

Application - Cover Letter

Critical Area Determination

Parcels: 0046100150, 0046100151, 0046100159

Request for reduction of wetland and watercourse buffer

Summary of the proposed project:

The applicants intend to construct a single-family residence for their own use. To alleviate flooding affecting the current property and neighbors, they will repair a storm drainage pipeline and place it into a 10 ft easement. The storm drainage pipeline discharges to a short watercourse. The applicants further propose wetland and watercourse reductions to 25 feet and mitigation in the form of vegetation enhancement and reconstruction of a new stream channel.

Background:

On February 14th, we conducted a 2nd pre-application meeting. It was concluded that a Reasonable Use Exception was not needed, and that a buffer reduction and Critical Area Determination was a preferred path forward.

We periodically have flooding issues with the storm runoff, causing damage to both the basement on the current dwelling as well as erosion of the stream and waterfront parcel. At one point the storm runoff came to within ½” of the back door of the 4346 E Mercer Way house, where we currently reside. During periods of peak precipitation, the culvert is undersized. Hence, we would solve these issues at the same time as we are mediating for building a new SFR on the waterfront parcel.

Requests:

The application for Critical Area Determination requests the following reduction of wetland and watercourse buffers:

-) Correct classification of lower portion of storm drain system from Type 1 watercourse to Type 2 (not used by fish – fish blockage)
-) Reduce east facing Type 2 watercourse buffer from 50ft to 25ft.
-) Reduce north facing Piped watercourse buffer to a 10ft easement for access.
-) Reduce wetland buffer from 35ft to 25ft.

Check list and document/page reference:

TOPIC	DOCUMENT	PAGE
Verified Statement	Verified Statement	Page 1
Legal Description	Critical Area Study	Page 1-2
Critical Area Study	Critical Area Study	Page 1-9
Site Survey	Site Plan	Page 1
Cover sheet and site construction plan	Site Plan	Page 1

Mitigation and restoration plan	Mitigation Plan	Page 1-4
Delineation of critical areas and buffers	Site Plan	Page 1
Classification of critical areas	Critical Area Study	Page 3-7
Specific mitigations	Critical Area Study	Page 7
	Mitigation Plan	Page 1-4
Location of existing trees	Site Plan	Page 1
Location, type and number of replacement trees and vegetation		
	Mitigation Plan	Page 1-4
Proposed grading	Site Plan	Page 1
Description of impacts to the functions or critical areas and proposed monitoring plan		
	Critical Area Study	Page 7-8
	Mitigation Plan	Page 1-4

Sincerely,

Johan Valentin and Helena Kjellander Valentin