



Seaborn Pile Driving
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REVIEW RESPONSE

DATE: 5/31/2022

PROJECT NAME: AMIGA PIER

RESPONSE TO: SHL21-041 / SEP21-026 REQUEST FOR INFORMATION

To Andrew Leon,

This letter is in response to the corrections for SHL21-041/SEP21-026 permits. Below are our responses to the questions/comments from May 16th, 2022.

1. Please provide a project narrative that addresses how the proposal meets all applicable development standards in the MICC. The narrative should contain an itemized list of each code standard and how the project complies with the standard.

Please see Sheet A9.0 of updated plan set.

2. Please provide the following information on the pier elevations:

a. Please show all moorage piles on the pier elevation. Please also show the heights of the piles above the OHWM on the elevation.

Please see Sheet A5.0 of updated plan set.

b. Please confirm whether the existing moorage cover has open sides.

Yes, the existing moorage cover has open sides.

c. Please confirm whether the height of the pier above the OHWM will be changed. Please note that MICC 19.13.050(F)(2)(iii) states that the height of the pier above the OHWM may only be increased as provided in MICC 19.13.050(F)(2)(ix)(b).

The height of the pier will not be changed.

3. Please provide more information about the preservatives and treatments proposed to be applied to the overwater structure. Please also discuss how the standards of MICC 19.13.050(F)(2)(v) and (vi) are being met.

No preservatives or treatments will be applied to the overwater structure. Pile repair will be done with epoxy-coated steel, and existing piles are untreated wood.

4. MICC 19.13.050(F)(2)(ix) states that the structural repair, which may include replacement of framing elements (including but not limited to, stringers, piles, pile caps, and attachment brackets), of moorage facilities that results in the repair of more than 50% of the structure's framing elements within a 5-year period shall comply with the following requirements:



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a. 100% of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40% light transmittance.

See page A4.0 of updated plan set. We do not meet the 50% repair threshold.

b. The height above the OHWM for moorage facilities, except floats, shall be a minimum of 1.5 feet and a maximum of 5 feet.

See page A4.0 of updated plan set. We do not meet the 50% repair threshold.

c. An existing moorage facility that is 5 feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards listed in MICC 19.13.050(D), Table D.

See page A4.0 of updated plan set. We do not meet the 50% repair threshold.

Please provide an accounting of all the framing elements, including, but not limited to, stringers, piles, pile caps, and attachment brackets, that are proposed to be repaired or replaced as a part of this proposal. Please also demonstrate that the total number of framing elements to be replaced does not exceed the 50% threshold of MICC 19.13.050(F)(2)(ix) is being exceeded. If the 50% threshold is being exceeded, please provide revised plans that show compliance with MICC 19.13.050(F)(2)(ix)(a) through (c).

See page A4.0 of updated plan set. We do not meet the 50% repair threshold.

5. Please confirm whether the any portion of the pier's decking is proposed to be removed. Any decking that is removed in the course of repair shall be replaced with decking materials that allow a minimum of 40% light transmittance under MICC 19.13.050(F)(2)(xi).

No decking will be removed or replaced within the scope of this project.

Thank you for your time,

Madison Johnson
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