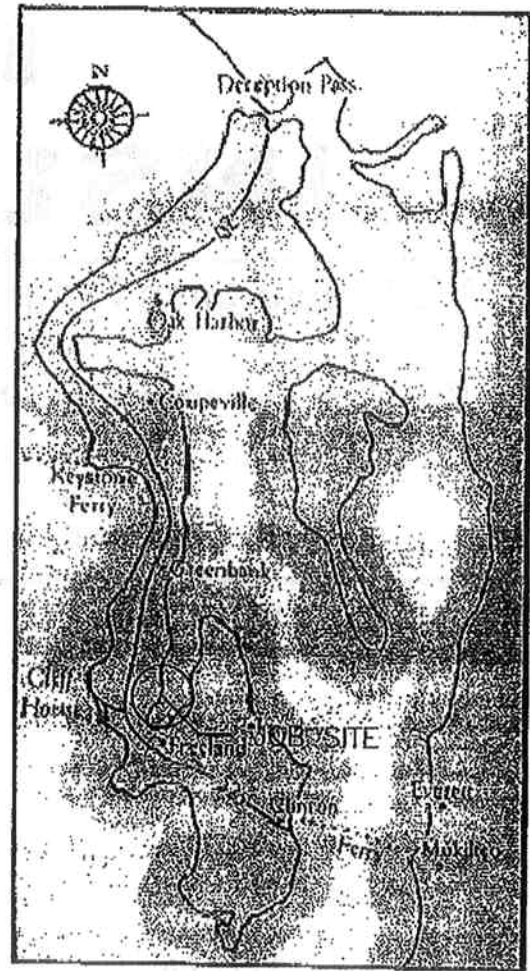


VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

1/4 SEC: NW3-29N-02E  
 PARCEL#: R22903-205-4500  
 LAT: 48°-01'-05"  
 LONG: 122°-32'-10"

PROJECT DESIGNED BY:  
 Waterfront Construction Inc.  
 205 NE NORTHLAKE WAY, Suite 230  
 SEATTLE, WA. 98105 (206) 548-9800

ADJACENT OWNERS:	
①	BAR D INVESTMENTS LLC 5021 RALPH RD FREELAND, WA. 98249
②	GARY R SWANSON 1399 SCENIC HEIGHTS RD FREELAND, WA. 98249
APPLICATION#:	

PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND FLOAT PIER. REPAIR/REPLACE BULKHEAD. REPAIR ACCESS PATH, AND PROVIDE TOE PROTECTION.
PURPOSE: PROVIDE COMMUNITY MOORAGE AND PROVIDE EROSION PROTECTION.
DWG#: 03-3250-A.1-1

APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC	
SITE ADD.	5023 HARBOR HILLS DRIVE FREELAND, WA. 98249-9798
MAIL ADD.	15921 NE 8TH ST, SUITE 200 BELLEVUE, WA. 98008
DATUM:	M.H.W. = 10.59'
SHEET: 1	OF: 19
DATE:	9-8-04

## LEGAL DESCRIPTION

55 - IN GL4: PT FOLL DESC TR LY BETW FOOT OF BANK & ELN GL4: BG SECR TR 5 HHGY#3 N7°W16.90' E887.63' TPB N132.42' E184.76' N1°W 285' N43°W104.76' TO RD E ALG SLN RD EXT TO ELN GL4 SLY ALG ELN TP E FR TPB W TPB INCL ADJ TDOES TGW EZ

## PROJECT DESCRIPTION

## PROPOSAL INCLUDES:

- REMOVE AND DISPOSE OF 840± SQUARE FEET OF EXISTING DILAPIDATED PIER (12'x60' AND 12'x10' SECTIONS) AND 42 CREOSOTE TREATED TIMBER PILES.
- REMOVE AND DISPOSE OF 55'± LONG NORTH AND 45'± LONG SOUTH SECTIONS OF EXISTING FAILING BULKHEAD INCLUDING TREATED TIMBER AND 11 CREOSOTE TREATED TIMBER PILES.
- REMOVE AND DISPOSE OF 10-15 CREOSOTE TREATED TIMBER PILES LOCATED BENEATH THE WATER LEVEL DISCOVERED DURING SURVEYS.
- REMOVE AND DISPOSE OF 4'x60' RAMP SITTING ON SUBSTRATE WATERWARD OF EXISTING PIER STRUCTURE DISCOVERED DURING SITE SURVEYS.
- CONSTRUCT 8'x280' PARTIALLY (50%) GRATED FIXED PILE PIER. THE FIXED PIER WILL BE SUPPORTED BY (24) 8" AND (8) 10" STEEL PILES.
- INSTALL A 4'x60' FULLY GRATED (100%) ENGINEERED RAMP.
- INSTALL (1)8'x160' AND (2)8'x40' PARTIALLY GRATED (38%) FLOATS.
- TO REDUCE IMPACTS TO THE SUBSTRATE THE FLOATS WILL BE HELD IN PLACE BY HELIX ANCHORS AND A SEAFLEX CORD SYSTEM.
- REPAIR DAMAGED TIMBERS ON 8'x175'± SECTION OF EXISTING SOLDIER PILE AND TIMBER BULKHEAD. (ALL WORK BEHIND MHHWL, LOCAL AND STATE PERMITTING ONLY)
- CONSTRUCT 8'x55'± SECTION OF ROCK BULKHEAD ON NORTH SIDE OF EXISTING BULKHEAD. BACKFILL WITH CLEAN CRUSHED ROCK TO GRADE. (LARGE PORTION OF WORK BEHIND MHHWL.)
- CONSTRUCT 8'x45' SECTION OF ROCK BULKHEAD WITH GRAVELED PATH TO BEACH ON SOUTH SIDE OF EXISTING BULKHEAD. BACKFILL BEHIND BULKHEAD. (LARGE PORTION OF WORK BEHIND MHHWL.)
- REPAIR A 50'± PORTION OF 10'x300' ACCESS ROAD USING 2" TO 4" DIAMETER STEEL PIPE PILES, SOIL ANCHORS, AND BACKFILL AS OUTLINED IN GEOTECHNICAL RECOMMENDATION REPORT PREPARED BY THE RILEY GROUP. (ALL WORK BEHIND MHHWL, LOCAL AND STATE PERMITTING ONLY)
- INSTALL 100± OF 24" DIAMETER WOODY DEBRIS (ANCHORED LOGS) ALONG THE TOE OF THE SLOPE IMMEDIATELY NORTH OF THE BULKHEAD TO PROVIDE EROSION PROTECTION. (ALL WORK BEHIND MHHWL, LOCAL AND STATE PERMITTING ONLY)

## HOLMES HARBOR FIXED PIER, FLOAT AND BULKHEAD MATERIAL LIST

PART	SPECIFICATIONS	TREATMENT
FIXED PIER DECKING	2"x6" CHOICEDEK COMPOSITE	NONE
FIXED PIER RAIL CAP	2"x6" D.F. #1	ACZA
FIXED PIER SIDE RAIL	2"x4" D.F. #1	ACZA
FIXED PIER HAND RAIL POST	4"x6" D.F. #1	ACZA
FIXED PIER GRATING	MOLDED PLASTIC	NONE
FIXED PIER NAILER	2"x4" D.F. #1	ACZA
FIXED PIER CAP BEAM	10"x10" D.F. #1	ACZA
FIXED PIER STRINGER	5-1/8"x15" D.F. #1 GLU-LAM BEAM	ACZA
FIXED PIER JOIST	4"x8" D.F. #1	ACZA
FIXED PIER RIM JOIST	2"x8" D.F. #1	NONE
FIXED PIER PILING	8" SCH. 80 & 10" SCH. 40 STEEL	GALVANIZED OR EPOXY COATED
FIXED PIER THRU ROD	3/4" STEEL	GALVANIZED
RAMP	4"x4" & 3"x3" ALUMINUM ANGLE	NONE
FLOAT DECKING	2"x8" CHOICEDEK COMPOSITE	NONE
FLOAT GRATING	MOLDED PLASTIC	NONE
FLOAT NAILER	3"x4" D.F. #1	ACZA
FLOAT STRINGER	6-3/4"x15" D.F. #1 GLU-LAM BEAM	ACZA
FLOAT JOIST	DOUBLE 2"x8" D.F. #1	ACZA
FLOAT DIAGONAL JOIST	3"x8" D.F. #1	ACZA
FLOAT RIM JOIST	2"x8" D.F. #1	ACZA
FLOAT FASCIA	2"x4" D.F. #1	ACZA
FLOAT FLOTATION	HIGH DENSITY FOAM FILLED	PLASTIC SHELL W/ FULLY ENCLOSED FOAM
FLOAT THRU ROD	3/4" STEEL	GALVANIZED
ALL HARDWARE	SOLID STEEL	GALVANIZED
BULKHEAD TIMBER	4"x12" D.F. #1	ACZA
BASE ROCKS	5 TO 8 MAN SIZED BASALT	N/A
LAYERED ROCKS	3 TO 4 MAN SIZED BASALT	N/A
BACKFILL ROCKS	4" TO 6" CRUSHED BASALT RIP RAP	N/A
TOPPING ROCKS	1" TO 2" CRUSHED BASALT RIP RAP	N/A
TOE PROTECTION LOG	24" DIAMETER	NONE
TOE PROTECTION LOG ANCHOR	STEEL	GALVANIZED

REVISED  
07-25-06

PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND  
FLOAT PIER. REPAIR/ REPLACE BULKHEAD.

IN: HOLMES HARBOR, WHIDBEY ISLAND

AT: FREELAND

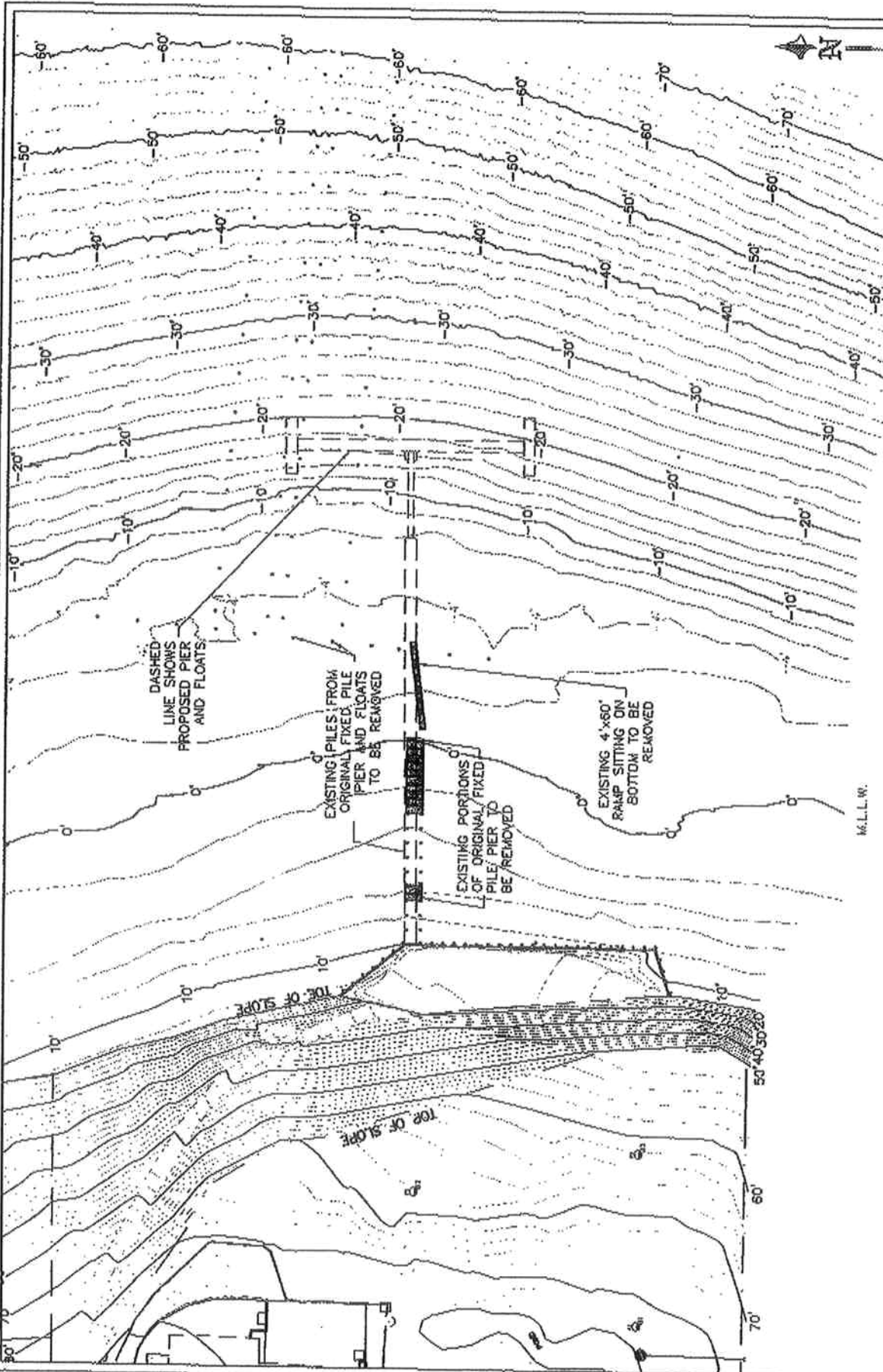
REVISED:

APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC  
5023 HARBOR HILLS DRIVE  
FREELAND, WA. 98219-9798

SHEET: 2 OF: 19

DATE: 9-8-04

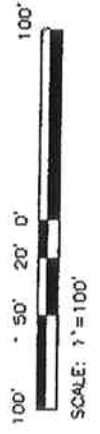
DWG#: 03-3250-A2-1



PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND  
 FLOAT PIER. REPAIR/REPLACE BULKHEAD.  
 AT: HOLMES HARBOR, WHIDBEY ISLAND  
 AT: FREELAND, WASH. (REVISED)  
 APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC  
 5023 HARBOR HILLS DRIVE  
 FREELAND, WA, 98249-9798  
 SHEET: 3 OF: 19  
 DATE: 9-8-04 DWG#: 03-3250-A.3-1

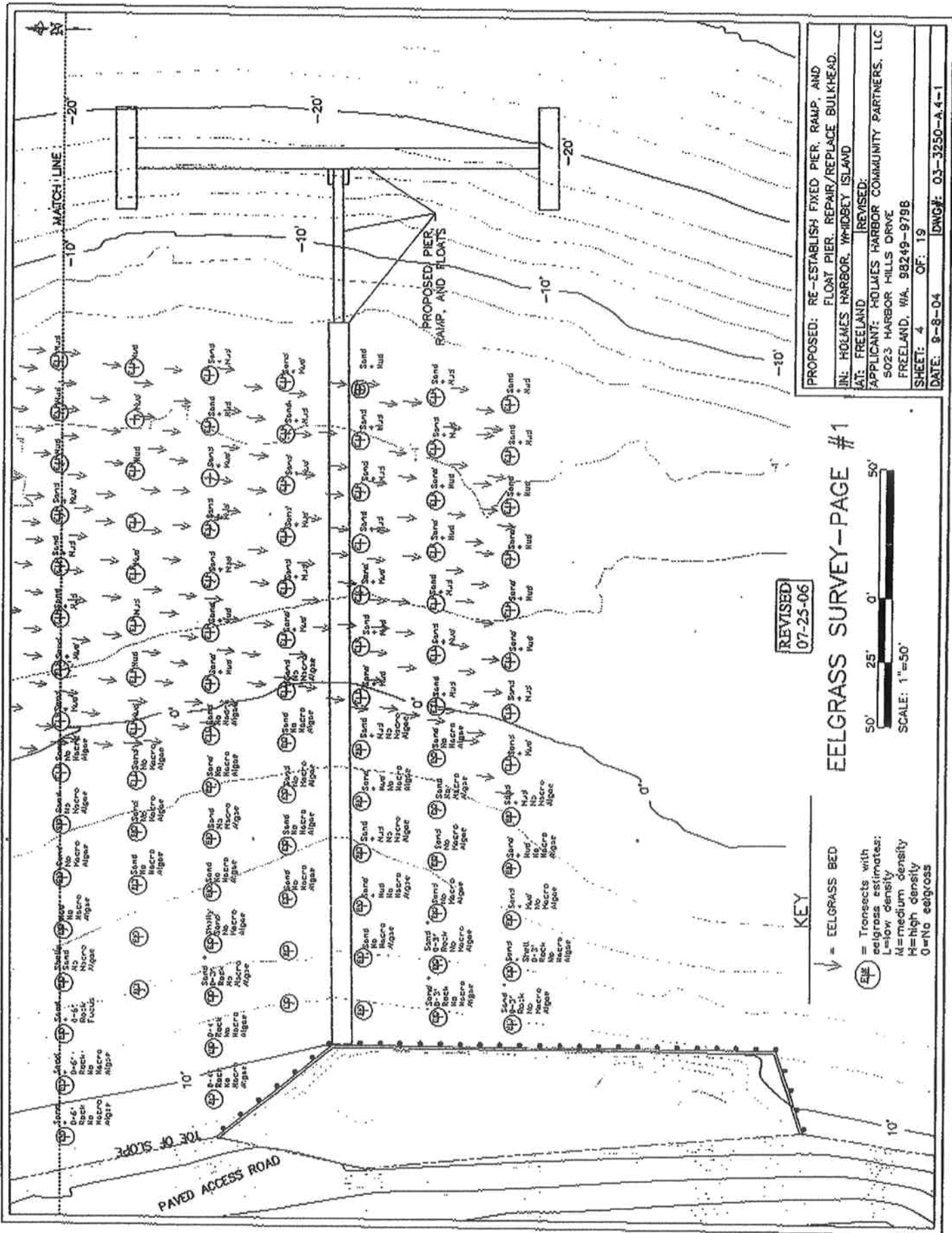
REVISED  
 07-25-06

EXISTING TOPOGRAPHY SURVEY



CORPS DATUM  
 M.H.H.W. = 17.45'  
 M.A.H.W. = 10.55'  
 M.L.W. = 2.78'  
 M.L.L.W. = 0.0'  
 E.L.W. = -4.50'

M.L.L.W.



**PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND FLOAT PIER. REPAIR/REPLACE BULKHEAD.**

**IN: HOLMES HARBOR, WHIDBEY ISLAND**

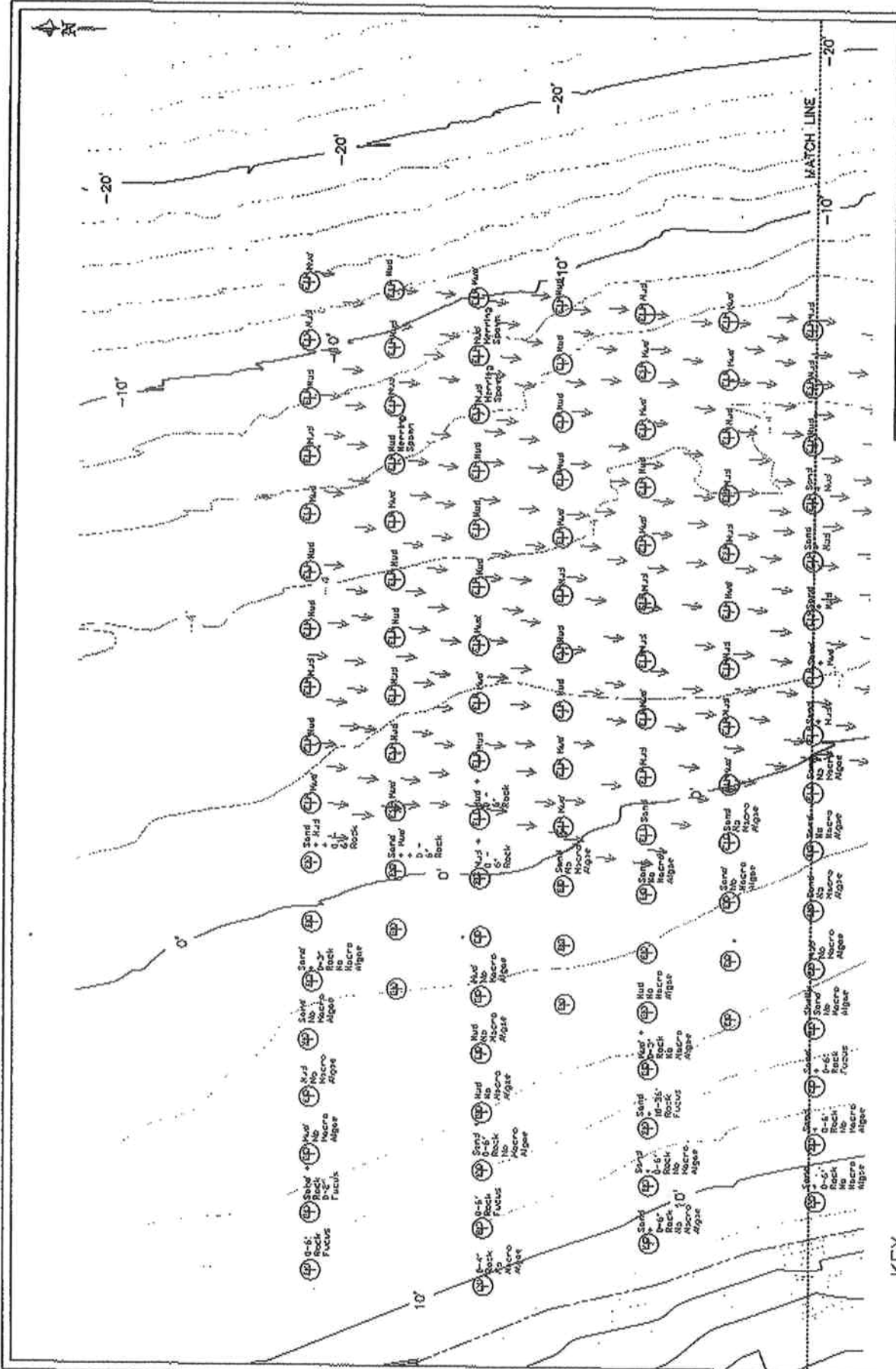
**DATE: FREELAND [REVISIED]**

**APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC**  
5023 HARBOR HILLS DRIVE  
FREELAND, WA, 98249-9798

**SHEET: 4 OF: 19**

**DATE: 9-8-04 DNO#: 03-3250-A-4-1**





PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND  
 FLOAT PIER. REPAIR/REPLACE BULKHEAD.  
 IN: HOLMES HARBOR, WHIDDEY ISLAND  
 AT: FREELAND (REVISED)  
 APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC  
 5023 HARBOR HILLS DRIVE  
 FREELAND, WA 98249-9798  
 SHEET: 5 OF 19  
 DATE: 9-8-04 DWG#: 03-3250-A-5-1

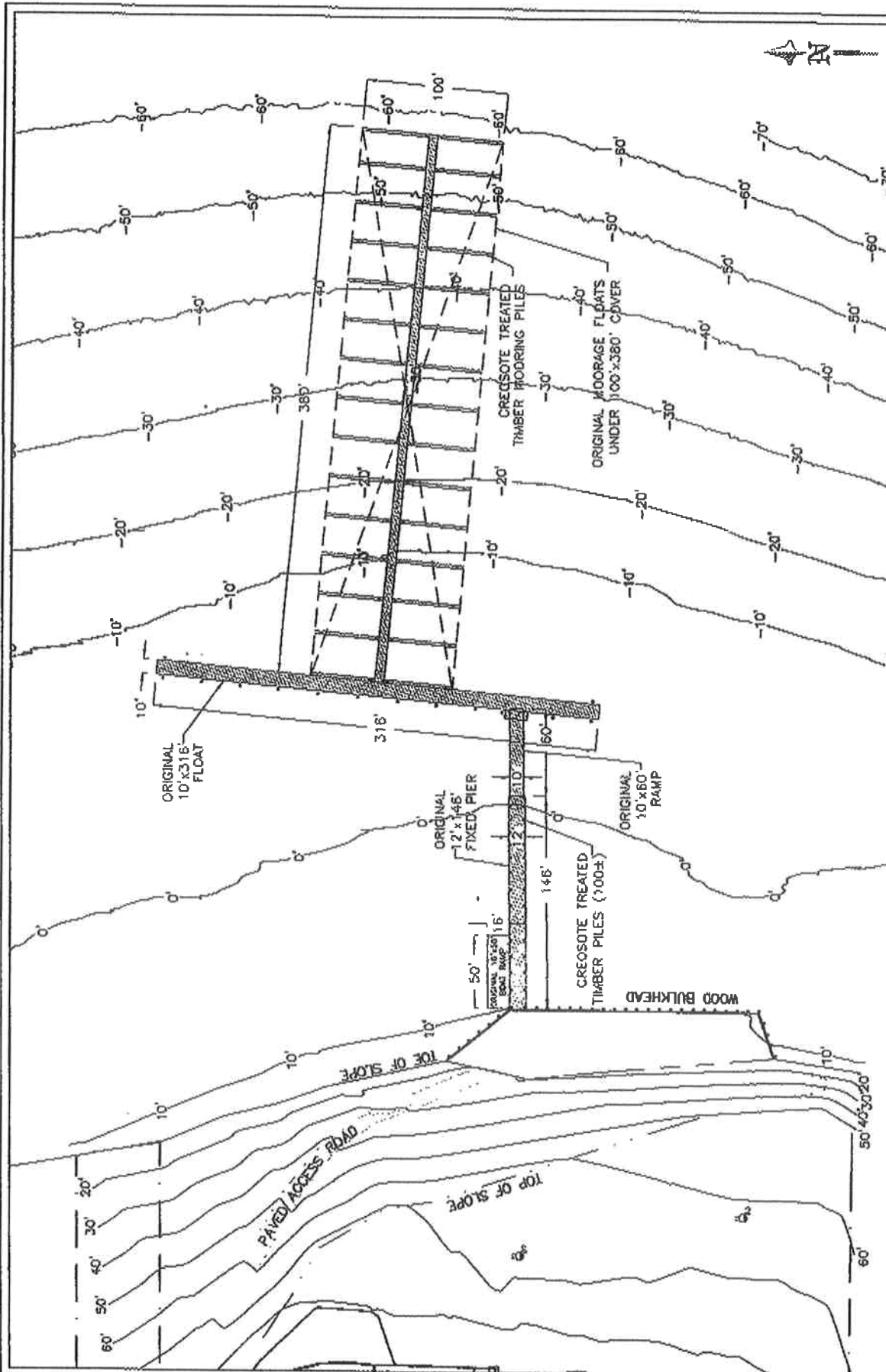
REVISED  
 07-25-06

EELGRASS SURVEY - PAGE #2



KEY

- ↓ = EELGRASS BED
- ⊕ = Transects with eelgrass; estimates: L=low density M=medium density H=high density O=NO eelgrass



PROPOSED: RE-ESTABLISH FIXED PIER, RAMP, AND  
 FLOAT PIER. REPAIR/REPLACE BULKHEAD.  
 IN: HOLMES HARBOR, WHIDBEY ISLAND  
 AT: FREELAND  
 APPLICANT: HOLMES HARBOR COMMUNITY PARTNERS, LLC  
 5023 HARBOR HILLS DRIVE  
 FREELAND, WA. 98248-9798  
 SHEET: 6 OF: 18  
 DATE: 9-8-04 (DWG# 03-3250-A.6-1)

# 1978 MOORAGE STRUCTURE



REVISED  
 07-25-06

NOTE: THIS DRAWING IS A GRAPHIC REPRESENTATION OF THE 1978 MOORAGE STRUCTURE. IT APPEARS THAT THE ORIGINAL MOORAGE STRUCTURE HAD OVER 100 LARGE CREOSOTE TREATED TIMBER PILES. THE PIER, RAMP, FLOAT, AND MOORAGE ROOF COVERED ABOUT 44,000 S/F. SEE EXISTING CONDITIONS ON PAGE 7 FOR STRUCTURES THAT REMAIN.