



Date: April 21, 2017

To: City of Mercer Island – Building Department
From: Brad Sturman

Re: Hagstrom Residence
7428 SE 71st Street
Mercer Island, WA

Subj.: Critical Area Determination

Sturman Architects has been authorized by the property owners, Collin and Jillian Hagstrom, to act on their behalf in the submittal of this application.

The property of interest is 7428 SE 71st Street, parcel number: 536800-0300; legal description: McLean Addition, Plat Block: Plat Lot 30.

This project is a demo and rebuild for a new two story 5782 square foot house with a 730 square foot attached garage.

This letter has been submitted to request a Critical Area Determination in order to reduce the Type 3 open watercourse buffer and the two piped watercourses currently existing on the property. The open watercourse is primarily on uphill neighboring properties and transitions into a piped watercourse at the eastern part of the property. On the western edge of the property is a piped watercourse on the neighbor's property although the 25 foot buffer extends into the Hagstrom property.

We propose to mitigate for the open water course and the two piped watercourses at the sides of the property.

The Watershed Company has conducted a critical areas study and created plans to satisfy the mitigation requirements; these are included in this submittal



Also included for your review are the SEPA checklist, the property survey, and architectural site plan.

Thank you for your time and attention.

**Sincerely,
Sturman Architects.**

Brad Sturman.