

CAR2 Narrative

Subject Property:

2262 78<sup>th</sup> Ave SE

Mercer Island, WA 98040

King County Parcel No. 5315101697

Project Scope: Demolish existing SFR (with the exception of a portion of the existing foundation) and construct a new SFR.

The purpose of this application is to request revision of the current waterways mapping as shown on Mercer Island GIS mapping, per the report prepared by Peterman Consulting on June 17, 2024 (enclosed).

As demonstrated in the Critical Areas report, the waterway on the northeast corner of the subject property is currently mapped as a Np-type watercourse, requiring a 60-ft buffer, when it is, in actuality, a man-made drainage ditch. Per MICC 19.16.010, the definition of a watercourse does not include drainage ditches. The drainage ditch is piped along the north border of the subject property and is an open drainage ditch along the east border. The onsite ditch is not a regulated watercourse because it is a human-built excavation that conveys stormwater and is not identified by the state of Washington as a classified or unclassified stream. The Type Ns stream begins at the end of the culvert located approximately 35 feet offsite to the north on King County tax parcel No. 5315101680.

One stream and subsequent setback and buffer was noted on the report (Stream S1), but was not delineated as it is located entirely offsite of the subject property. The buffer and setback from stream S1 encroach slightly at the northwest corner of the property, however the proposed site development and construction will not extend into that area (preliminary site plan and civil engineering enclosed).

We respectfully request the currently mapped waterway setbacks and buffers shown on Mercer Island GIS mapping to be amended when reviewing our forthcoming land use and building permit application.

Sincerely,

Melissa Dow

Weaver Construction, LLC