



Seaborn Pile Driving
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REVIEW RESPONSE

DATE: 11-30-2021
PROJECT NAME: SHL20-044 & SEP20-023_ SUN
RESPONSE TO:
CITY OF MERCER ISLAND – PLANNING DEPARTMENT
9611 SE 36TH STREET
MERCER ISLAND, WA 98040-3732

Dear Liz,

This letter is in response to the corrections SHL20-044 & SEP20-023. Below are our responses to the questions/comments from September 9th, 2021.

Planning:

1. Moorage facility:

a. On sheet A2.0 please accurately show all existing structures on the plan. It appears that there is an existing covered moorage that is directly adjacent to the applicant's dock.

Updated plan set to show the neighboring moorage cover in a dashed line.

b. On sheet A5.0 it shows that repairing the existing moorage cover will be added to the scope of this project. Please show details of what is existing and what is proposed to be repaired on the plans.

No work is going to be performed on the moorage cover, I have updated the plan set to reflect this

c. It is unclear on the plans (Sheet A4.0) which framing elements will be replaced as part of this project. Please show compliance with MICC 19.13.050 (F)(2) by showing on the plans an itemized list of all structural elements of the moorage facility that will be repaired or replaced (including the nonconforming covered moorage repair that has been recently added to the scope of the project). Then please show compliance with the 50% threshold for repair and maintenance of ALL structural elements (including stringers, piles, pile caps, attachment brackets, and all structural elements of the covered moorage).

Updated the plan set to show the member count for the dock. Since the moorage cover is no longer being repaired, I did not include those members.

d. Sheet A4.0 shows that 10 of the existing piles will be repaired as part of this project. However, on sheet S1, it shows that 19 of the existing piles will be repaired. Please make sure that the proposed drawings are accurate and consistent.

Updated the plan set to show the member count for the dock on Sheet A4.0 which will allow us to repair (19) piles. I have updated the scope of work and the pile count legend to reflect this.



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e. Please update sheet A6.0 to reflect the updated proposed location of the boatlift (outside of the sewer easement).

Updated the plan set to show the boatlift further back in the slip away from the sewer line.

2. Proposed cove and bulkhead:

a. Provide a narrative on how the proposed cove and new bulkhead (shoreline stabilization structure) complies with 19.13.050(B)(1-8)). In the response letter dated July 14, 2021, MICC 19.15.050(F)(2) is referenced for compliance with the bulkhead, however, that section only applies to moorage facilities, not to bulkheads.

Per out meeting on 11/29/2021 to discuss the bulkhead work, we will be applying under 19.13.050 (B)(1) as a repair

b. MICC 19.13.050(B)(1)(iii) states, "for purposes of this section standards on shoreline stabilization measures, "replacement" means that construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures." Because the cove area is being added to the project, this is considered a new structure.

Per out meeting on 11/29/2021 to discuss the bulkhead work, we are not increasing the size (sqft) of the bulkhead and the section we are replacing will end up reducing the overall sqft of hardscape by 1% per the impervious surface calculations noted on the plan set.

c. Please include the calculation that the existing and proposed improvements comply with the 10% maximum allowed hardscape within the 0-25 foot shoreline setback. Hardscape includes bulkheads, walkways, stairs, etc. (see definition of hardscape in MICC 19.16.010)

Include the impervious calculations in the plan set

d. On sheet A2.0, the existing concrete slab is shown to be replaced with grated decking, but on sheet A3.0, the existing concrete slab is shown to be repaired. Please clarify what is planned for the existing concrete slab at the entrance to the dock.

Updated the plan set to show we are replacing with grated decking

Please let me know if I have answered your questions to your satisfaction or if I need to include more information. I want to make sure I am meeting your expectations as best as I can.

Thank you for your time,

Kelsey Meyer (your name)

Pre-Con Manager (your position)

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