

**OFFICIAL USE ONLY**

Case #: \_\_\_\_\_ Master File #: 14-0044 Date: April 15, 2014  
 Received By: P.Smith Project Planner: \_\_\_\_\_ Related Cases: \_\_\_\_\_

*Note: Presubmission file will be purged in one year if there is no further activity on this project.*

**Please print or type and FILL OUT COMPLETELY**

Proposed Project Title: Marine Fueling Station

Project Address: 1022 Marine Drive NE, Olympia, WA 98501

Assessor's Parcel Number(s): 66130000100

Legal Description: Section 11 / 14 Township 18 / 18 Range 2W / 2W Quarter SW & SE / NW & NE Binding Site Plan  
OLYMPIA AREA ROWING PTN LT 1 Document 3761387; AMENDED UNDER AFN:4001839

(attach separate sheet if necessary) Lot Block Addition

Zoning: UW – Urban Waterfront

**NAME OF APPLICANT:** Port of Olympia (Rick Anderson)

Mailing Address: 915 Washington Street NE, Olympia WA, 98501

Area Code and Phone #: 360-528-8002/360-239-7099

E-mail Address: Ricka@portolympia.com

**NAME OF OWNER (or PURCHASER)** Port of Olympia

Mailing Address: Same as above

Area Code and Phone #: Same as above

**NAME OF AUTHORIZED REPRESENTATIVE** (if different from above) Rick Anderson

Mailing Address: Same as above

Area Code and Phone #: Same as above

E-mail Address: Same as above

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

**Print Name**

**Signature(s)**

**Date**

Rick Anderson

Rick Anderson

4-15-14

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	Rick will complete sq. ft.	0 sq. ft.	sq. ft.
Number of Lots	1	0	1
IBC Building Type	See attachment 1	N/A	
Occupancy Type	See attachment 1	N/A	
Number of Buildings	See attachment 1	0	See attachment 1
Height	Varies ft.	N/A ft.	Varies ft.
Number of Stories Including Basement	See attachment 1	0	See attachment 1
Basement	See attachment 1	0 sq. ft.	See attachment 1
Ground Floor	See attachment 1	0 sq. ft.	See attachment 1
Second Floor	See attachment 1	0 sq. ft.	See attachment 1
Remaining Floors (number _____)	See attachment 1	0 sq. ft.	See attachment 1
Gross Floor Area of Building	See attachment 1	sq. ft.	See attachment 1
Landscape Area	N/A	N/A	N/A
Paved Parking	N/A	N/A	N/A
Number of Parking Spaces	N/A	N/A	N/A
Total Impervious Area	N/A	N/A	N/A
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

**PROJECT DESCRIPTION** (please fill out the above table and provide general information below):

The proposal is for adding a marine fueling station at the Swantown Marina, at the end of the A-dock, south of the floating breakwater. The new fuel float will replace an older float that has been in service for approximately 30 years. The new fuel float will be in the same location and will be the same dimensions as the existing float. The fueling station will be co-located with the sanitary pump out and the fuel lines will be placed in the utility trench which runs the full length of the A-dock, in the center of the floats. The piping will be flexible with double containment. The sanitary pump out is existing and will be modified to better accommodate fuel equipment and operations.

The Marina was originally permitted and constructed to include the fuel dock, but the fueling equipment was never installed. When the Swantown Marina Environmental Impact Statement (EIS) was issued in 1980, all the drawings showed a fuel dock in this location. The EIS work anticipated the fuel dock would be included as part of the Swantown Marina project.

The work includes removing the existing creosote treated wood pilings and installing steel pilings. The removal and installation work will be done using vibratory methods. All in-water work will be conducted during the allowed in-water work window to protect fish species that may be in the project area. The piling installation is anticipated to



take up to 2 days and the piles do not require proofing, only the vibratory installation. The existing float and creosote pilings will be disposed of in compliance with regulations, typically this requires cutting the creosote pilings into 4 foot lengths and disposing in an approved facility.

The fuel dock will be operated by the Port of Olympia and will have several features to prevent spills. An attendant will be onsite to dispense the fuel, the fuel nozzles will be automatic-closing with no latch open device; other safety features include emergency shut-off valves, leak/spill detection, containment sumps, and spill control equipment.

The project will require installing two fuel tanks under the existing pavement. The fuel tanks proposed include a 15,000 gallon gasoline fuel tank and a 20,000 gallon diesel fuel tank. Both tanks will be direct buried double walled fiberglass storage tanks. It is anticipated that 1270 cubic yards (cu yds) of material will be excavated for the tank installation and 210 cu yds of imported material will be required to bury the tanks.

**PLEASE NOTE:** *You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.*

#### **PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS**

Each presubmission conference request shall be submitted on forms provided by the Community Planning and Development Department and shall include each of the following:

1. Prospective applicant's name, mailing address, and telephone number.
2. Property owner's name, mailing address, and telephone number.
3. Applicant's signed and dated affirmation of accuracy of information, ownership or representation of owner, and permission for reviewers to enter and inspect the premises; all in a form approved by the City Attorney.
4. Written description of the proposed project.
5. A preliminary site plan including, in a rough and approximate manner, all information required on the land use review application, including adjacent areas. (One plan 11" x 17" or smaller; or one reduced plan 11" or 17" or smaller, accompanied either by either one folded blueprint plan or one e-copy in a form acceptable to the City.)
6. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
7. Tax parcel number(s).
8. Legal description of project site.
9. Description of vehicular access and utilities to serve the project. – **See Attachment 4**
10. Description and location of proposed stormwater system. – **See Attachment 4**

## ATTACHMENT 1



Structure information  
Property: 66130000100

Use these buttons to display different information for this property

New Search	Basic Info	Structures	Land	<b>NEW!</b> Photo	Map Info	Owner History
Values	Sales	Value Report	Taxes	Printable	Useful Links	Feedback

## Commercial Structures

Building	Year Built	Floor	Square Feet	No. Floors	Total Sq. Ft.	Quality	Condition
OFFICE	1947	1	1497	2	2994	AVERAGE	AVERAGE
		2	60	1	60		
					-----		
					3054		
OFFICE	1980	1	1400	1	1400	FAIR	AVERAGE
		2	1400	1	1400		
					-----		
					2800		
STORAGE-WHSE	1983	1	76000	1	76000	AVERAGE	AVERAGE
		2	780	1	780		
		3	808	1	808		
					-----		
					77588		
RESTROOM-BLD	1988	1	720	1	720	AVERAGE	GOOD
					-----		
					720		
RESTROOM-BLD	1988	1	458	1	458	AVERAGE	GOOD
					-----		
					458		
RESTROOM-BLD	1988	1	458	1	458	AVERAGE	GOOD
					-----		
					458		
OFFICE	1988	1	1920	1	1920	AVERAGE	AVERAGE
					-----		
					1920		
CAR-WASH	1996	1	3375	1	3375	LOW-COST	AVERAGE
					-----		
					3375		
RESTROOM-BLD	2002	1	184	1	184	AVERAGE	AVERAGE
		3	1052	1	1052		
					-----		
					1236		
RESTROOM-BLD	1999	1	220	1	220	AVERAGE	AVERAGE
		2	396	1	396		
		3	216	1	216		
					-----		
					832		
OFFICE	1990	1	960	1	960	FAIR	AVERAGE
					-----		

## ATTACHMENT 1

960

LT-IND-SHELL	2008	1	5251	1	5251	AVERAGE	AVERAGE
					-----		
					5251		

## Detached Structures

Code	Year Built	Square Feet	Quality	Condition
SHIPPING WHARF	1940	44800	AVERAGE	FAIR
SHIPPING WHARF	1940	18400	AVERAGE	POOR
MARINE SLIPS	1980	488	GOOD	AVERAGE
SHIPPING WHARF	1988	121296	AVERAGE	AVERAGE
MARINE SLIPS	1998	21	GOOD	AVERAGE
PVNG-ASPHALT	1998	99999	FAIR	FAIR
FENCE-CHLK-6	1999	15285	FAIR	AVERAGE
OTHER	1999		AVERAGE	AVERAGE
SHIPPING WHARF	1999	40000	AVERAGE	AVERAGE
MARINE SLIPS	2004	145	AVERAGE	AVERAGE

## Office of the Assessor

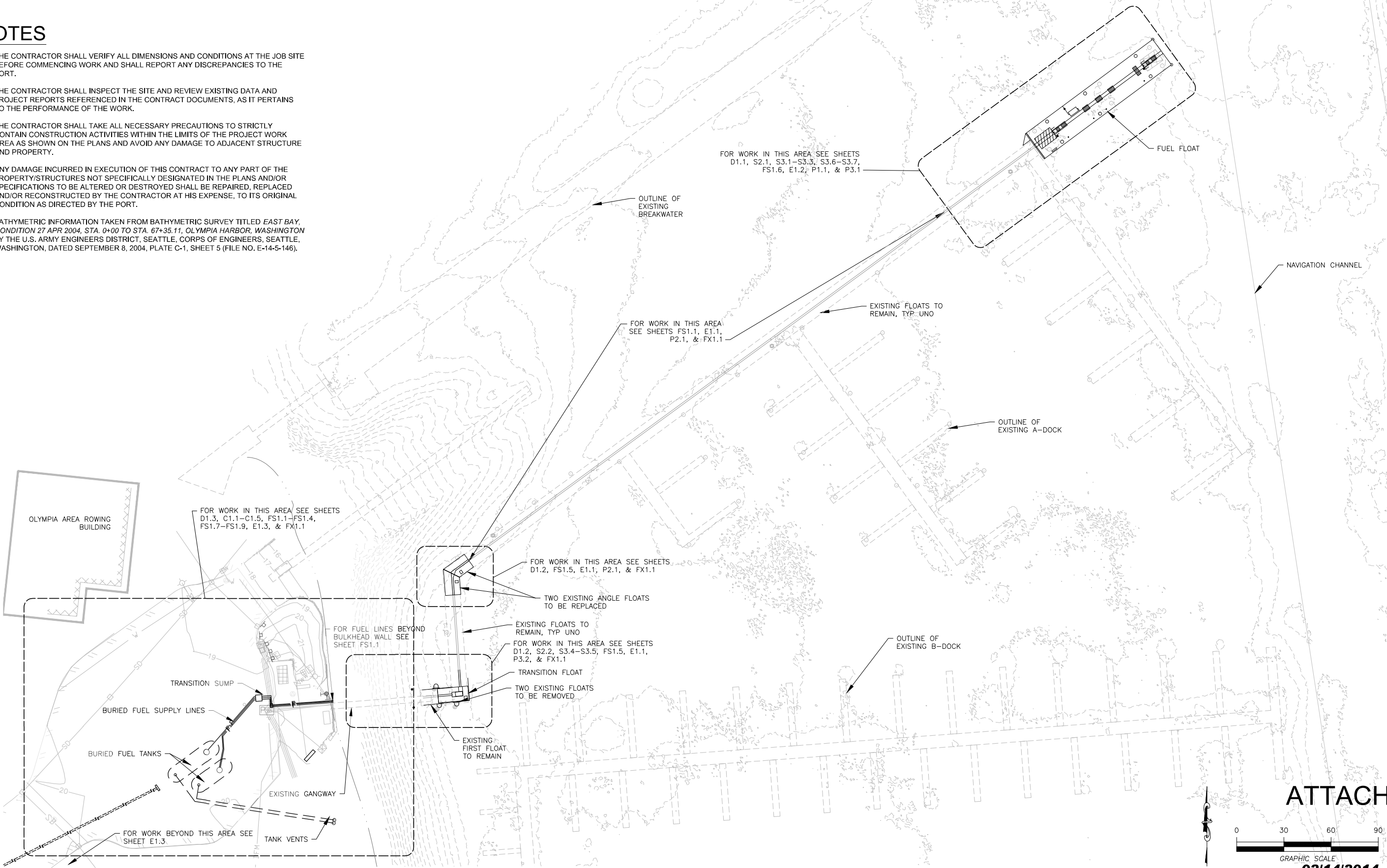
2000 Lakeridge Drive SW - Olympia, WA 98502

Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933

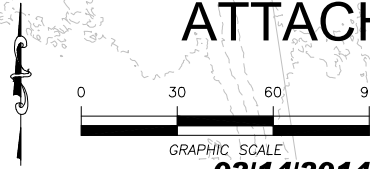
PARCEL NUMBER 66130000100 IS LARGE AND ENCOMPASSES  
NEARLY ALL PORT FACILITIES. EXISTING BUILDING DATA SHOWN  
ABOVE IS TAKEN FROM THE THURSTON COUNTY OFFICE OF THE  
ASSESSOR WEBSITE.

NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE PORT.
2. THE CONTRACTOR SHALL INSPECT THE SITE AND REVIEW EXISTING DATA AND PROJECT REPORTS REFERENCED IN THE CONTRACT DOCUMENTS, AS IT PERTAINS TO THE PERFORMANCE OF THE WORK.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO STRICTLY CONTAIN CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF THE PROJECT WORK AREA AS SHOWN ON THE PLANS AND AVOID ANY DAMAGE TO ADJACENT STRUCTURE AND PROPERTY.
4. ANY DAMAGE INCURRED IN EXECUTION OF THIS CONTRACT TO ANY PART OF THE PROPERTY/STRUCTURES NOT SPECIFICALLY DESIGNATED IN THE PLANS AND/OR SPECIFICATIONS TO BE ALTERED OR DESTROYED SHALL BE REPAIRED, REPLACED AND/OR RECONSTRUCTED BY THE CONTRACTOR AT HIS EXPENSE, TO ITS ORIGINAL CONDITION AS DIRECTED BY THE PORT.
5. BATHYMETRIC INFORMATION TAKEN FROM BATHYMETRIC SURVEY TITLED *EAST BAY, CONDITION 27 APR 2004, STA. 0+00 TO STA. 67+35.11, OLYMPIA HARBOR, WASHINGTON* BY THE U.S. ARMY ENGINEERS DISTRICT, SEATTLE, CORPS OF ENGINEERS, SEATTLE, WASHINGTON, DATED SEPTEMBER 8, 2004, PLATE C-1, SHEET 5 (FILE NO. E-14-5-146).



ATTACHMENT 2

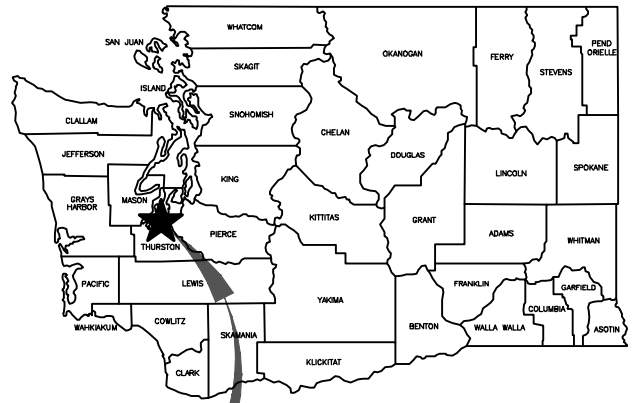


**PRELIMINARY**  
**02/14/2014 30% DESIGN**

No.		Date	Revision		DRAWN TO SCALE, SCALE MAY BE DISTORTED FROM REPRODUCTION				BY	DATE	<div><div><b>Port of Olympia</b></div><div>ENGINEERING DEPARTMENT 915 Washington Street NE Olympia, Washington</div></div>				REVIEWED BY:	DATE:	<div><div><b>MARINE FUELING STATION</b></div><div><b>KEY PLAN</b></div></div>				PROJECT NUMBER				
					RECORD DRAWING CERTIFICATION	These drawings conform to the Contractor's construction records.	Drawn	DEM	XX/XX/2014	Project Manager					_____	<div><div><b>kpff</b></div><div>Consulting Engineers</div><div>2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162</div></div>					XXXXXX				
				Reviewed			RLO	XX/XX/2014	CONTRACT NUMBER																
				Approved			SEK	XX/XX/2014														XXXXX			
				SCALE:			ONE INCH AS DRAWN																SHEET <b>T1.4</b>		
				File: T1.4.dwg																				SHEET <b>XX</b> OF <b>#</b>	
				Drawn By: _____	Date _____																				
				Project Manager _____	_____																				

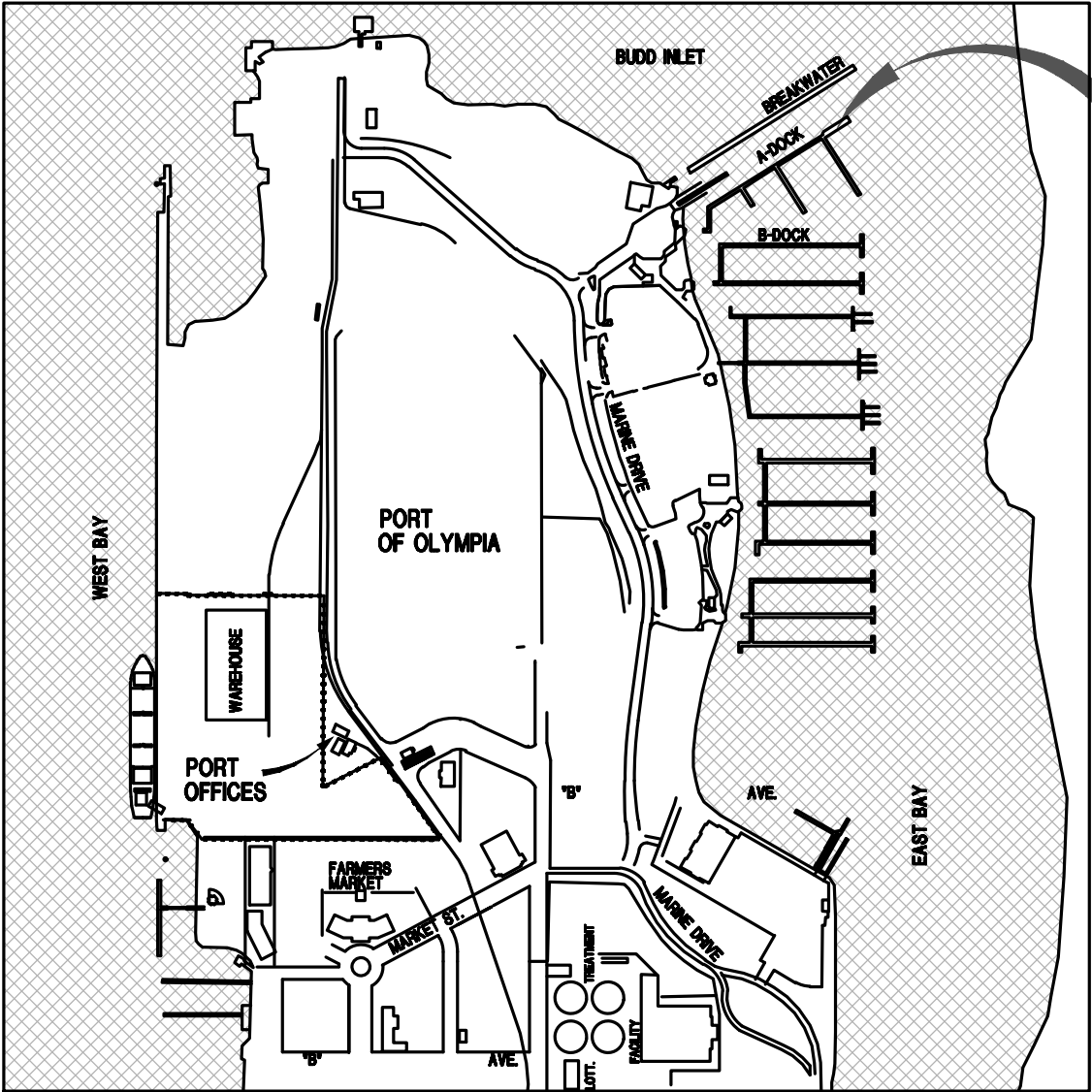
# ATTACHMENT 3

## PORT OF OLYMPIA MARINE FUELING STATION SECTION 11, TOWNSHIP 18 NORTH, RANGE 02 WEST



**PROJECT  
LOCATION**

**STATE MAP**  
NO SCALE



**MARINE  
FUELING  
STATION**

**VICINITY MAP**  
NO SCALE

# ATTACHMENT 4

## DESCRIPTION OF VEHICULAR ACCESS AND UTILITIES TO SERVE THE PROJECT:

The project will have no impact on the existing vehicular access near the project. The project is primarily located on a replaced fuel float of the same size and location as the existing float. Recreation and commercial boats will have the same access to the new float as the existing float. Emergency vehicle access will be unchanged. The fire service will be modified to meet the City of Olympia Fire Marshall requirements.

The fuel float will be served by two new underground fuel tanks located in the existing vehicle turn around area near the top of the gangway providing access to the float. The buried fuel tanks are accompanied by fill ports positioned to provide easy access to fueling trucks. The fuel trucks will utilize the existing roads and turn around to access the tanks.

## DESCRIPTION AND LOCATION OF PROPOSED STORMWATER SYSTEM:

The new fuel float will be equipped with an oil/water separator to provide treatment for runoff from the float.

The upland portion of the project is exclusively underground utility work and will disturb less than 5,000 square feet. The project proposes to replace the ground surface with in-kind materials and is therefore only subject to Minimum Requirement #2, Construction Stormwater Pollution Prevention (Drainage Design and Erosion Control Manual for Olympia, page 2-4). For this reason, the project does not include a proposed stormwater system, but will continue to use the existing storm drain system located on site.