

Project Narrative

Hackett Residence – 2965 74th Ave SE

3.28.25

The owner plans to tear down the existing home and build a new 3,751 sf residence.

TREES

~~We are proposing one tree for removal. Per the arborist report, this tree is exceptional and in fair condition (Tree #1 on report). This tree is in the middle of the proposed driveway. Given the irregular shape, limited access point and existing trees located on site, it would be impossible to retain this tree and include a 3-car attached garage. Any reasonable garage/driveway location significantly impacts the tree's dripline, let alone the actual tree trunk itself. We opted to design around removing this tree as opposed to the healthier Tree #2. All other trees are to be retained. The removal of this tree will result in (6) replacement trees—shown on site plan. Arborist report and tree inventory sheet included. We are no longer removing any trees. We have changed the garage to be side loaded and moved the driveway away from any trees.~~

HAZARDOUS AREAS

The site is nearly level and mapping portal shows no hazardous areas overlapping with site. Even so, we have included a Geotech report.

DRAINAGE

Civil plans included (within plan set), as well as a separate Stormwater Site Plan, SWPPP, and O&M Manual.

LOT COVERAGE/HARDSCAPE

We are comfortably below the site's lot coverage limit, and well below the site's hardscape limit.

GROSS FLOOR AREA

We are comfortably below the site's GFA limit.

Thank you,



Matthew Mawer