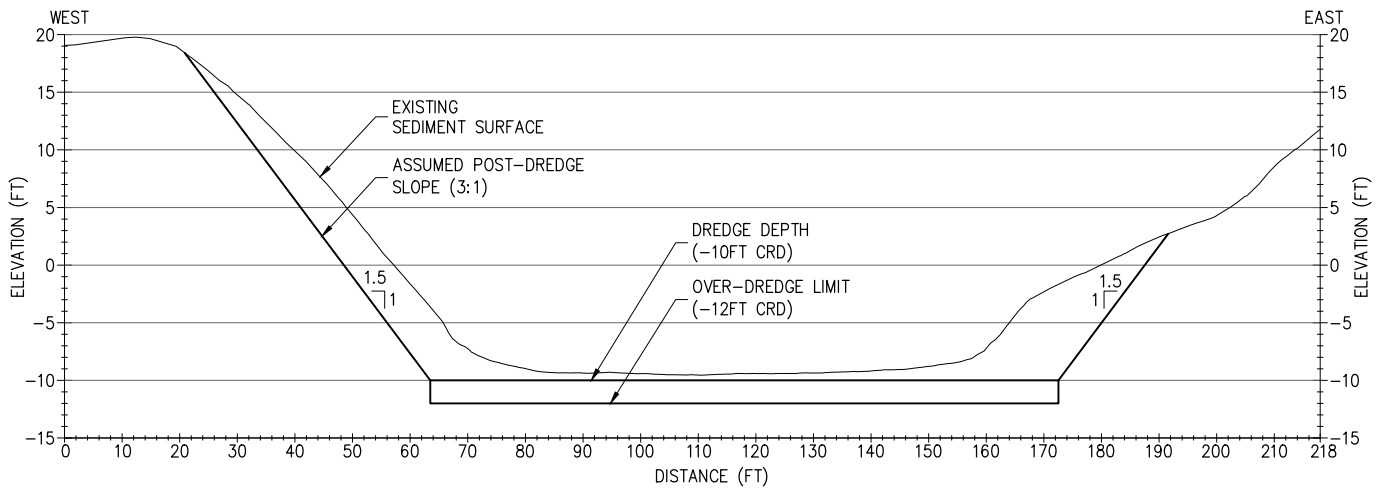
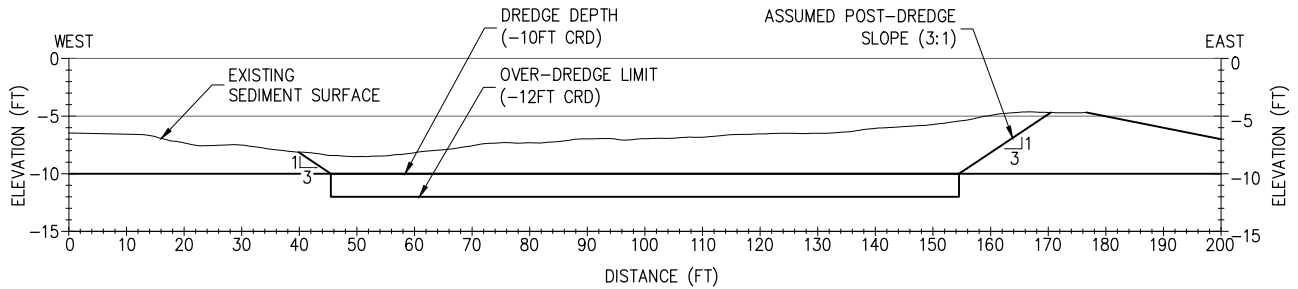
IN: COLUMBIA RIVER

AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192

SHEET 4 **of** 6 **DATE:** JAN. 2024



PURPOSE:

BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:

VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N

LONG: -122.635 W

**COLUMBIA BUSINESS
CENTER DOLPHIN**

DREDGE SECTIONS

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

PROPOSED:

IN-WATER WORK

IN: COLUMBIA RIVER

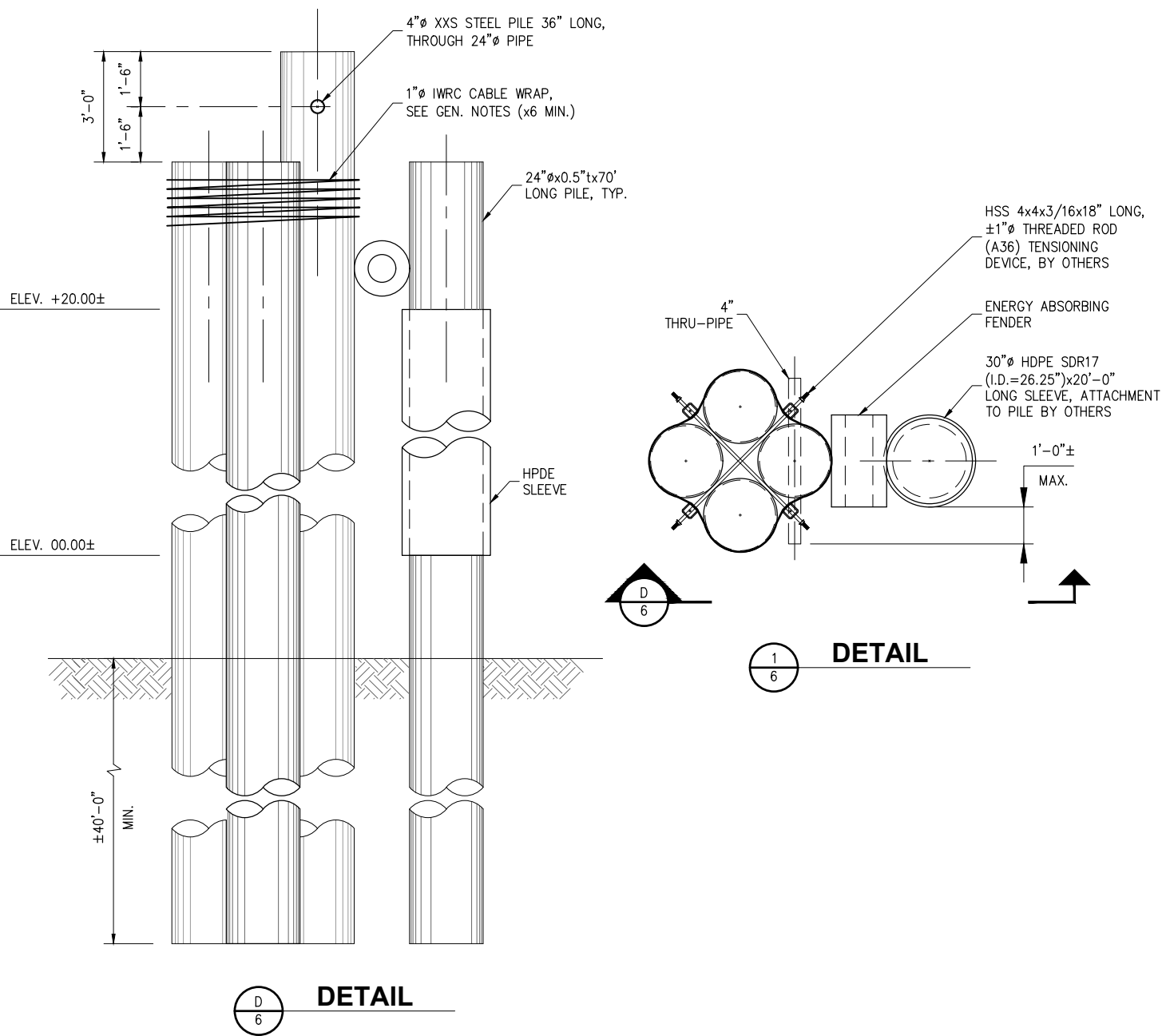
AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192

SHEET 5 **of** 6 **DATE:** JAN. 2024

1/9/2024 9:58 AM K:\2024\244011 Columbia Park Barge Dolphin\Permit\244011.06.dwg



PURPOSE:

BARGE DOLPHIN

DATUM: COLUMBIA RIVER DATUM

ADJACENT PROPERTY OWNERS:

VANBUREN EVANS W JR
TRUSTEE 50%,
IRON PARTNERS LLC,
CITY OF VANCOUVER

LAT: 45.6123 N

LONG: -122.635 W

**COLUMBIA BUSINESS
CENTER DOLPHIN**

**PILE PROFILE
AND DETAILS**

705 SE VICTORY AVENUE
VANCOUVER, WA 98661

PROPOSED:

IN-WATER WORK

IN: COLUMBIA RIVER

AT: VANCOUVER, WA

APPLICATION BY:

PARCEL: BOOK H PAGE 192

SHEET 6 of 6 **DATE:** JAN. 2024