



## MARINE RESTORATION & CONSTRUCTION LLC

P.O. Box 208  
Fall City, WA 98024  
Phone: (425) 576-8661

### Project Narrative:

- Project Name:** Covenant Shores Retirement Community Dock Repair
- Site Location:** 9150 Fortuna Drive  
Mercer Island, WA 98040
- Land Use Permits Required:** The project requires a Shoreline Exemption from Substantial Development Permit and an Exemption from SEPA review.
- Code Exemptions:** The project is Exempt from Substantial Development Permit by Washington Administrative Code (WAC) 173-27-040(2)(b). The project is SEPA Exempt by WAC 197-11-800(3)
- Zoning Designation:** MF-3
- Proposed Work:** The proposed work entails replacing the solid wood decking of the existing pier with grated Thru-Flow decking over the entirety of the structure. Intermediate stringers will be added for support. Proposed grated decking is Thru-Flow Legacy XP which has 43% open space. The existing pier will remain the same size and configuration. Please see plans for details.
- Other permits required:** City of Mercer Island Building Permit, Army Corps of Engineers Authorization, Washington Department of Fish and Wildlife Hydraulic Project Approval, Department of Natural Resources authorization, and Authorization from the Department of Ecology.
- Current use of the site:** Multi-family residence
- Proposed use of site:** Multi-family residence (No change proposed to use)
- Special Site Features:** The project is to occur on the shoreline of Lake Washington.
- Estimated Valuation:** \$320,000.00 +/-
- Estimated Timeframe:** This project will be completed in (2) phases due to budget constraints, over a four year period.
- Distance of Work to Ordinary High Water:** The dock repair will take place above the Ordinary High Water. No in-water work is proposed for this project.
- Project Goals and Purpose:** The goal and purpose of the project is normal repair and maintenance to the existing dock.