



LETTER OF TRANSMITTAL

DELIVER TO
Planning Department City of Mercer Island

FIRM ORGANIZATION
Suzanne Zahr, Inc.

COPY TO
City Planner

HARD COPY TO FOLLOW

FROM
Suzanne Zahr

DATE
March 29, 2017

PROJECT NAME
Neiderman Residence

PROJECT Number
16017

TRANSMIT HEREWITH
Critical Area Determination and Land Use Application

REMARKS:

- ✓ Signed Critical Area Determination Form.
- ✓ Fill Out Development Application Form
 - Niederman Contact Information
 - Project Description
 - Sign & Date
- ✓ Clear Written Description and Summary of Project the Requires Critical Area Determination

***Below is a Description of the Proposed Project:
Addition / Remodel of existing single-family residence with Detached
Garage. Existing footprint of the Primary Residence is 1,353 SF and is proposed to
expand to 1,940 SF. The Detached Garage has an existing footprint of 1,303 SF
and will be reduced to 944 SF, contributing to a trade-off for impervious
surface. Prosed design seeks a buffer averaging solution around existing piped
watercourse, complying with mitigation plan outlined in attached report by
Wetlands Consultant.***

- ✓ Verified Statement By Applicant That the Property is in Their Exclusive Ownership
- ✓ Legal Description of Site and Parcel Number

Below is a Legal Description and Parcel Number of the Niederman Residence:

Parcel Number: 302405-9098

Legal Description: THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE NORTH 89°59'33" EAST, ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 185 FEET,

THENCE NORTHERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE PRESENT SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SHORELINE, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, THENCE WESTERLY, ALONG SAID SOUTHERLY LINE 311.94 FEET MORE OR LESS, TO A POINT WHICH IS 10 FEET EASTERLY, MEASURED ALONG SOUTHERLY LINE.

- ✓ Critical Area Study (To Be Completed By Qualified Professional)
 - **See reports prepared by Celeste Botha of Wetlands Permitting Services.**
- ✓ Stormwater and Erosion Control Management Plan

Mitigating the effects of construction will be controlled by adding barriers to the buffer zone to filter out sediments and debris until the project is completed and may include erosion control fencing and fabric consistent with normal construction techniques.

Thank you,

Suzanne Zahr, Inc.