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# Project Narrative

## 7615 E Mercer Way



Project proposes demolition of existing single-family residence and construction of a new, two-story 5,544 SF single-family home at 7615 E Mercer Way. Subject lot is 77,402 SF. Project has been designed to minimize impact and maintain environmental integrity of site by substantially fitting within existing house, yard, and driveway footprint. Home itself will fit within the building pad previously approved under Final Short Plat (SUB20-002).

Site work for project includes landscape and hardscape activities associated with new home. This includes regrading of existing driveway to align with new home entry, replacing driveway in approximately same location as existing. No tree removal is proposed.

ECA Steep Slopes exist on site, and site is GIS mapped Seismic.

Wetland and Watercourse Critical Area Critical Area setbacks and mitigation for all work within Wetland and Watercourse Critical Area buffers was completed under CAO16-003, which included landscaping and hardscaping proposed by this project. Project and construction impact to Wetland Watercourse Critical Areas and Buffers not already mitigated under CAO16-003 are not proposed.

Key objective of project is to minimize impact on sensitive areas and existing tree canopy. By maintaining current house/yard footprint, project avoids unnecessary disturbance to site's natural and protected features. Project design and construction practices will adhere to all environmental regulations and best practices to protect surrounding ecosystem.